BOARD MEETING OF JUNE 27, 2005

Beth Anderson, Chair C. Kent Conine, Vice-Chair



Patrick R. Gordon, Member Vidal Gonzalez, Member Shadrick Bogany, Member Norberto Salinas, Member

MISSION

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

To Help Texans Achieve An Improved Quality of Life Through The Development of Better Communities

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS BOARD MEETING

JUNE 27, 2005

ROLL CALL

	Present	Absent
Anderson, Beth, Chair		
Conine, C. Kent, Vice-Chair		
Bogany, Shadrick, Member		
Gonzalez, Vidal, Member		
Gordon, Patrick, Member		
Salinas, Norberto, Member		
Number Present Number Absent		
Dr	esiding Officer	
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BOARD MEETING

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS William B. Travis Building, 1701 Congress, Room 1-104, Austin, Texas 78701 9:30 a.m.

Monday, June 27, 2005

AGENDA

CALL TO ORDER, ROLL CALL CERTIFICATION OF QUORUM

Elizabeth Anderson Chair of Board

PUBLIC COMMENT

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

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

ACTION ITEMS

Item 1 Presentation, Discussion and Possible Approval of Minutes of Board Meeting of May 26, 2005

Elizabeth Anderson

Item 2 Presentation, Discussion and Possible Approval of Housing Tax Credit Items:

Elizabeth Anderson

- Proposed Housing Tax Credit Amendments for:
 - 02112 Town Parc, Nacogdoches, Texas
 - 04089 Villas of Forest Hill, Texas
 - 02037 Villa Hermosa, Crystal City, Texas
 - 04167 Oxford Place, Houston, Texas
 - 04224 Commons of Grace, Houston, Texas
 - Housing Tax Credit Extensions for Construction Loan Closings for: b)
 - 04036 Villa Del Sol, Brownsville, Texas
 - 04037 Las Canteras, Pharr, Texas
 - 04058 Spring Oaks Apartments, Balch Springs, Texas
 - 04157 Samaritan House Apartments, Ft. Worth, Texas
 - 04160 Village on Hobbs Road Apts., League City, Texas
 - Board Review of Recommendations of Department Staff and Issuance of c) Approved Applications from the Following List of all Applications Submitted For the 2005 Housing Tax Credit Competitive Cycle

Project No.	Name	City	Reg.	Credit Amount Requested
05025	Poinsetta Apartments	Alamo	11	\$571,979
05026	Mesa Vista Apartments	Donna	11	\$453,995
05027	Timber Village Apartments	Marshall	4	\$620,359
05028	Sevilla Apartments	Weslaco	11	\$364,252
05029	Cimarron Springs Apartments	Cleburne	3	\$1,185,000
05031	Saddlewood Springs Apartments	Granbury	3	\$499,763
05032	Pineywoods Orange Development	Orange	5	\$436,690
05033	Waterford Parkplace	Longview	4	\$1,045,330
05034	The Gardens of Taylor, LP	Taylor	7	\$280,388

05035	The Gardens of	Granbury	3	\$263,118
05036	Acton Gardens of	Burkburnet	2	\$278,608
05000	Burkburnett LP Snyder Housing	t Snyder	2	\$30,658
05001	Venture, Ltd. Mountainview Apartments	Alpine	13	\$66,861
05002	Villa Apartments	Marfa	13	\$32,432
05003	Oasis Apartments	Fort Stockton	12	\$45,024
05004	Samuel's Place	Fort Worth	3	\$274,014
05005	Cambridge Courts	Fort Worth	3	\$1,093,473
05008	Mathis Apartments II	Mathis	10	\$200,000
05009	Stardust Apartments	Uvalde	11	\$200,000
05012	Landa Place	New	9	\$657,317
03012	Lanua Flace	Braunfels	9	φ037,317
05015	Country Lane Seniors-Greenville Community	Greenville	3	\$1,103,075
05016	Country Lane Seniors-Temple Community	Temple	8	\$889,327
05020	Central Place	Hereford	1	\$280,145
05021	Waterside Court	Houston	6	\$1,054,000
05021	The Enclave	Houston	6	\$524,209
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05024	Figueroa Apartments	Robstown	10	\$301,301
05037	Gardens of White Oak LP	White Oak	4	\$277,794
05038	Gardens of Mabank LP	Mabank	3	\$280,540
05039	The Gardens of Tye	Tye	2	\$277,794
05040	Gardens of Gatesville LP	Gatesville	8	\$278,454
05041	San Diego Creek Apartments	Alice	10	\$570,000
05043	San Jose Apartments	San Antonio	9	\$1,200,000
05044	Copperwood Apartments	The Woodlands	6	\$1,058,943
05045	Evergreen at North Richland Hills Senior Apartment	North Richland Hills	3	\$1,200,000
05046	Evergreen at Pecan Hollow Senior Apartment Communi	Murphy	3	\$1,200,000
05047	Evergreen at Rockwall Senior Apartment	Rockwall	3	\$800,000
05051	Community Longview Senior Apartment Community	Longview	4	\$870,000
05053	Essex Gardens	Sealy	6	\$489,443
05054	Apartments Residences at Eastland	Fort Worth	3	\$1,200,000
05057	CityParc at Runyon Springs	Dallas	3	\$992,971
05058	Green Briar Village Apartments	Wichita Falls	2	\$604,349
05060	North Mountain Village	El Paso	13	\$1,103,714
05069	Santa Rosa Village	Santa Rosa	11	\$151,058
05070	Center Ridge	Duncanvill e	3	\$766,539

05073	Villa San Benito	San Benito	11	\$166,367
05074	Alamo Village	Alamo	11	\$145,370
05076	Villa Main	Port Arthur	5	\$451,323
05077	Sphinx at Alsbury Villas	Burleson	3	\$1,112,442
05079	Rio Hondo Village	Rio Hondo	11	\$137,580
05080	Cambridge Villas	Pflugerville	7	\$1,200,000
05081	Rivercrest Apartments	Marble Falls	7	\$111,136
05082	Sphinx at Luxar	Dallas	3	\$887,230
05084	University Place Apartments	Wharton	6	\$200,633
05085	Pelican Landing Townhomes	Rockport	10	\$695,726
05088	Oak Timbers-Fort Worth South	Fort Worth	3	\$1,200,000
05090	Oak Timbers- Granbury	Granbury	3	\$494,886
05091	Los Milagros Apartments	Weslaco	11	\$1,135,993
05092	Vida Que Canta Apartments	Mission	11	\$953,820
05094	San Juan Village	San Juan	11	\$225,937
05095	Sphinx At Reese Court	Dallas	3	\$597,776
05097	Cathy's Pointe	Amarillo	1	\$757,752
05098	Bella Vista Apartments	Gainesville	3	\$701,332
05099	Madison Pointe	Cotulla	11	\$619,762
05100	Tierra Blanca Apartments	Hereford	1	\$615,000
05101	Creek Crossing Senior Village	Canyon	1	\$394,000
05102	Villa del Arroyo Apartments	Midland	12	\$445,000
05103	Elm Grove Senior Village	Lubbock	1	\$740,000
05104	Landing at Moses Lake	Texas City	6	\$608,000
05105	Zion Village	Houston	6	\$570,200
05108	Kingswood Village	Edinburg	11	\$349,985
05109	Country Village Apartments	San Angelo	12	\$666,473
05113	St. Gerard Apartments	San Benito	11	\$311,941
05114	Copperwood Seniors Apartments	Houston	6	\$518,137
05116	Wahoo Frazier Townhomes	Dallas	3	\$929,611
05117	Key West Village - Phase II	Odessa	12	\$179,585
05118	Vista Verde I & II Apartments	San Antonio	9	\$1,126,771
05119	Las Palmas Garden Apartments	San Antonio	9	\$644,359
05122	Twelve Oaks Apartments	Vidor	5	\$433,832
05124	TownParc at Amarillo	Amarillo	1	\$931,177
05125	La Villita Apartments Phase II	Brownsville	11	\$558,290
05127	Navigation Pointe	Corpus Christi	10	\$800,000
05128	Rhias Oaks Apartments	Mesquite	3	\$1,170,000
05129	First Street Townhomes	Sherman	3	\$316,906
05130	Southpark	Austin	7	\$955,000

05134 Birdsong Place Villas at German Spring Braunfels New 9 \$741,420 05135 Villas at German Spring Braunfels 11 \$65,042 05137 Los Ebanos Zapata 11 \$65,042 Apartments El Paraiso Edouch 11 \$71,959 05140 El Paraiso Abilene 2 \$647,474 05141 The Arbors at Rose Park Abilene 2 \$647,474 05142 Wesleyan Retirement Homes Georgetow 7 \$372,791 05146 Spring Garden V Springfown 3 \$292,831 05149 Courtland Square Odessa 12 \$945,020 Apartments El Paso 13 \$872,495 05152 Linda Vista El Paso 13 \$872,495 05153 Mission Palms El Paso 13 \$587,915 Elizario Silosa de Costa Abartments 9 \$310,000 05153 The Villas at Costa Antonio San 9 \$1,0		Anartments			
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05141 The Arbors at Rose Park Abilene 2 \$647,474 05142 Wesleyan Retirement Homes Georgetow 7 \$372,791 05146 Spring Garden V Springtown 3 \$292,831 05149 Courtland Square Apartments Odessa 12 \$945,020 05151 Deer Palms El Paso 13 \$305,000 05152 Linda Vista El Paso 13 \$305,000 Apartments Bilizario 13 \$587,915 05153 Mission Palms San 13 \$587,915 05155 Canyon's Landing Poteet 9 \$312,436 05158 The Villas at Costa San 9 \$985,401 05158 The Villas at Costa San 9 \$31,000,000 05159 San Juan Square San 9 \$1,000,000 05160 The Alhambra San 9 \$1,000,000 05161 Longe at Silverdale Apartment Apartment Conroe 6	05140	El Paraiso	Edcouch	11	\$71,959
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Apartments	05152	Linda Vista	El Paso	13	\$305,000
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05161 LoneStar Park Sherman 3 \$739,956 05162 Lodge at Silverdale Apartment Homes Conroe 6 \$878,261 05163 Timber Pointe Pointe Apartment Homes Lufkin 5 \$578,333 05164 Ridge Pointe Apartments Killeen 8 \$1,018,060 05165 Lincoln Park Apartments Houston 6 \$1,200,000 05166 Hampton Port Apartments Christi 10 \$438,949 05168 Lakeview Park Denison 3 \$463,334 05169 Estrella Del Mar Houston 6 \$1,020,000 05171 Fairway Crossing Dallas 3 \$1,200,000 05177 New Braunfels San 9 \$1,200,000 05177 New Braunfels San 9 \$1,200,000 05178 Tuscany Court Hondo 9 \$58,521 05179 The Villages at Huntsville 6 \$589,000 05180 Crown Pointe Waco 8 \$794,082 05181 Stone Hearst II Beaumont 5 \$544,000 <t< td=""><td>05160</td><td>The Alhambra</td><td>San</td><td>9</td><td>\$1,000,000</td></t<>	05160	The Alhambra	San	9	\$1,000,000
Apartment Homes	05161	LoneStar Park		3	\$739,956
05163 Timber Pointe Apartment Homes Lufkin 5 \$578,333 05164 Ridge Pointe Apartments Killeen 8 \$1,018,060 05165 Lincoln Park Apartments Houston 6 \$1,200,000 05166 Hampton Port Apartments Christi 10 \$438,949 05168 Lakeview Park Denison 3 \$463,334 05169 Estrella Del Mar Houston 6 \$1,020,000 05171 Fairway Crossing Dallas 3 \$1,200,000 05173 Arbor Bend Villas Fort Worth 3 \$800,000 05177 New Braunfels San 9 \$1,200,000 05178 Tuscany Court Hondo 9 \$58,521 Townhomes Tuscany Court Hondo 9 \$58,521 05179 The Villages at Huntsville 6 \$589,000 05181 Stone Hearst II Beaumont 5 \$544,000 05184 Hampton Chase Palestine 4	05162	•	Conroe	6	\$878,261
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05168 Lakeview Park Denison 3 \$463,334 05169 Estrella Del Mar Houston 6 \$1,020,000 05171 Fairway Crossing Dallas 3 \$1,200,000 05173 Arbor Bend Villas Fort Worth 3 \$800,000 05177 New Braunfels San 9 \$1,200,000 05178 Tuscany Court Hondo 9 \$58,521 Townhomes Antonio 9 \$58,521 05179 The Villages at Huntsville 6 \$589,000 05180 Crown Pointe Waco 8 \$794,082 05181 Stone Hearst II Beaumont 5 \$544,000 05184 Hampton Chase Apartments Palestine 4 \$577,500 05185 Market Place Brownwoo 2 \$523,000 Apartments d 1 \$496,000 05187 Valley Creek Fort 12 \$382,500 05198 Windvale Park Corsicana 3 \$564,00	05166	Hampton Port		10	\$438,949
05171 Fairway Crossing Dallas 3 \$1,200,000 05173 Arbor Bend Villas Fort Worth 3 \$800,000 05177 New Braunfels San 9 \$1,200,000 05178 Tuscany Court Hondo 9 \$58,521 Townhomes Hondo 9 \$58,521 Townhomes Palestine 6 \$589,000 05179 The Villages at Huntsville 6 \$589,000 Huntsville 6 \$589,000 05180 Crown Pointe Waco 8 \$794,082 05181 Stone Hearst II Beaumont 5 \$544,000 05184 Hampton Chase Apartments Palestine 4 \$577,500 05185 Market Place Brownwoo 2 \$523,000 Apartments 0 1 \$496,000 05187 Valley Creek Apartments Fort 12 \$382,500 05189 Windvale Park Corsicana 3 \$564,003 05191	05168	•		3	\$463,334
05173 Arbor Bend Villas Fort Worth 3 \$800,000 05177 New Braunfels Gardens San 9 \$1,200,000 05178 Tuscany Court Townhomes Hondo 9 \$58,521 05179 The Villages at Huntsville Huntsville 6 \$589,000 05180 Crown Pointe Waco 8 \$794,082 05181 Stone Hearst II Beaumont 5 \$544,000 05184 Hampton Chase Apartments Palestine 4 \$577,500 05185 Market Place Apartments Brownwoo 2 \$523,000 05186 Deer Creek Apartments Levelland 1 \$496,000 05187 Valley Creek Apartments Fort 12 \$382,500 05189 Windvale Park Corsicana 3 \$564,003 05191 Casa Edcouch Edcouch 11 \$613,113 05192 Pioneer at Walnut Creek Apartments 7 \$1,038,677 05193 Park Place Apartments Nacogdoc	05169	Estrella Del Mar	Houston	6	\$1,020,000
05177 New Braunfels Gardens San Antonio 9 \$1,200,000 05178 Tuscany Court Townhomes Hondo 9 \$58,521 05179 The Villages at Huntsville 6 \$589,000 05180 Crown Pointe Waco 8 \$794,082 05181 Stone Hearst II Beaumont 5 \$544,000 05184 Hampton Chase Apartments Palestine 4 \$577,500 05185 Market Place Brownwoo 2 \$523,000 Apartments d 1 \$496,000 05186 Deer Creek Levelland 1 \$496,000 Apartments Stockton 12 \$382,500 05187 Valley Creek Fort 12 \$382,500 Apartments Stockton 11 \$613,113 05191 Casa Edcouch Edcouch 11 \$613,113 05192 Pioneer at Walnut Creek Austin 7 \$1,038,677 Creek Park Place Apartments Nacogdoch 5 \$523,000 05193 Park Place Nacogdoch 5 \$523,000 Apartments es 5 05194 Canyon View <	05171	Fairway Crossing	Dallas	3	\$1,200,000
Gardens	05173	Arbor Bend Villas	Fort Worth	3	\$800,000
05178 Tuscany Court Townhomes Hondo 9 \$58,521 05179 The Villages at Huntsville 6 \$589,000 05180 Crown Pointe Waco 8 \$794,082 05181 Stone Hearst II Beaumont 5 \$544,000 05184 Hampton Chase Apartments Palestine 4 \$577,500 05185 Market Place Brownwoo 2 \$523,000 Apartments d 1 \$496,000 05186 Deer Creek Apartments Levelland 1 \$496,000 05187 Valley Creek Fort 12 \$382,500 05189 Windvale Park Corsicana 3 \$564,003 05191 Casa Edcouch Edcouch 11 \$613,113 05192 Pioneer at Walnut Creek Austin 7 \$1,038,677 05193 Park Place Apartments Nacogdoch 5 \$523,000 05194 Canyon View Borger 1 \$382,500	05177			9	\$1,200,000
05179 The Villages at Huntsville Huntsville 6 \$589,000 05180 Crown Pointe Waco 8 \$794,082 05181 Stone Hearst II Beaumont 5 \$544,000 05184 Hampton Chase Apartments Palestine 4 \$577,500 05185 Market Place Brownwoo 2 \$523,000 Apartments d 1 \$496,000 Apartments 05186 Deer Creek Levelland 1 \$496,000 Apartments O5187 Valley Creek Fort 12 \$382,500 05187 Valley Creek Apartments Stockton 3 \$564,003 05189 Windvale Park Corsicana 3 \$564,003 05191 Casa Edcouch Edcouch 11 \$613,113 05192 Pioneer at Walnut Creek Austin 7 \$1,038,677 Creek Park Place Nacogdoch 5 \$523,000 Apartments es 65194 Canyon View Borger 1 \$	05178	Tuscany Court		9	\$58,521
05180 Crown Pointe Waco 8 \$794,082 05181 Stone Hearst II Beaumont 5 \$544,000 05184 Hampton Chase Apartments Palestine 4 \$577,500 05185 Market Place Brownwoo 2 \$523,000 Apartments d 1 \$496,000 05186 Deer Creek Levelland 1 \$496,000 Apartments Stockton 12 \$382,500 05187 Valley Creek Apartments Fort 12 \$382,500 05189 Windvale Park Corsicana 3 \$564,003 05191 Casa Edcouch Edcouch 11 \$613,113 05192 Pioneer at Walnut Creek Austin 7 \$1,038,677 Creek O5193 Park Place Apartments Nacogdoch 5 \$523,000 Apartments es 6 \$523,000 \$523,000 Apartments es 8 \$523,000 \$523,000 Apartments es \$523,000	05179	The Villages at	Huntsville	6	\$589,000
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05185 Market Place Apartments Brownwoo 2 \$523,000 05186 Deer Creek Apartments Levelland 1 \$496,000 05187 Valley Creek Apartments Fort 12 \$382,500 05189 Windvale Park Corsicana 3 \$564,003 05191 Casa Edcouch Edcouch 11 \$613,113 05192 Pioneer at Walnut Creek Austin 7 \$1,038,677 05193 Park Place Apartments Nacogdoch 5 \$523,000 Apartments es 05194 Canyon View Borger 1 \$382,500	05184		Palestine	4	\$577,500
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05193 Park Place Apartments Nacogdoch es 5 \$523,000 05194 Canyon View Borger 1 \$382,500	05192		Austin	7	\$1,038,677
05194 Canyon View Borger 1 \$382,500	05193	Park Place	-	5	\$523,000
	05194	Canyon View		1	\$382,500

05195	San Gabriel Senior	Georgetow	7	\$785,000
05196	Village Greens Crossing	n Houston	6	\$1,000,000
05198	Senior Village Olive Grove Manor	Houston	6	\$946,000
05199	Southwood Crossing	Port Arthur	5	\$637,516
	Apartments		6	,
05200 05203	Hawthorne Manor	Freeport	6	\$831,875
	Aspen Meadows	Angleton		\$493,218
05204	Ambassador North Apartments	Houston	6	\$786,076
05205	Villa Bonita Apartments	San Antonio	9	\$1,046,167
05206	Villa Vista Apartments	Grand Prairie	3	\$1,128,452
05207	Parker Lane Seniors Apartments	Austin	7	\$687,984
05209	Providence Place	Katy	6	\$986,061
05211	Apartments Northwest	Georgetow	7	\$1,088,835
05212	Residential Reed Road Senior	n Houston	6	\$1,200,000
	Residential			, ,,
05217	Town Park Phase II	Houston	6	\$980,000
05222	Kingwood Senior	Houston	6	\$1,068,974
05224	Village Brookwood Retirement	Victoria	10	\$688,922
05225	Apartments Normangee Apartments	Normange	8	\$131,703
05226	Lytle Apartments	e Lytle	9	\$143,173
05227	West Retirement	West	8	\$166,349
05228	City Oaks	Johnson	7	\$165,166
	Apartments	City		,,
05229	Centerville Plaza	Centerville	8	\$158,059
05230	Coolidge Apartments	Coolidge	8	\$97,372
05231	Kerrville Housing	Kerrville	9	\$292,927
05232	Cibolo Apartments	Cibolo	9	\$340,530
05233	Navasota Manor Apartments	Navasota	8	\$111,973
05234	Park Place Apartments	Bellville	6	\$123,580
05235	Country Square	Lone Star	4	\$85,394
05236	Apartments Clifton Manor	Clifton	8	\$120,260
05237	Apartments I and II Bel Aire Manor	Brady	12	\$61,169
	Apartments	•		
05238	Hamilton Manor Apartments	Hamilton	8	\$58,476
05239	Bayshore Manor Apartments	Palacios	6	\$169,575
05240	Linbergh Parc Senior Apartments	Fort Worth	3	\$1,200,000
05241	San Juan Apartments	San Juan	11	\$800,000
05242	Renaissance Plaza	Texarkana	4	\$822,571
05243	Villas of Hubbard	Hubbard	8	\$193,215
05244	Blue Ridge Senior Homes	Houston	6	\$1,040,340
05245	Hillside Senior Apartments	Taylor	7	\$262,036
05247	Hacienda Santa Barbara Apartments	Socorro	13	\$120,529
05249	Floresville Square Apartments	Floresville	9	\$126,505

05250	Churchill at Cedars	Dallas	3	\$1,200,000
05251	Joaquin Apartments	Joaquin	5	\$65,824
05252	Saddlecreek Apartments at Kyle II	Kyle	7	\$457,402
05260	Saddlecreek Apartments at Buda	Buda	7	\$862,795

Item 3 Presentation, Discussion and Possible Approval of Multifamily Bond Program:

Vidal Gonzalez

- a) Inducement Resolution Declaring Intent to Issue Multifamily
 Housing Mortgage Revenue Bonds for Developments Throughout the
 State of Texas and Authorizing the Filing of Related Applications for the
 Allocation of Private Activity Bonds with the Texas Bond Review Board
 For Program Year 2005 (2005 Waiting List)
 2005-041 Airport Blvd. Apartments, Houston, Texas
 2005-044 Creekside Manor Senior Community, Killeen, Texas
- b) Proposed Issuance of Multi-Family Mortgage Revenue Bonds and Four Percent (4%) Housing Tax Credits with TDHCA as the Issuer For: Prairie Ranch, Grand Prairie, Texas, in an Amount Not to Exceed \$13,000,000 and Issuance of a Determination Notice (Requested Amount of \$495,337 and Recommended Amount of \$495,337)

Item 4 Presentation, Discussion and Possible Approval of Programmatic Items:

C. Kent Conine

- a) Approval of Section 8 Program Public Housing Authority Plan Five Year Plan and FY 2005 Plan
- b) Approval of Funding Plan for Housing Trust Fund Capacity Building Program
- c) HOME Program Appeal for Alpha Concepts, Inc., Orange, Texas
- d) Approval of HOME Program Special Contract to the City of Kaufman for Repairs To a HOME Program Participants Residence in the amount of \$50,000 in Program Funds and \$2,000 in Administrative Funds
- e) Approval of Mortgage Credit Certificate Program for First Time Homebuyers
- f) Approval to Increase Area Median Family Income for First Time Homebuyer Program

Item 5 Presentation, Discussion and Possible Approval of Audit Committee Report:

Shad Bogany

- a) Internal Audit Report TDHCA Compliance with Texas Whistleblower Act
- b) Status of Prior Audit Issues
- c) HUD On-site Monitoring of Environmental Procedures (HOME & Emergency Shelter Grants Program)
- d) Status of Internal/External Audits

EXECUTIVE SESSION

Elizabeth Anderson

 The Board may go into executive session (close its meeting to the public) on any agenda item if appropriate and authorized by the Open Meetings Act, Texas Government Code, Chapter 551

- B. The Board may go into executive session Pursuant to Texas Government Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee of TDHCA.
- C. Consultation with Attorney Pursuant to §551.071, Texas Government Code:
 - 1. With Respect to pending or contemplated litigation styled *Hyperion*, et Al v. *TDHCA*, filed in Federal Court
 - 2. Other pending or contemplated litigation, settlement offers or matters under Texas Government Code §551.071(2) unknown at the time of posting

OPEN SESSION Elizabeth Anderson

Action in Open Session on Items Discussed in Executive Session

REPORT ITEMS

Executive Directors Report

- 1. Department Outreach Activities Meetings, Trainings, Conferences, Workshops for May, 2005
- 2. Progress of Agency Moving Plans
- 3. Presentation at UCP Annual Meeting
- Board Meetings: June 27, 2005 to be held at the William B. Travis Building; July 14, 2005 to be held at TDHCA Offices July 27, 2005 to be held at the State Capitol Auditorium August 19, 2005 to be held at the State Capitol Auditorium
- 5. Report on Uncommitted Allocation Available of Single Family Mortgage Loan Proceeds
- 6. Status of Construction Fees Collections

ADJOURN Elizabeth Anderson

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

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Delores Groneck, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Jorge Reyes al siguiente número (512) 475-4577 por lo menos tres días antes de la junta para hacer los preparativos apropiados.

EXECUTIVE OFFICE

BOARD ACTION REQUEST JUNE 27, 2005

Action Item

Board Minutes of May 26, 2005.

Required Action

Review of the minutes of the Board Meetings and make any necessary corrections.

Background

The Board is required to keep minutes of each of their meetings. Staff recommends approval of the minutes.

Recommendation

Approve the minutes with any requested corrections.

BOARD MEETING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 507 Sabine, Room 437, Austin, Texas 78701 May 26, 2005 8:30 a. m.

Summary of Minutes

CALL TO ORDER, ROLL CALL CERTIFICATION OF QUORUM

The Board Meeting of the Texas Department of Housing and Community Affairs of May 26, 2005 was called to order by the Chair of the Board Elizabeth Anderson at 8:45 a.m. It was held at the Texas Department of Housing and Community Affairs Boardroom, 507 Sabine, Austin, Texas. Shad Bogany was absent. Roll call certified a quorum was present.

Members present:
Elizabeth Anderson – Chair
C. Kent Conine -- Vice Chair
Patrick Gordon – Member
Norberto Salinas – Member
Vidal Gonzalez – Member (joined the meeting in progress)

Staff of the Texas Department of Housing and Community Affairs was also present.

PUBLIC COMMENT

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

Ms. Anderson called for public comment and the following either gave comments at this time or preferred to wait until the agenda item was presented.

Board Member Pat Gordon recused himself from any discussions involving the Cedar Oaks project as he has a potential conflict of interest.

Joe Wardy, Mayor, City of El Paso, Texas

Mayor Wardy stated that tax credit housing in El Paso is a very welcome addition to their community that addresses both a void and critical housing stock and provides necessary gap financing for this type of housing development. El Paso is slowly establishing a relationship with TDHCA and he looks forward to fostering a positive relationship moving forward. He felt there are many checks and balances lacking in the current tax credit system which leaves much to be desired in terms of protections for municipal governments. Due to a lack of sufficient notice about the activities of TDHCA they have to address a controversial issue with residents that may or may not have a appropriate outcome for one affected neighborhood. He felt there is a fundamental disconnect between private developers making application to the Department for tax credits and the planning considerations of the City of El Paso.

When the Cedar Oaks project began both the developer and the City of El Paso were asked to live by a certain set of rules for the issuance of low-income tax credits. The applications for Cedar Oaks was originally denied by TDHCA, but HUD changed the definition as to what constitutes a difficult development area. This lead to a new interpretation of the qualifications of Cedar Oaks to receive these tax credits. Rather than viewing the application as a new application TDHCA made a decision about the eligibility of Cedar Oaks based on the new HUD definitions. TDHCA allowed a hugely controversial and contentious development to glide under the radar putting this project back on the table with no public knowledge or oversight. He felt this was unacceptable and he stated the city council has taken a strong position on this issue and instructed their legal department to look at any and all possible solutions. They are waiting documentation from TDHCA and will review it in great detail.

He felt all the rules of the process were not followed and TDHCA did not contact his office and offer to conduct a physical inspection of the development site and provide a consultation about this project. The City reserves any and all remedies to this situation pending a full and complete evaluation of the documentary evidence. He asked that notification requirements be expanded to municipalities when projects will be considered for tax credit approval or placement on a waiting list. The legal department of any affected municipality should also be notified.

Vivian Rojas, District #7 City Council Representative, El Paso, Texas

Ms. Rojas stated she was in attendance to express her opposition regarding the Cedar Oak Townhomes, #04070. She also had concerns regarding the way that this project has been revived after it was rejected on July 13, 2004 and also recommended for rejection at the July 28, 2004 Board Meeting. The project was not recommended as the market study was not self-contained and did not include a summary form or a rent comparison matrix. There are several low-income housing units within one mile of the proposed development along with 236 Section 8 units.

She felt because the application was terminated before it could be funded, a new application had to have been submitted and there would have had to been a new public hearing and scoring should have taken place. She asked the Board to direct staff to prevent the certification of Cedar Oak Townhomes for tax credits until it can be determined whether or not TDHCA's rules were properly followed regarding Cedar Oak Towhomes. She asked also that the tax credits be revoked until a new hearing is held and all the elected officials are notified to present their opposition to this project in a timely manner.

Katherine Saunders, Senator Eliot Shapleigh's Office, Austin, Texas

Ms. Sanders stated that Senator Shapleigh could not be at this meeting as he is at the Capitol for the last week of the legislative session. He requested that his letter be read into the record which stated:

"Dear Governing Board Members and Ms. Carrington: The Texas Department of Housing and Community Affairs board is tasked with one of the most difficult roles in the state government. Your body helps to shape the communities of tomorrow. Unfortunately, you are often maligned for objectively and conscientiously fulfilling your obligation by the very communities to which you are so committed. As a representative of one of those communities, I want to apologize for the accusations of wrongdoing to which you have been subjected. Both the Board and Executive Director Carrington have consistently been fair and careful in determining affordable housing developments. Moreover, you have held yourself to the highest ethical standards when making decisions that will affect communities. I would like to especially extend an apology to Mr. Pat Gordon, a citizen of my community, who has followed the letter of the law, and the highest ethical standards in recusing himself from any consideration of issues relating to the Cedar Oak development, and as a result, was the target of unfounded allegations and innuendo that border on slander at a recent El Paso City Council meeting.

Since 1997, as El Paso's State Senator, I have been a vocal advocate for El Paso and the entire border region. I have watched for years as border community leaders, El Paso's included, have demanded their fair share of state resources and then spent considerable energy fighting over who gets the biggest slice. This infighting causes immeasurable harm to the community by acting as a barrier to growth and development. In today's board meeting, you will witness this political wrangling first hand. What you will see is a fight to control the tax credits in El Paso, not a good faith complaint about your agency, or decisions made by the TDHCA board. You will hear arguments about neighborhood concerns. You will hear allegations of wrongdoing by the Board, and you will hear threats of a lawsuit. I know you will hear this rhetoric, because it has all been used before in previous efforts by one group to monopolize all the low-income housing tax credits in the El Paso market. Enclosed is a letter that I wrote in October of 2004 to a constituent about similar unfounded attacks on another affordable housing development in El Paso.

I write today to provide a balanced voice to counter the political pandering couched in representing the constituency. TDHCA is charged with the difficult task of distributing limited housing credits to a state with overwhelming need for more affordable housing. The guidelines and process for determining how best to distribute those funds has been vetted over the years, and comprehensively and fairly evaluate every

project to determine the best development proposal. I feel certain that TDHCA's process, which has been open and fair in the past, allows for all interested parties to express their views on a proposed development. Whether in El Campo or in El Paso, the people deserve to participate in the process, voice their concerns and make sure that government works for them. Certainly, the people of my El Paso deserve notices as provided by law, and an opportunity to voice their concerns. But the need for affordable housing is a macro-issue that must be addressed by considering the needs and voices of the entire community, not just the most vocal members. Providing quality affordable housing is a concern that we all must share, so that more Texans can share in the American dream. Thank you for your continued efforts to help communities provide quality affordable housing options for their citizens. I look forward to working with you to help El Pasoans reach the American dream. Thank you."

Presi Ortaga, El Paso City Council, El Paso, Texas

Ms. Ortaga stated this was the first time that she has heard of the opinion or the letter from Senator Shapleigh. She stated the people she represents are concerned about safety as there is a tremendous amount of traffic on the roads that citizens would travel for the Cedar Oaks Townhomes project and someone could get hurt. She felt it was not good to learn second hand that El Paso has a designation for a difficult-to-develop community.

Barbara Perez, County Commissioner, El Paso, Texas

Ms. Perez stated she is a former three term city council representative, a school board trustee, and is county commissioner for Precinct 1 in east El Paso. She wished to communicate her dissatisfaction with TDHCA and the approval of the tax credits for this development. The TDHCA has yet to request of the City or the County of El Paso a resolution supporting the Cedar Oak tax credits but there was resolution from the City of El Paso opposing this project.

She was opposed to clustering of 160 family units into one relatively small and highly congested area, which already has 338 low income units within a one linear mile. The proposed site is surrounded by four very high traffic intersections as well as a congested strip shopping center, and a truck transportation facility directly across the street from the housing development. She felt that the state and developer have an obligation to work together with the local entities to ensure safe development for issuing housing tax credits. She has worked with Mr. Monty and Investment Builders in the past on two other projects and have found them to be very sensitive to the community needs in the past but was surprised by his insistence to continue with this development, despite the community's outcry.

Her frustration came from the fact that the state agencies should not be determining local housing development projects without complete participation from the local communities and its elected officials. The County of El Paso has never been advised of the re-entry of this development and it was never asked for a resolution from TDHCA on this project. She asked that the Board will consider these comments for future action involving this matter.

Kevin J. Camacho, El Paso, Texas

Mr. Camacho stated he was in opposition to the Cedar Oaks #04070 and stated that the controversy is tearing at the heart at the soul of the university and the community and it is not the best times for their neighborhood. He felt they were not afforded the opportunity to provide public input.

Hector Herrera, El Paso, Texas

Mr. Herrera was in opposition to the Cedar Oak project as with this project they will have 771 apartment units and 738 single unit homes in their neighborhood and the asked the Board to consider the safety aspects of the situation and the unbalanced leverage created by this clustering of affordable housing.

Suzy Shewmaker, Keller Williams Realty, El Paso, Texas

Ms. Shewmaker stated she lives in the Las Palmas neighborhood and there are 771 apartment units in this area. She further stated that the nearest schools are 2.8 miles away and children will have to be bused. She stated that they appreciate tax credit money in El Paso and appreciate the Board and bond money and need all of those things but they do not need the Cedar Oaks project.

Arthur Fierro, El Paso, Texas

Mr. Fierro stated he was in opposition to Cedar Oaks Towhomes projects as any additional low-income homes or units will overburden already crowded schools.

Dora Oaxaca, State Rep. C. Quintanilla's Office, Austin, Texas

Ms. Oaxaca stated she is the Chief of Staff for Rep. Quintanilla and was surprised by Senator Shapleigh's letter. El Paso does need affordable housing but they need it in a different area than what is proposed by Cedar Oaks Townhomes. She was opposed on the behalf of Rep. Quintinalla on the flawed application process that the Board approved on forcing this project on an area that is not prepared to carry on this multifamily complex. She read into the record the letter from Rep. Quintinalla which stated:

"Dear Ms. Carrington and Board: On behalf of my constituents in District 75 and specifically for those families that live in East El Paso located nearby Cedar Oak Drive, Pendale Road, Pelicano Drive, and George Dieter Drive, I voice my strong opposition for the Cedar Oak Townhome Limited Apartment 2004 housing tax credit awarded to them in 2004. Although I received a response from your office for the letter I submitted to you on April 20, 2005, and upon reviewing the explanation for the award of this project, my opposition remains the same. And I insist that this award must be revoked because it violates a state code, rules and regulation and should be immediately reconsidered under the board.

Once again, as stated in my April 20, 2005, letter, I reiterate the following. In a letter dated and mailed to you on July 16, 2004, I commended TDHCA for not recommending the project on July 13, 2004, and applauded the governing board's decision for denying the appeal on July 28, 2004. I requested this letter to be read and entered in the July 28 board meeting. As per the meeting, the board denied the appeal, and pursuant to Title 10 General Government Code, Section 2306.6715, Appeal (2)(e) and (d) the decision of the board regarding the appeal is final. Unfortunately, it was brought to my attention by my community by the Cedar Oak project that this project was resurrected in November 2005, and awarded 2004 housing tax credits in December of 2004. "As per our meeting held with you, Ms. Carrington, on April 19, and after reviewing several documents pertinent to the Cedar Oaks award, I believe staff recommendations may have led to a violation of TDHCA rules and regulation, TDHCA's staff's omission of critical information to the governing board that might have led to the Board's awarding of the housing tax credits for this project.

The following are state codes that I believe violate the resurrection and award to the Cedar Oak project. At the very least, pursuant to Section 2306.0661 public hearings, state public elected officials and community should have been warranted notice for the reopening or consideration of this project. However, on December 2004 -- on your December 2004 meeting, the governing board was not provided previous public record, and was not given my opposition letter to this project. The staff failed to consider their past recommendation for Cedar Oak, and the reason as to why it was not recommended. The market study was not self-contained. Did not include a summary, form or rent comparison matrix. Did not calculate an accurate demand, and did not calculate unstabilized market supply. The underwriter calculated an inclusive capture rate of over 25 percent. The anticipated deferred developer fee could not be repaid within 15 years. Pursuant to Section 2306.6703, ineligibility for consideration and Section 2306.6055 market analysis, the application fails to meet consideration and demand. According to state records, there are currently 338 units of low-income housing tax credit in zip code 79936. And within one linear mile of the proposed development, there is in existence 111 low-income housing tax credit units plus 236 units of Section 8 subsidized housing.

I reiterate, this clearly demonstrates an overabundance of low-income housing and public housing in the immediate area of the proposed development. The application was denied and final, pursuant to Section 2306.6715, Appeal 2(e) and (d). In addition, pursuant to Section 2306.6724 (e) and (f), deadlines for allocation of low-income housing credits clearly states the Board shall issue a list of approved applications each year in accordance with the Qualified Allocation Plan no later than June 30, and issue final commitments for allocations of housing tax credit each year in accordance with the Qualified Allocation Plan no later than July 31. According to our research, Cedar Oak was not listed or committed by the Board. Therefore as repeatedly stated, I believe this award must be revoked because it violates

our state code rules and regulation and should be immediately reconsidered under the Board. I trust your cooperation in this matter, and look forward to a good response. Please contact me. Thank you."

She then read another letter into the record from Congressman Reyes which stated:

"Dear Ms. Carrington: I am writing to express serious concern about the lack of due diligence undertaken by the Texas Department of Housing and Community Affairs in the approval and issuance of housing tax credits for the proposed Cedar Oak Townhomes project in El Paso, in my congressional district. As you know from past communications that I have had with TDHCA regarding tax credit projects in El Paso, there is no question about our need for affordable housing, as clearly reflected in the demographics of our community. However, I strongly object to TDHCA's continued poor communication, lack of information, insufficient notification and inferior planning that results in recurring acrimony over projects like Cedar Oaks. Frankly, I am finding it more and more difficult to seek out much needed funding in Washington when I get negative feedback from colleagues and administration officials about in-fighting in the community. I understand the difficulty that TDHCA faces in ceding affordable housing in communities and neighborhoods that have objections or that might appear to support these initiatives as long as they are not listed "in their backyard." This makes it more critical than ever that you implement a thorough and transparent strategic plan and follow rules and regulations, including mechanisms for properly including neighborhoods, elected officials and city planning personnel in the process.

By doing so, I believe you would find neighborhoods in El Paso and around Texas much more receptive to the idea of placing affordable housing in their neighborhoods. And it is more likely that you will be able to match projects with neighborhoods, if they are based on factual planning and buy-in from the community. In this regard, I strongly suggest that before TDHCA approves projects like Cedar Oak you re-evaluate the process you use for this selection to ensure it is a good fit with the city's consolidation plan. The neighborhoods, whether they support the project or not, feel they have been given appropriate consideration, and that all relevant factors be weighed in the decision. While this would necessitate a more lengthy and detailed process, in the end, it will better meet the affordable housing needs in our community. As always, your attention to this matter is greatly appreciated. Please do not hesitate to contact me or my staff should you need additional information. Silvestre Reyes, Member of Congress." Thank you once again. I appreciate the cooperation from TDHCA with the requests that our office has recently requested from you. Ms. Alana Pinedo has been a wonderful help to our office as well.

But we do stand together, and there is only one elected official that is against this project. And it doesn't make sense, when the community, when the county commissioners and together against this, when the city council is against this, when the Congressman sees problems with this process, and when State Representative Quintanilla also has his concerns on the table for a flawed process that should have never been awarded. Mr. Salinas, thank you for being here, and I request to you that you look at this, because there is a need for affordable housing in El Paso, but this project does not belong there, sir. Thank you"

Frank S. Ainsa, Jr., Investment Builders, El Paso, Texas

Mr. Ainsa stated notice of TDHCA proceedings and transparency in public affairs is statutorily mandated and asked that efforts be made to increase notice procedures to cities and counties. He felt the problems were with the city. He stated construction financing is in place and construction is underway.

Keith Puhlman, Investment Builders, Inc., El Paso, Texas

Mr. Puhlman gave his time to Mr. Ainsa.

Ike Monty, Investment Builders, Inc., El Paso, Texas

Mr. Monty stated the site for Cedar Oak Townhomes is a good site and the city granted the permits and his company is in the construction stage of the project. They have offered to meet with representatives of the neighborhood and held a meeting but no one showed up.

Mariann Alvarado, Investment Builders, Inc., El Paso, Texas

Ms. Alvarado gave her time to Mr. Monty.

Granger MacDonald, Developer, Kerrville, Texas

Mr. MacDonald stated that Region 9 urban has ten projects that were submitted this year. Three are in New Braunfels and seven are in San Antonio. He stated that the New Braunfels market will never be able to compete with the San Antonio market and as New Braunfels does not have access to HOME funds and do not have organized neighborhood groups it was his feeling that this was unfair to New Braunfels.

Mark Mayfield, Marble Falls Housing Authority, Marble Falls, Texas

Mr. Mayfield stated they have two applications in the TBRA program and one is in Region 7 and one in Region 9. He asked for favorable consideration of these projects.

Annette Pegram, Shepherd Land Housing, Bedford, Texas

Ms. Pegram read a letter into the record concerning the treatment of her application in the 2005 tax credit round which stated:

"Dear Ms. Carrington. I would like to comment on the Department's decision that resulted in the unfair treatment of my application in the 2005 9 percent tax credit round. I am very concerned about the Department's treatment of applications regarding the scoring of quantifiable community participation for neighborhood organizations. The Agency has permitted an upward adjustment in an applicant's score after the submission deadline. The QAP clearly states the requirements for applicants to receive the allotted points for each scoring criteria. On April 26, the Agency issued application 05029 a score of 13 points for quantifiable community participation with no noted deficiencies. On May 12, the Agency reissued applicant 05029 a score of 24 points under this scoring criteria. 49.9(g)(2) of the QAP states that three reasons for support must be provided by the neighborhood organization by the submission deadline in order for applicants to receive the full 24 points. Neighborhood organizations submitting two reasons of support would yield 18 points to the applicant, and a neighborhood organization submitting only one reason would result in 13 points to the applicant.

"All indications are that the neighborhood organizations submitting applicant 05029 only submitted one reason with this initial application, which warranted 13 points initially received by the applicant, and not the full 24 points they were reissued on May 12. This type of treatment of applications jeopardizes the integrity of the application process and results in the unfair treatment of viable applications. It is my belief that all applicants should be held to the same standard. If applicant 05029 felt he was deserving of a better score, it appears to me that he should have gone through the formal appeals process. But under no circumstances should he have been arbitrarily given additional points by the Department. The treatment of application 05029 has resulted in my application not receiving consideration as a priority application by TDHCA Underwriting and ultimately may impact his ability to receive a recommendation for credits. It is our hope that going forward, the Board will restore our initial status and give our application every consideration for an allocation of tax credits as a priority application. Thank you in advance for your help in resolving this issue. We look forward to any corrective steps that the Board may take to ensure the proper ranking of our application. Sincerely, Ron Pegram, General Partner." Thank you.

<u>Phyllis Varnon, FUTURO Communities, Uvalde, Texas</u> Ms. Varnon did not give any comments.

R. David Kelly, Carleton Residential, Dallas, Texas Mr. Kelly did not give any comments.

<u>Lester Nevels, Frazier Fellowship, Dallas, Texas</u> Mr. Levels did not give any comments.

Willie Alexander, South Union Place Apartments, Houston, Texas Mr. Alexander did not give any comments.

Marie Kentmann, Boston, Mass.
Ms. Kentmann did not give any comments.

<u>Dick Kilday, Kilday Realty Corp., Houston, Texas</u> Mr. Kilday did not give any comments.

Darrell Jack, Apartment Market Data, San Antonio, Texas

Mr. Jack did not give any comments.

ACTION ITEMS

(1) Presentation, Discussion and Possible Approval of Minutes of Board Meeting of April 7, 2005

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the minutes of the Board Meeting of April 7, 2005.

Passed Unanimously

(2) Statement of Use of the Alternative Dispute Resolution (ADR) for the 2005 Housing Tax Credit Application Cycle

Ms. Anderson read a statement into the record concerning the use of the Alternative Dispute Resolution and no action was needed on this item. This statement was: "For the 2005 tax credit cycle, the Department will administer a process for ADR that is consistent with 2306.082 of the Texas Government Code, 49.17(h) of the 2005 Qualified Allocation Plan and Rules which encourages the use of appropriate ADR procedures under the Governmental Dispute Resolution Act, which is Chapter 2009 of the Texas Government Code, to assist in resolving disputes under the Department's jurisdiction, and consistent with Chapter 10 of the Texas Administrative Code 1.17, which is the general policies and procedures for alternative dispute resolution and negotiated rule making. The ADR process for the 2005 housing tax credit application cycle will run concurrently with the 2005 application cycle to the extent that the request for ADR is made while the cycle is still open. The Board decision on ADR disputes is final. But I think the distinction for 2005 is that we are running, we will run this process in parallel with the appeals process. And the Board and the Department is committed to the appropriate use of alternative dispute resolution as a means to resolve disputes under our jurisdiction.

(3) Presentation, Discussion and Possible Approval of Housing Tax Credit Items:

a) Proposed Housing Tax Credit Amendments for:

02457 The Park at Kirkstall, Spring, Texas

Ms. Carrington stated this is a 2002 transaction and is an allocation of tax-exempt bonds and 4% tax credits. Due to an oversight, ten SEER air-conditioning and refrigerators were put in as opposed to what the requirement was at that time. The application has submitted substitutions that the staff feels are acceptable and staff is recommending that these three amenities be included as substitutions for what was due in this particular development.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 02457, The Park at Kirkstall of Spring, Texas.

Passed Unanimously

02420 The Park at Shiloh, Tyler, Texas

Ms. Carrington stated this project also has ten SEER air conditioning units and they have proposed three amenities and staff is recommending approval.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 02420, The Park at Shiloh, Tyler, Texas. Passed Unanimously

02007 Portside Villas Apartments, Ingleside, Texas

Ms. Carrington stated this is also a 2002 transaction which was a forward commitment. There was an error in the application on calculating the total number of one and two bedroom units.

The developer has submitted additional information and they will be using all but \$418 of their original allocation of credits. This was tabled at the April Board Meeting. Staff is recommending the unit mix change of adding two low-income units to this mix of units.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 02007, Portside Villas Apartments, Ingleside, Texas.

Passed Unanimously

04260 Towne Park Fredericksburg II, Fredericksburg, Texas

Ms. Carrington stated this item was tabled at the April Board Meeting. It is a 2004 transaction and staff is recommending the unit mix be approved.

Les Kilday, Kilday Realty Corp., Houston, Texas

Mr. Kilday stated the syndicator is the same syndicator and the permanent lender is the same permanent lender and cross-easements are being put together now which will enable two projects to share the same clubhouse and a pool will be built.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04260, Towne Park Fredericksburg II, Fredericksburg, Texas. Passed Unanimously

At this time Public Comment was re-opened and comments were taken.

Ron Anderson, Housing and Community Services, Inc., San Antonio, Texas

Mr. Anderson stated he is speaking on the Vista Verde 1 and 11 project which is two projects next to each other with a combined 190 units. These units need to make a number of improvements and they want to use tax credits to do this.

Benoveva T. Carrejo, San Antonio, Texas

Ms. Carrejo asked for tax credits so they can have new appliances, central air and ramps for the disabled.

Elsie Gomez, San Antonio, Texas

Ms. Gomez stated they support the tax credits for rehabilitation for this project as they need air conditioning and other repairs to be made.

Maria Elena Rico, San Antonio, Texas

Ms. Rico asked for funding to support this project and to do the repairs needed.

04024 South Union Place Apartments, Houston, Texas

Ms. Carrington stated this was also tabled at the April Board Meeting. The request today does differ from the request that was made at the April meeting. They originally had 31 transitional units set aside and it was determined by the syndicator that the funds for those units would reduce the basis on the transaction. The proposal is to substitute 12 transitional units for the 31 original proposed. Staff is recommending approval of this change.

John Barineau, Developer, Houston, Texas

Mr. Barineau stated they have a financing commitment and are in the development process.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04024, South Union Place Apartments, Houston, Texas.

Passed Unanimously

04085 Redwood Heights, Houston, Texas

Ms. Carrington stated the applicant is requesting to remove the transitional equipment the requirement to set-aside 25% of the units in the developments as transitional housing which was worth 5 points. They are changing their income targeting for this development and by changing

this targeting it would be equivalent to an additional two points when they lose the five points for transitional They would have still received an allocation with the scoring adjustment.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04085, Redwood Heights, Houston, Texas.

Passed Unanimously

02475 Providence on the Park, Dallas, Texas

Ms. Carrington stated this is a 2002 tax credit and bond allocation and they are requesting to increase the number of buildings from 14 to 18. The city council requested the change and staff is recommending the increase.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the amendment for 02475, Providence on the Park, Dallas Texas.

Passed Unanimously

02149 Madison Point, Dallas, Texas

Ms. Carrington stated they are requesting a reduction in the number of residential buildings from eleven to nine because of architectural engineering and soil study gradings which would not allow the original number of buildings that had been proposed. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the amendment for 02149, Madison Point, Dallas, Texas.

Passed Unanimously

03009 Forest Park Apartments, Bryan, Texas

Ms. Carrington stated this is a 2003 tax credit project which is requesting to reduce the number of buildings from ten to nine because they are installing a second driveway and there are drainage issues. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the amendment for 03009, Forest Park Apartments, Bryan, Texas.

Passed Unanimously

04058 Spring Oaks Apartments, Balch Springs, Texas

Ms. Carrington stated this is a 2004 tax credit project which is requesting to reduce the number of buildings from ten to eight due to drainage and wetlands issues. They are also asking to reduce the ceiling height from 9 feet to 8 feet due to height restrictions in the local building codes. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04058, Spring Oaks Apartments, Balch Springs, Texas.

Passed Unanimously

04030 Park Estates, Nacogdoches, Texas

Ms. Carrington stated this is detached single-family residences and was a 2004 tax credit allocation. They are requesting to substitute a two-story building plan for the one-story plan that was proposed. The reason is that these units are located within a subdivision and it would create more variation in the building type in the subdivision. Staff is recommending approval.

Mark Musemeche, Developer, Houston, Texas

Mr. Musemeche stated this is a single family project but they are doing a two story, four bedroom plan verses a one-story four bedroom plan.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04030, Park Estates, Nacogdoches, Texas.

Passed Unanimously

04047 Stratton Oaks Apartments, Seguin, Texas

Ms. Carrington stated this is a 2004 allocation of tax credits which is requesting to substitute all electric utilities as opposed to gas heat. They are also requesting to substitute eleven two and three story buildings for the 13 two story buildings that were proposed. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the amendment for 04047, Stratton Oaks Apartments, Seguin, Texas.

Passed Unanimously

04066 Pineywoods Community Development, Orange, Texas

Ms. Carrington stated this is a 2004 tax credit allocation which is requesting to substitute seven lots that were originally identified for seven other lots within the subdivision. They need to do this due to platting issues on the seven lots that were identified. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the amendment for 04066, Pineywoods Community Development, Orange, Texas. Passed Unanimously

02099 Sunrise Village Apartments, Houston, Texas

Ms. Carrington stated this is a 2002 tax credit allocation and they are requesting to change the size of the clubhouse and change the number of buildings from five to four. This is necessary to allow for proper positioning for drainage easement, to substitute computer facilities for a public phone and to revise the rent restrictions as indicated. Staff is recommending approval.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the amendment for 02099, Sunrise Village Apartments, Houston, Texas.

Passed Unanimously

Mr. Gonzalez joined the meeting at this time.

Ms. Anderson noted that Michael Gerber from the Governors Office was in attendance at this meeting but had to return to the Capitol. She stated the board appreciates representatives from the Capitol complex attending Board meetings.

b) Housing Tax Credit Extensions for Commencement of Substantial Construction for: 03182 The Manor at Jersey Village, Jersey Village, Texas

Ms. Carrington stated staff is recommending this extension to April 26, 2005 (time has already passed this date).

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the extension for 03182 for the Manor At Jersey Village, Texas.

Passed Unanimously

c) Requests for Housing Tax Credit Extensions for Construction Loan Closings for:

TDHCA#	<u>Name</u>	Location
04001	Diana Palms	El Paso
04196	Americas Palms	El Paso
04197	Horizon Palms	El Paso
04005	Palacio Del Sol	San Antonio
04024	South Union Place	Houston

04047	Stratton Oaks	Seguin
04052	Chisholm Trail Senior Village	Belton
04057	Stone Hollow Apts.	Lubbock
04058	Spring Oaks	Balch Springs
04079	Baybrook Park Retirement	Webster
04082	Fenner Square	Goliad
04088	South Plains	Lubbock
04100	O.W. Collins	Port Arthur
04109	Frazier Fellowship	Dallas
04145	Village at Meadowbend 11	Temple
04146	Casa Saldana	Mercedes
04149	Seton Home Ctr./Teen Moms	San Antonio
04151	Renaissance Courts	Denton
04157	Samaritan House	Forth Worth
04160	Village on Hobbs Road	League City
04167	Oxford Place	Houston
04191	Providence at Boca Chica	Brownsville
04193	Providence at Edinburg	Edinburg
04222	Primrose at Highland	Dallas
04224	Commons of Grace	Houston
04255	Freeport Oaks	Freeport
04260	TownePark Fredericksburg 11	Fredericksburg
04268	Lansbourough Apartments	Houston
04279	Golden Manor Apartments	Bay City
04283	Shady Oaks Apartments	Prairie View
04284	Katy Manor Apartments	Katy
04285	Ole Town Apartments	Jefferson
04290	LULAC Village Park	Corpus Christi
Me Carrington	stated all these requests are for	the closing of the co

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Ms. Carrington stated all these requests are for the closing of the construction loans and all are 2004 tax credit allocations and the deadline for closing is June 1, 2005. They have all paid their \$2,500 extension fee and the extensions range from June 30 to September 30.

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Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the extensions for the listed projects.

Passed Unanimously

- d) Requests for Additional Four Percent (4%) Housing Tax Credits for Tax-Exempt Bond Transactions Previously Issued a Determination Notice for:
- 1) Silver Leaf Apartments (fka Newport Apartments), Houston, in the Requested Additional Amount of \$53,517; Recommended Additional Amount of \$41,159
- 2) Santa Marie Village Apartments, Austin, in the Requested Additional Amount of \$56,033; Recommended Additional Amount of \$30,624
- 3) Robinson Garden Apartments, Waco, in the Requested Additional Amount of \$24,603; Recommended Additional Amount of \$24,603

Ms. Carrington stated these projects have requested additional tax credits. Staff is recommending \$41,159 for Silver Leaf Apartments in Houston; \$56,033 for Santa Marie Village Apartments in Austin; and \$24,603 for Robinson Garden Apartments in Waco. Staff is recommending approval.

Ms. Beth Anderson recused herself from these proceedings at this time due to a possible conflict of interest.

Chris Finlay, Developer, Houston, Texas

Mr. Finlay stated they have invested a considerable amount of funds in this transaction and asked the Board to approve the request for Silver Leak Apartments.

Steve Sheryuch, Austin, Texas

Mr. Sheryuch was concerned with the Santa Maria Apartments in Austin and stated the original appraisal on the property was part of a five-package purchase with five complexes purchased. The comparables used increased the prices of their comparables by up to 38% to increase the value of the land to come up to the valuation that they put on this property. Mr. Sheryuch realized the appraisal had errors on it and they had a new appraisal done which came up with substantially lower value.

Rudy Robinson III, Santa Maria Village Apartments, Austin, Texas

Mr. Robinson stated he has been doing market studies for about 25 years. He is the third appraiser to look at this property and there was a factual error where the other appraiser missed the value of the site by more than an acre or about 7%. He advised the board not to put too much weight on the first appraisal.

Motion made by Norberto Salinas and seconded by Vidal Gonzalez to approve the issuance of a determination notice for \$41,159 for Silver Leaf Apartments in Houston; \$56,033 for Santa Marie Village Apartments in Austin; and \$24,603 for Robinson Garden Apartments in Waco. Passed Unanimously

Ms. Anderson returned to the meeting at this time.

e) Action on Appeals for the 2005 Housing Tax Credit Program Application Cycle for: 05032 Pineywoods Orange Development

Ms. Jennifer Joyce stated this is a rural development in Orange, Texas and is a family and nonprofit development. The letter being appealed is from the East Town Action Committee. Staff issued a deficiency notice and the response received did not show that the application for this organization was on record with the county or state and staff then discovered that the applicant had requested a list of neighborhood organizations in their appeal from the county and the county told them to go to the city. This was to meet a threshold requirement. The appeal assets that because the county referred them to the city, that this particular development should be considered on record with the county. There were also a problem with the maps submitted.

Doug Dowler, Pineywoods Longview Home Team, Ltd., Lufkin, Texas

Mr. Dowler stated on the qualifying application it lists a May 17 letter from the county clerk from Orange County which stated that it is the policy of the county that for neighborhood organizations to be registered that they be referred to the City of Orange for registration. They assumed that they registered with the county as this is the policy. He felt they did submit a map that indicated the outlines of the boundaries.

Motion made by C. Kent Conine and seconded by Patrick Gordon to deny the appeal. Passed Unanimously

05091 Los Milagros Apartments

Ms. Joyce stated this is an urban/exurban development in Weslaco, Region 11 and is a family project. The letter in question is from Center Point Resident's Council and the letter was eligible and scored by the Department as a zero. The applicant is appealing as they say the development site is not within the boundary of that particular organization. Staff is recommending denial of the appeal.

Anthony Covacevich, City Manager, City of Weslaco, Texas

Mr. Covacevich stated the City of Weslaco supports all affordable housing and the appeal came as a surprise to the City as they were not aware that there was a resident organization in that area. He stated the city did support another project and would have supported this one if they had known that the project existed.

John Pitts, Attorney, Akin, Gump, Austin, Texas

Mr. Pitts stated the letter opposing the project indicates that there was a meeting held by the residents' council. They should have given notice to the individuals or the residents within that council area but the

residents did not receive any notice that they were now a part of a residents' council. He asked that the 12 points deducted be restored.

Henry Flores, Austin, Texas

Mr. Flores stated PHAs are looking at different sources of revenues for their housing authorities. The federal government is no longer the primary source so that have to look for other opportunities. He stated the Center Point Association opposed the project as there is a tax credit project built right next to them by the same developer.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to deny the appeal. Passed with 4 ayes and 1 no (Norberto Salinas voted against the motion)

05077 Sphinx at Alsbury Villas

Ms. Joyce stated this is an unban/exurban allocation for Burleson, Texas in Region 3 and is a family development with no set-aside. The letter in question is from Mistletoe Homeowners' Association. In response to the deficiency notice issued by the Department, the Department received an e-mail indicating that the southeastern boundary is contiguous to the project but not within the boundaries. The e-mail indicated that they did not want to be involved with the project and did not provide any other documentation.

Joseph Agumantu, Dallas, Texas

Mr. Agumantu did not give any comments and gave his time to Mr. Spicer.

Jeff Spicer, Consultant, Dallas, Texas

Ms. Spicer stated the non-profit co-developer of this project worked extensively with the Mistletoe Homeowners' Association which is the only neighborhood organization in the area. The boundaries are precluded from having anything else but single family homes in their association within their boundaries. He stated that they discovered that one of the easements was within the boundaries of this association and this is an interest in real property so that would bring them within the boundaries of the association. They could write a letter saying that this project does fall within our boundaries which they initially thought was not possible.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to deny the appeal. Passed Unanimously

05250 Churchill at Cedars

Ms. Joyce stated this is an urban/exurban project in Dallas, with a family non-profit set-aside in Region 3 and the letter was from the Cedars Neighborhood Organization. This organization stated that they did not support the application and indicated that they were interested in opposing this particular application.

Tamea A. Dula, Coats/Rose, Houston, Texas

Ms. Dula stated this is an important appeal as the letter did not reach the department on the deadline but asked if April 1 is a true deadline and stated this appeal should be granted. There was a support letter submitted on time but then the organization changed its mind but the deadline had passed and they could not submit a letter of opposition. She asked that the 24 points be restored to the application.

Brad Forslund, Churchill Residential, Irving, Texas

Mr. Forslund stated this is a 150 unit apartment project and is located south of Dallas. This area has suffered from neglect and disinvestment and in an effort to encourage redevelopment, Dallas established a TIF. No new construction has occurred in this area for many years. This development has substantial support by the community representatives and by Senator West. They have neighborhood support by the Cedars Neighborhood Association. There was opposition by two competing developers that have put together a small group of opposition. He asked that the Board restore 12 points for neighborhood support.

Tony Sisk, Developer, Churchill Residential Irving

Mr. Sisk stated there was an issue with a map but he does have proof that he submitted the map to the Department.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to deny the appeal. Passed Unanimously

At this time Ms. Anderson announced that the Board would go into Executive Session and stated: "On this day, May 26, 2005, at a regular meeting of the governing board of the Texas Department of Housing and Community Affairs held in Austin, Texas, the board adjourned into a closed executive session as evidenced by the following: The governing board will begin its executive session today May 26, 2005, at 12:15 p.m. The subject matter of this executive session deliberation is as follows: the Board may go into executive session and close this meeting to the public on any agenda item appropriate and authorized by the Open Meetings Act, Texas Government Code Chapter 551.

The Board may go into executive session pursuant to Texas Government Code 551.074, for the purposes of discussing personnel matters, including to deliberate the appointment and employment, evaluation and reassignment of duties, discipline or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee of the TDHCA. Consultation with an attorney pursuant to 551.071 of the Texas Government Code with respect to anonymous complaint concerning Southwest Housing Development Company. Number two with respect to pending or contemplated litigation involving tax credits to Cedar Oaks development, El Paso, Texas. Number three, with respect to pending or contemplated litigation styled Hyperion, et al., versus TDHCA, filed in Travis County District Court. Number four, other pending or contemplated litigation, settlement offers or matters under Texas Government Code 551.071(2) unknown at the time of the posting. The Board will be moving, so you all may have this room. We will be going to another conference room. So this room will be available to you all.

The Board went into Executive Session at 12:15 p.m. and at 1:35 the Board returned to Open Session.

Ms. Anderson stated: "The Governing Board has completed its executive session on May 26, 2005, at 1:25 p.m. And the action taken in the executive session is none and I hereby certify that this agenda of the executive session of the Governing Board of the Texas Department of Housing and Community Affairs was properly authorized pursuant to Section 551.103 of the Texas Government Code; that the agenda was posted at the Secretary of State's office seven days prior to the meeting, pursuant to 551.044 of the Texas Government Code; that all members before were present with the exception of Shad Bogany. And that this is a true and correct record of the proceedings pursuant to the Texas Open Meetings Act Chapter 551 of the Texas Government Code. Mr. Gordon was not present for the Cedar Oaks item on the agenda. Thank you"

05198 Grove Manor

Ms. Joyce stated the letter in question is from the Pine Trails Community Improvement Association and this letter was not received by the deadline of April 1 but was received on April 4th. The applicant addressed the letter to the Box Number and Federal Express does not deliver to Box Numbers. Federal Express did accept responsibility for the delivery delay. The QAP does stat that the letters have to be received in the Department by 04-01-05. Staff recommends denial of the appeal.

Cynthia Bast, Attorney, Locke Liddell & Sapp, Austin, Texas

Ms. Bast stated this is a seniors project and the developer worked hard to get support from the community. They did gain this support and a letter was sent to the Department. The neighborhood association sent the letter by Federal Express on March 29, 2005 but it was sent to the P.O. Box Number and was not delivered until after 04-01-05 due to not having the street address of the Department on the packet. She asked the Board to waive this 04-01-05 deadline due to these circumstances.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the appeal for Grove Manor.

Passed Unanimously

05054 Residences at Eastland

Ms. Joyce stated this is an urban/exurban area of Ft. Worth, Region 3 and is a family project. The letter is from the neighborhood organizations and stated it was an organization of persons living near one another. At this time the organization is comprised of one person. This appeal states that because the lots were not sold then there could only be one person living near one another.

Dan Algier, New Rock Development, Irving, Texas

Mr. Algier stated the QAP states that in order to get the full points the project must be located in the boundaries of a neighborhood association and this project qualifies.

Tony Sisk, Churchill Residential, Irving, Texas

Mr. Sisk stated this site is within the boundaries of the association and has support.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to deny the appeal. Passed Unanimously

05079 Rio Hondo Village

Ms. Joyce stated this is in the urban/exurban area of Rio Hondo, Region 11 and is at-risk family. It has city support and has a resolution which was passed after the deadline.

Lee Felger, Volunteers of America, Ft. Worth, Texas

Mr. Felger stated this is a rehab with 9% tax credits and they need this rehab to put in air conditioning. The City does stated they could not get a resolution by the 04-01-05 deadline but did have it by April 12.

Motion made by C. Kent Conine and seconded by Patrick Gordon to deny the appeal. Passed Unanimously

04140 El Paraiso

Ms. Joyce stated this is a rural development in Edcouch, Region 11. The appeal indicates it has city support but no resolution was submitted to the Department.

Dennis Hoover, Developer, Burnet, Texas

Mr. Hoover stated they did not submit a resolution but the City did pass it after the deadline.

Motion made by C. Kent Conine and seconded by Norberto Salinas to deny the appeal. Passed Unanimously

05200 Hawthorne Manor

Ms. Joyce stated this is in Freeport in Region 6 and is urban/exurban. The Department received minutes that stated the city supported this project and a letter of mayoral support but neither addressed the issue of the QAP and staff recommends denial.

Cynthia Bast, Attorney, Locke Liddell & Sapp, Austin, Texas

Ms. Bast stated information was submitted before the deadline but staff determined this information was inadequate for what was needed.

Motion made by C. Kent Conine and seconded by Norberto Salinas to deny the appeal. Passed Unanimously

05105 Zion Village Senior Transitional Housing

Ms. Joyce stated that the seller was affiliated with the applicant and this is not allowed in the QAP.

Rick Sims, Zion Village Senior Transitional Housing, Houston, Texas

Mr. Sims stated he had concerns with the QAP and stated on the application he made an adjustment with the supportive services building and applied for the credits without the 30% or the high limit increase. He stated that were was no identity of affiliation and that he paid less for the land than the church originally bought it for. He felt the QAP was not correct and he did not have an appraisal done.

Rev. L. David Punch, Pastor, Houston, Texas

Rev. Punch stated he felt the issue came down to miscommunication and they brought the needed information to this Board meeting and staff did not have it before today.

A lengthy discussion was held on the QAP and after discussions a motion was made.

Motion made by C. Kent Conine and seconded by Patrick Gordon to deny the appeal. Passed Unanimously

05033 Waterford Parkplace

Ms. Joyce stated this is an urban/exurban development that is family and non profit in Longview, Region 4. The applicant lost sic pre-app points because the final score of the application varied below 5% of the final pre-app score. The applicant is appealing as he felt the QAP is unclear in requirements on these points.

Doug Dowler, Developer, Waterford Parkplace, Longview, Texas

Mr. Dowler stated they disagreed with the question on 5A and B on the application as they are not as clear as staff would like for them to think it is. He asked that the points be reinstated.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the appeal. Motion failed with 2 ayes (Mr. Conine and Mr. Gonzalez) and 3 nos (Ms. Anderson, Mr. Salinas, Mr. Gordon)

Motion made by Norberto Salinas and seconded by Patrick Gordon to deny the appeal. Passed with 3 ayes (Ms. Anderson, Mr. Salinas, Mr. Gordon and 2 nos (Mr. Conine and Mr. Gonzalez)

05118 Vista Verde I & II Apartments

Ms. Joyce this is an urban/exurban development at risk and non profit in San Antonio, Reg. 9. This appeal concerns HAP contracts from HUD.

Ron Anderson, Exec. Director, Housing and Community Services, San Antonio, Texas

Mr. stated they had originally understood that HAP contracts would qualify for pints but no realizes that they do not.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to deny the appeal. Passed Unanimously

05119 Las Palmas Garden Apartments

Ms. Joyce stated this is an urban/exurban development which is an at-risk, non profit family development in San Antonio, Region 9. It has the same issue with the HAP contracts.

David Marquez, Developer, San Antonio, Texas

Mr. Marguez stated they have owned Las Palmas for almost 40 years and have HAP contracts.

Motion made by C. Kent Conine and seconded by Patrick Gordon to deny the appeal. Passed Unanimously

- 05203 Aspen Meadows
- 05212 Reed Road Senior Residential
- 05225 Normangee Apartments
- 05226 Lytle Apartments
- 05227 West Retirement
- 05228 City Oaks Apartments
- 05229 Centerville Plaza
- 05230 Coolidge Apartments
- 05231 Kerrville Housing
- 05232 Cibolo Apartments
- 05082 Sphinx at Luxar
- 05095 Sphinx At Reese Court
- 05104 Landing at Moses Lake
- 05117 Key West Village Phase 11
- 05130 Southpark Apartments

Ms. Joyce stated the above applications have been deferred to the next meeting or withdrawn by the developers.

Consistent with §49.17(b)(4)(B) And Any Other Appeals Timely Filed

- (4) Presentation, Discussion and Possible Approval of Multifamily Bond Program:
- a) Inducement Resolution Declaring Intent to Issue Multifamily Housing Mortgage Revenue Bonds for Developments Throughout the State of Texas and Authorizing the Filing of Related Applications for the Allocation of Private Activity Bonds with the Texas Bond Review Board For Program Year 2005 (2005 Waiting List)

2005-037 Canal Place Apartments, Houston, Texas

2005-038 Providence Place 11, Denton, Texas

Ms. Carrington stated these two applications are for the 2005 Private Activity Bond Program to get on the waiting list. Staff requests approval of the projects to be put on this waiting list.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the inducements and to put Canal Place Apartments in Houston, Texas and Providence Place 11, in Denton, Texas on the waiting list.

Passed Unanimously

b) Proposed Issuance of Multi-Family Mortgage Revenue Bonds and Four Percent (4%) Housing Tax Credits with TDHCA as the Issuer For:

Lafayette Village Apartments, Houston, Texas, in an Amount Not to Exceed \$15,000,000 and Issuance of a Determination Notice (Requested Amount of \$763,719 and Recommended Amount of \$763,719)

Ms. Carrington stated this is the issuance of multifamily bonds and TDHCA is the issuer. Staff is recommending \$14,100,000 in bonds and tax credits in the amount of \$763,719.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the issuance of \$14,100,000 in multi-family bonds and \$763.719 in tax credits for Lafayette Village Apartments in Houston, Texas.

Passed Unanimously

c) Issuance of Determination Notices on Tax Exempt Bond Transactions with Other Issuers: 05415 Langwick Seniors Apartments, Houston, Texas, Houston Housing Finance Corp. is Issuer (Requested Amount of \$873,610 and Recommended Amount of \$873,610)

Ms. Carrington stated this is with another issuer and staff is recommending \$873,610 in tax credits for this project.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve \$873,610 in tax credits for Langwick Seniors Apartments, Houston, Texas.

Passed Unanimously

05401 The Homes of Mountain Creek, Dallas, Texas, Dallas Housing Finance Corp. is Issuer, (Requested Amount of \$747,872 and Recommended Amount of \$729,317)

Ms. Carrington stated this is in Dallas and staff is recommending \$729,317 in tax credits.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve \$729,317 in tax credits for The Homes of Mountain Creek, Dallas, Texas.

Passed Unanimously

05404 Sea Breeze Senior Apartments, Corpus Christi, Texas, Sea Breeze, A Public Facility Corp. is the Issuer, (Requested Amount of \$594,673 and Recommended Amount of \$585,999)

Ms. Carrington stated this project is in Corpus Christi and staff is requesting \$583,999 in tax credits.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve \$583,999 in tax credits for Sea Breeze Senior Apartments, Corpus Christi, Texas.

Passed Unanimously

05402 Desert Pines, El Paso, Texas, El Paso Housing Finance Corp. is the Issuer, (Requested Amount of \$270,871 and Recommended Amount of \$267,983)

This item was withdrawn from consideration.

d) Approval of Draft Rule for the Procedures for Handling Qualified Contracts under the Housing Tax Credit Program (Chapter 1, Subchapter A, §1.9)

Ms. Carrington stated this the draft rule for the Procedures for Handling Qualified Contracts under the Housing Tax Credit Program and these will be submitted to the Texas Register to receive public comments. This item will be presented again to the Board for approval after public comments are received.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the draft rule for publication in the Texas Register to receive public comments.

Passed Unanimously

e) Approval of Proposed New Title 10, Part 1, Chapter 33 -Multifamily Housing Revenue Bond Rules

Ms. Carrington stated these ar4e the draft 2006 Multifamily Housing Revenue Bond Rules which will be published to receive public comments. The Board will be asked to approve these rules after public comments are received.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the 2006 Multifamily Housing Revenue Bond Rules to be published in the Texas Register to receive public comments.

Passed Unanimously

(5) Presentation, Discussion and Possible Approval of Programmatic Items:

a) Approval of Section 8 Program Public Housing Authority Plan - Five Year Plan and FY 2005 Plan

This item was pulled from the agenda.

b) Approval of Program Design for the Colonia Model Sub Division Program

Ms. Carrington stated this is the program design for the creation of the Colonia Model Sub Division Program. This is a legislative requirement to create this program.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the program design for the Colonia Model Sub Division Program.

Passed Unanimously

c) Approval of Further Review and Study of Increasing Area Median Family Income (AMFI) for the First Time Home Buyer Program from 80% to 115% AMFI for Borrowers Obtaining Assisted Mortgage Loans

This was a discussion only item and

Mr. Johnson will present additional information to the Board at the next meeting.

d) Forgiveness of Housing Trust Fund Predevelopment Loan for:
Accessible Communities, Inc., Corpus Christi, Texas, (Requested Amount of \$32,287 and Recommended Amount of \$22,207)

Ms. Carrington stated this organization received \$32,287 in pre development costs. They moved forward developing their first two units of transitional housing for persons with disabilities. They did not move forward with developing the other two units for persons with disabilities. Staff is recommending that the amount of predevelopment loan funds related to the phase that did not move forward should be forgiven in the amount of \$22,207.

<u>Judy Telge, Executive Director, Accessible Communities, Inc. Corpus Christi, Texas</u> Ms. Telge stated they agreed with the staff recommendation.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the forgiveness of Accessible Communities, Inc. Housing Trust Fund Predevelopment Loan in the amount of \$22,207.

Passed Unanimously

- e) Approval of Award of Predevelopment Loan Funds from the Housing Trust Fund for:
- 1) United Cerebral Palsy of Texas, Austin, Texas, in the Amount of \$17,700
- 2) United Cerebral Palsy of Texas, El Paso, Texas, In the Amount of \$40,500
- 3) Denton Affordable Housing, Denton, Texas, In the Amount of \$100,000

Ms. Carrington stated this is the consideration of three awards of Housing Trust Fund Predevelopment Loan Fund.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the awards of Predevelopment Loan Funds from the Housing Trust Fund for: United Cerebral Palsy of Texas, Austin, Texas, in the Amount of \$17,700; United Cerebral Palsy of Texas, El Paso, Texas, In the Amount of \$40,500; and Denton Affordable Housing, Denton, Texas, In the Amount of \$100,000 Passed Unanimously

f) Approval of Waiver of the 2004 HOME Rule Limiting Awards To \$1,500,000 And Award of HOME CHDO Rental Development Funds for Star Village Apartments, San Benito, Cameron County, Texas in an Amount not to Exceed \$1,675,000 and \$88,000 in CHDO Operating Expenses

Ms. Carrington stated the first action is to consider a waiver of the maximum amount of a HOME award of \$1,500,000 and then to award \$1,675,000 in HOME CHDO funds to Housing Plus in San Benito for the Star Village Apartments. This will develop 52 units of multifamily housing.

Motion made by C. Kent Conine and seconded by Norberto Salinas to approve the waiver and to award \$1,675,000 in CHDO funds and \$88,000 in CHDI operating expenses to Housing Plus in San Benito for Star Village Apartments.

Passed Unanimously

g) Approval of Single Family HOME Program Disaster Relief Awards from HOME Program Deobligated Funds for:

App. No.	Name R	<u>egion</u>	<u>Program</u>	<u>Admin</u>
			<u>Amount</u>	<u>Amount</u>
2004-0284	Haskell County	2	\$500,000	\$20,000
2004-0285	Pleasant Valley	2	\$500,000	\$20,000
2004-0286	San Saba County	/ 8	\$500,000	\$20,000
2004-0287	lowa Park	2	\$500,000	\$20,000
2004-0288	City of Seymour	2	\$500,000	\$20,000

Ms. Carrington stated these are five 2004 disaster relief program applications for owner occupied assistance. Governor Perry has declared each of these areas as a disaster due to severe storms and flooding.

Motion made by Vidal Gonzalez and seconded by C. Kent Conine to approve the HOME Disaster Relief Awards from HOME Program Deobligated Funds for:

2004-0284	Haskell County	2	\$500,000	\$20,000
2004-0285	Pleasant Valley	2	\$500,000	\$20,000
2004-0286	San Saba County	8	\$500,000	\$20,000
2004-0287	Iowa Park	2	\$500,000	\$20,000
2004-0288	City of Seymour	2	\$500,000	\$20,000
Doggod Linanim	ough.			

Passed Unanimously

h) Approval of CHDO Contract Restructuring Proposals:

Midland CDC, Midland, Texas, to Increase Contract #1000192 for Project Funds in the Amount of \$243,000 and Contract #1000208 for Operating Expenses in the Amount of \$12,150

Denton Affordable Housing Corporation, Denton, Texas, to Increase Contract #1000190 for Project Funds in the Amount of \$694,000 and Contract #1000206 for Operating Expenses in the Amount of \$34,700

Futuro Communities, Inc., Uvalde, Texas to Increase Contract #542057 for Project Funds in the Amount of \$208,000 and Award Funds for Operating Expenses in the Amount of \$16,000. (Original Award Did Not Include Operating Funds)

Grayson County CDC, Sherman, Texas to Reduce Number of Units Served from 45 to 27 to Allow for Contract Funds to be Used in the Development of the Project in Accordance with HOME Program CHDO Requirements

Ms. Carrington stated these this is to correct errors that were made with the CHDO dollars.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the contract restructures for: Midland CDC, Midland, Texas, to Increase Contract #1000192 for Project Funds in the Amount of \$243,000 and Contract #1000208 for Operating Expenses in the Amount of \$12,150; Denton Affordable Housing Corporation, Denton, Texas, to Increase Contract #1000190 for Project Funds in the Amount of \$694,000 and Contract #1000206 for Operating Expenses in the Amount of \$34,700; and Futuro Communities, Inc., Uvalde, Texas to Increase Contract #542057 for Project Funds in the Amount of \$208,000 and Award Funds for Operating Expenses in the Amount of \$16,000. (Original Award Did Not Include Operating Funds); Grayson County CDC, Sherman, Texas to Reduce Number of Units Served from 45 to 27 to Allow for Contract Funds to be Used in the Development of the Project in Accordance with HOME Program CHDO Requirements

Passed Unanimously

- (6) Presentation, Discussion and Possible Approval of Report of Financial Items:
- a) Second Quarter Investment Report

This was a report only item given by Mr. Dally.

b) Approval of Investment Banking Firms Recommended for Co-Senior, Manager Roles in Conjunction with the Sale of Single Family Mortgage Revenue Bonds

Ms. Carrington stated staff is recommending firms to be co-senior managers for the Single Family Mortgage Revenue Bonds and these are: Bear Stearns, Citigroup Global Markets and UBS Financing Services.

Motion made by Vidal Gonzalez and seconded by C. Kent Conine to approve the co-senior managers for the Single Family Mortgage Revenue Bonds and these are: Bear Stearns, Citigroup Global Markets and UBS Financing Services.

Passed Unanimously

c) Approval of Request for Qualifications (RFQ) for GIC Brokers

Ms. Carrington stated staff was requesting approval to issue a Request for Qualifications for GIC Brokers.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve the issuance of a Request for Qualifications for GIC Brokers.

Passed Unanimously

d) Approval of Request for Qualifications (RFQ) for Swap Monitoring Services

Ms. Carrington stated staff is requesting approval to issue a Request for Qualification for Swap Monitoring Services.

Motion made by C. Kent Conine and seconded by Vidal Gonzales to approve the issuance a Request For Qualifications for Swap Monitoring Services.

Passed Unanimously

e) Request to the Bond Review Board for Single Family 2005 Private Activity Allocation Reservation

Ms. Carrington stated staff is requesting approval to submit an application for the remainder of the Private Activity Allocation for 2005. Staff is requesting approval of Resolution No. 05032.

Motion made by C. Kent Conine and seconded by Vidal Gonzalez to approve Resolution No. 05032 authorizing the application to the Bond Review Board for the remainder of the 2005 Single Family allocation of private activity bond authority. Passed Unanimously

EXECUTIVE SESSION

- A. The Board may go into executive session (close its meeting to the public) on any agenda item if appropriate and authorized by the Open Meetings Act, Texas Government Code, Chapter 551
- B. The Board may go into executive session Pursuant to Texas Government Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee of TDHCA.
- C. Consultation with Attorney Pursuant to §551.071, Texas Government Code:
 - 1. With Respect to Anonymous Complaint Concerning Southwest Housing Development Company
 - 2. With Respect to pending or contemplated litigation involving Tax Credits to Cedar Oaks Development, El Paso, Texas
 - 3. With Respect to pending or contemplated litigation styled *Hyperion*, *et Al v. TDHCA*, filed in Travis County District Courts
 - 4. Other pending or contemplated litigation, settlement offers or matters under Texas Government Code §551.071(2) unknown at the time of posting

OPEN SESSION

Action in Open Session on Items Discussed in Executive Session

REPORT ITEMS

Executive Directors Report

1. Department Outreach Activities – Meetings, Trainings, Conferences, Workshops for April, 2005

Ms. Carrington stated this has been forwarded to the Board Members for their review.

2. Update on Legislation Impacting TDHCA

SB 1341 was favorably voted out of Senate Government Organization Committee
Ms. Carrington stated the bill concerning the moving of the Migrant Farm Labor Housing Services
to TDHCA has been signed by Governor Perry.
Department

3. Cedar Oak Townhomes, El Paso, Texas

Ms. Carrington stated the Board heard testimony from the citizens of El Paso at this meeting.

4. Report on Transfer of Brazoria County Vouchers

Ms. Carrington stated the transfer of these vouchers occurred on May 1, 2005.

Single Family First Time Homebuyer Marketing Update
 Ms. Carrington stated there is a report prepared by TKO on the advertising of single family program.

6. Progress of Agency Moving Plans

Ms. Carrington stated several of the staff from Economic Development (who are on the 4th floor Of the new building will be at the Department on Friday to discuss problems encountered with the building, etc.)

7. Gold Safety Award from SORM

Ms. Carrington stated the Department received the Gold Safety Award from SORM and she congratulated the Staff Services for this award.

8. HDR Article on "Agency's Decision Not To Provide Bond Financing for Development Didn't Violate Fair Housing Act"

Ms. Carrington stated this article was included for the Board members to review at their pleasure.

ADJOURN

Motion made by C. Kent Conine and seconded by Norberto Salinas to adjourn the meeting. The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Delores Groneck Board Secretary

Bdminmay

MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

June 27, 2005

Action Item

Requests for amendments involving material changes to Housing Tax Credit (HTC) applications.

Requested Action

Approve or deny the requests for amendments.

Background and Recommendations

§2306.6712, Texas Government Code, classifies some changes as "material alterations" that must be approved by the Board. Each request below includes one or more material alterations. Pertinent facts about the developments requesting approval are summarized below. The recommendation of staff is given at the end of each write-up.

Town Parc at Nacogdoches, HTC Development No. 02112

<u>Summary of Request</u>: Applicant requests approval to substitute four three-story residential buildings for the six two-story residential buildings presented in the original application because the engineering of the site drainage and detention pond would not accommodate the original plan. Unit count, unit mix and unit size have not changed.

Governing Law: §2306.6712, Texas Government Code. The code indicates that material

alterations include a significant modification of the site plan.

Applicant: Finlay Interests 40, Ltd.
General Partner: Finlay Interests GP 40, LLC

Developers: Finlay Interests
Principals/Interested Parties: Christopher Finlay

Syndicator: Simpson Housing Solutions

Construction Lender: Red Capital Group Permanent Lender: Red Capital Group

Other Funding: NA

City/County: Nacogdoches/Nacogdoches

Set-Aside: General

Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population

Units: 95 HTC units and 1 employee unit

2002 Allocation: \$762,000 Allocation per HTC Unit: \$8,021

Prior Board Actions: 7/31/02 - Approved award of tax credits.

Underwriting Reevaluation: To be determined.

Staff Recommendation: Staff recommends approving the request because the requested

modification would not materially alter the development in a negative manner and would not have adversely affected the selection of the

application in the application round.

Villas of Forest Hill, HTC Development No. 04089

<u>Summary of Request</u>: Applicant requests approval to increase the number of residential buildings from thirteen as proposed in the original application to nineteen because the City of Forest Hill requested the replacement of several of the originally planned twelve-unit buildings with fourplexes to enhance the residential character of the development. The number of units, unit mix and unit size did not change.

Governing Law: §2306.6712, Texas Government Code. The code indicates that material

alterations include a significant modification of the site plan.

Applicant: Villas of Forest Hill Limited Partnership

General Partner: Forest Hill Villas, LLC

Developers: Hearthside Development Corporation (HDC)
Principals/Interested Parties: Deborah Griffin, owner of HDC; HDC owns GP
Syndicator: SunAmerica Affordable Housing Partners, Inc.

Construction Lender: PNC Bank Permanent Lender: PNC Bank

Other Funding: NA

City/County: Forest Hill/Tarrant

Set-Aside: General

Type of Area: Urban/Exurban
Type of Development: New Construction

Population Served: Elderly

Units: 78 HTC units and 20 market rate units

2004 Allocation: \$424,339 Allocation per HTC Unit: \$5,440

Prior Board Actions: 7/28/04 - Approved award of tax credits.

Underwriting Reevaluation: To be determined.

Staff Recommendation: Staff recommends approving the request because the requested

modification would not materially alter the development in a negative manner and would not have adversely affected the selection of the

application in the application round.

Villa Hermosa, HTC Development No. 02037

<u>Summary of Request</u>: The original application represented the development would consist of 65% brick veneer and 35% hardi-plank. The Applicant now requests approval to reduce the brick veneer from 65% to 35% and increase the hardi-plank siding from 35% to 65%. The change is requested to reduce the cost of siding so that the owner could improve the landscaping and use carpet instead of vinyl tile in all bedrooms.

Governing Law: §2306.6712, Texas Government Code. The code indicates that material

alterations include any modification considered significant by the Board.

Applicant: Villa Hermosa, L.P.

General Partner: CCAF, Inc.

Developers: Carrizo Springs Affordable Housing, Inc. (CSAH)

Principals/Interested Parties: Carrizo Springs Housing Authority, parent of GP and developer

Syndicator: Key Investment Fund

Construction Lender: Key Bank Permanent Lender: Key Bank

Other Funding: NA

City/County: Crystal City/Zavala

Set-Aside: General Type of Area: Rural

Type of Development:
Population Served:
Units:
Construction
General Population
60 HTC units
2002 Allocation:
S565,712

Allocation per HTC Unit: \$7,714

Prior Board Actions: 7/31/02 - Approved award of tax credits.

Underwriting Reevaluation: To be determined.

Staff Recommendation: Staff recommends approving the request because the requested

modification would not materially alter the development in a negative manner and would not have adversely affected the selection of the application in the application round. The applicant scored three points for proposing to use greater than 75% masonry siding; while the 2002 QAP did not define "masonry", however the 2005 QAP does permit

cementitious board products as masonry.

Oxford Place, HTC Development No. 04167

Summary of Request: The application proposed the demolition of 230 public housing units and the construction of a 250 unit development, containing 200 tax credit units and 50 market rate units. The 200 tax credit units were also to have been public housing units. Applicant now requests approval to increase the number of public housing units from 200 to 230. The number of tax credit units would remain 200 and the total units would remain 250. Although the application proposed 50 market rate units and scored points for having an applicable fraction of 80% (i.e. 200 divided by 250), the applicable fraction would not change under the present proposal because there is no consideration of "market rate units" in the calculation of an applicable fraction. As defined by §42(c)(1)(B) and (C) of the Internal Revenue Code, the applicable fraction is the number of tax credit units divided by the total number of residential units in the development. Therefore, although the current proposal would change the number of unrestricted units (implicitly market rate units) in the development from 50 to 20, the number of tax credit units and the total number of units would not change, leaving the applicable fraction unchanged, also.

The applicant makes the current request because the Department's commitment notice required an approval from HUD to reduce the number of units in the housing authority's contract from 230 to 200. The applicant was unable to obtain this approval because HUD wants to ensure that all current tenants have the ability to return to the property if they choose.

Governing Law: §2306.6712, Texas Government Code. The code indicates that material

alterations include any modification considered significant by the Board.

Applicant: Oxford Community, LP
General Partner: Oxford Community, LLC

Developers: APV Redevelopment Corporation

Principals/Interested Parties: Housing Authority of the City of Houston

Syndicator: JER Hudson Housing Capital

Construction Lender: Victory Street Public Facility Corporation; Housing Authority of the City

of Houston

Permanent Lender: Victory Street Public Facility Corporation; Housing Authority of the City

of Houston

Other Funding: NA

City/County: Houston/Harris
Set-Aside: At-Risk, Nonprofit
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population

Units: 200 HTC units and 50 market rate units

2004 Allocation: \$1,187,924 Allocation per HTC Unit: \$5,940

Prior Board Actions: 7/28/04 - Approved award of tax credits.

Underwriting Reevaluation: To be determined.

Staff Recommendation: Staff recommends approving the request because the requested

modification would not materially alter the development in a negative manner and would not have adversely affected the selection of the

application in the application round.

Commons of Grace Apartments, HTC Development No. 04224

<u>Summary of Request</u>: Applicant requests that the Board remove the requirement that the applicant set-aside 27 units in the development as transitional housing. When the application was submitted, the applicant would have scored fifteen points for the transitional units. The Attorney General's opinion resulted in a reduction in the points scored to five points. Applicant has correctly stated that even without the five points, the application would have received an award. Applicant submitted letters from both the syndicator, Paramount Financial Group, and the lender, GMAC Commercial Mortgage, stating that the companies would decline to participate in the development because of the transitional units. Both companies acknowledged that their refusal to participate was based on the determination by tax counsel that the Supportive Housing Program (SHP) funds that would subsidize the transitional units would reduce basis by the amount of the SHP funds provided. Applicant was not aware that the funds would reduce basis at the time of application. Applicant does not propose to change any other feature of the development, including the number of units targeted to each rent and income level (i.e. the rent schedule would not change from the schedule presented in the application).

Governing Law: §2306.6712, Texas Government Code. The code states that material

alterations include any modification considered significant by the Board.

Applicant: TX Commons of Grace, LP

General Partner: TX Commons of Grace Development, LLC

Developers: B&L Housing Development Corporation (Bobby Leopold)

Principals/Interested Parties: Bobby Leopold (owner of co-developer and 1% owner of managing

general partner), GC (Grace Cathedral) Community Development Corp.

(99% owner of managing general partner)

Syndicator: Paramount Financial Group
Construction Lender: GMAC Commercial Mortgage
Permanent Lender: GMAC Commercial Mortgage

Other Funding: City of Houston – Housing and Development (HOME Funds)

City/County: Houston/Harris

Set-Aside: General

Type of Area: Urban/Exurban
Type of Development: New Construction

Population Served: Elderly

Units: 86 HTC units and 22 market rate units

2004 Allocation: \$660,701 Allocation per HTC Unit: \$7,683

Prior Board Actions: 7/28/04 - Approved award of tax credits. 2/10/05 - Approved reduction of

land area from 5.99 to 5.50 acres.

Underwriting Reevaluation: The Real Estate Analysis Division recommended reducing the tax credits

from \$660,701 to \$660,088.

Staff Recommendation: The loss of the five points scored for transitional housing units would

not have affected the award of tax credits. Staff therefore recommends that the Board approve the requested modification because the change would not materially alter the development in a negative manner and would not have adversely affected the selection of the application in

the application round.

Amendment 02112

FINLAY DEVELOPMENT LLC A National Affordable Housing Provider

May 10, 2005

T.D.H.C.A. **Ben Sheppard**507 Sabine St. (Suite 400)
P.O. Box 13941
Austin, TX 78711-3941

RECEIVED MAY 1 1 2005 LIHTC

Re: Application amendment for TDHCA # 02112 (Town Parc at Nacogdoches)

Dear Mr. Sheppard,

Please find the enclosed documents in support of the application amendment for Town Parc at Nacogdoches (TDHCA #02112). The number of buildings stated in the original application was 6 (2 story) residential buildings and 2 non-residential buildings. A change was made when it became necessary to use a portion of the land for drainage and a detention pond. (Please see the enclosed survey).

Instead of 6 (2 story) buildings with 16 apartments in each building, 4 (3 story) buildings were constructed with 24 apartments in each building. These changes had no effect on the number of apartments constructed (96), the unit mix or in the square footage of these units.

Could I please get a copy of the T.D.H.C.A. inspections done during construction? There should have been at least two, one before the foundation was poured and another just prior to the completion of the interior walls.

Sincerely,

Richard Brown

Richard Brown

Development Coordinator/Asset Manager

HEARTHSIDE DEVELOPMENT CORPORATION

5757 W. Lovers Lane, Suite 360 Dallas, Texas 75209 Telephone: 214-350-8822

214-350-8483

Facsimile:

LIHTC

RECEIVED

MAY 2 3 2005

May 20, 2005

Mr. Ben Sheppard
Texas Dept. of Housing & Community Affairs
Housing Tax Credit Program
507 Sabine, Suite 400
Austin, Texas 78701

Via Overnight Delivery

Re: Villas of Forest Hill Limited Partnership #04089; Request for Approval of Design Changes

Dear Mr. Sheppard:

In accordance with the Process and Requirements for Obtaining Approval for Application Amendments, I hereby submit for approval of the Department information in support of an increase in the number of residential buildings from 13 to 19. The application anticipated 4 one-bedroom 12-plex buildings, 3 two-bedroom 12-plex buildings and 6 2-bedroom 4-plex buildings for a total of 48 one-bedroom units and 52 two-bedroom units. The final site plan approved by the City of Forest Hill includes 2 one-bedroom 12-plex buildings, 1 two-bedroom 12-plex building, 6 one-bedroom 4-plex buildings and 10 two-bedroom 4-plex buildings for a total of 48 one-bedroom units and 52 two-bedroom units. This design change was in response to the City of Forest Hill requesting that several of the 12-plex buildings be split into 4-plex buildings in order to convey a more residential character. I have enclosed a copy of the site plan that was included with the application and the revised approved site plan.

The above described changes have not resulted in a change to the development cost schedule or sources and uses, as there has been no change in the number of units, the breakdown of unit type or the square footage.

I respectfully request that you approve this change from 13 buildings to 19 buildings. Please let me know if you need any additional information.

Sincerely.

Deborah A. Griffin

President

Attachments

Amendment 02037

VILLA HERMOSA L.P.

207 NORTH 4TH CARRIZO SPRINGS, TEXAS 78834 830-876-5211 830-876-2263 (FAX)

May 6, 2005

Ben Sheppard Multifamily Finance Production Division P.O. Box 13941 507 Sabine, Suite 400 Austin, Texas 78711-3941

Re:

Submittal for Application Amendments

Villa Hermosa TDHCA # 02037

Dear Mr. Sheppard,

Enclosed is the Application Amendment for Villa Hermosa TDHCA # 02037. I have also included the letter from the Architects for the project (AG Associates)

I am also enclosing a specification product sheet for Hardi-plank siding. The product is a masonry composition. Masonry is composed of Portland Cement as Hardi Plank.

I hope this is satisfactory for the Application Amendment. I you require additional information please contact me at 830-876-5211 or fax at 830-876-2236.

Respectfully,

Alfredo Castaneda Executive Director

VILLA HERMOSA L.P.

207 NORTH 4TH CARRIZO SPRINGS, TEXAS 78834 830-876-5211 830-876-2263 (FAX)

May 6, 2005

Ben Sheppard Multifamily Finance Production Division P.O. Box 13941 507 Sabine Suites 400 Austin, Texas 78711-3941

Re:

Application Amendments

Villa Hermosa TDHCA # 02037

Dear Mr. Sheppard,

In response to letter dated April 6, 2005, Item #2, Amenities. Attached is a letter the Architect, AG & Associates, responding to the reason for the percentages of the brick veneer and hardi-plank.

In response to the Application Amendments there are no adverse affects on the percentages described in the letter.

- 1. There is no significant modification of the site plan.
- 2. There is no modification on the number of units or bedroom mix of units.
- There is no modification of the scope of tenant services. 3.
- No reduction in square footage of the units or common areas. 4.
- 5. No significant modification of the architectural design of the development.
- 6. No modification on residential density of the development.
- 7. No other significant modification to the property to be considered by board.

As per documentation required by the Department.

- Explanation to the changes in percentages is noted by the Architect in the attached letter. 1.
- 2. The 30 year proforma was not revised and what is submitted is accurate.
- 3. Development cost schedule was not deviated only the percentage of brick and hardi-plank changed.
- 4. The rent schedule was not affected or changed.
- 5. The Utility Allowance Schedule was not affected or changed.
- 6. The Statement of Annual Expenses was not affected or changed.
- The Sources and Uses Funds Statement was not affected or changed. 7.
- 8. The 30 Year Proforma was not affected or changed.
- The Site Plan, Building Plans or Units Plans were not affected.

The Villa Hermosa Apartments were built on schedule and are operational. The percentage changes in the brick and hardi-plank did not hinder the building design or operations at anytime.

If you require additional information please contact me at 830-876-5211.

Respectful

Alfredo Castaneda Executive Director

Xc: Villa Hermosa Apartments file

Attachments Enclosed





associaties

ARCHITECTURE PLANNING DESIGN

Mr. Alfredo Castaneda Villa Hermosa, LP 207 N. 4th Street Carrizo Springs, Tx. 78834

RE: letter dated April 6, 2005 from TDHCA

Dear Mr. Castaneda.

After having read this letter our response to Item #2: Amenities: is as follows:

 The percentage of Brick Veneer verses Hardi-plank Siding were changed from the Schematic Phase Drawings that were part of your original submittal package. These amounts changed as follows: Brick Veneer 65% to 35% and Hardi-plank Siding 35% to 65%.

The project could not support the materials as originally shown in the construction documents. This change was made during the value engineering period of the project. The integrity of the project did not change in any form, however, by making this change the project was able to enhance the landscaping package, use carpet in all of the bedrooms in lieu of Vinyl Composition Tile. There were other minor enhancements to the project but these two changes were very positive modifications.

Please feel free in contacting my office should you require any additional information.

Sincerely,

Ron M. Alvarado,

principal

COATS ROSE

TAMEA A. DULA OF COUNSEL

May 5, 2005

Amendment 04167

> tdula@coatsrose.com Direct Dial (713) 653-7322 Direct Fax (713) 890-3918

By Fax to (512) 475-0764

Ms. Brooke Boston Director, Multifamily Finance Production **TDHCA** 507 Sabine Street, Suite 400 Austin, Texas 78701

> RE: Oxford Place (TDHCA # 04167) - 30 Additional Public Housing Units

Dear Brooke:

The Housing Authority of the City of Houston ("HACH") received a 2004 Housing Tax Credit Commitment Notice (the "Commitment") from the TDHCA for Oxford Place. Oxford Place is a revitalization of an existing substandard 230-unit public housing facility. The project will include demolition of the entire existing facility and on-site replacement with 250 newconstruction units, of which 200 will be Housing Tax Credit ("HTC") units and 50 will be market rate units... with appropriate protection to the feedback of the company of the contraction of the cont

Originally, the HTC Application indicated that the 200 HTC units would also be public housing units that would receive an operating subsidy from HACH's Annual Contributions Contract ("ACC") with the Department of Housing and Urban Development ("HUD"). Since this resulted in a reduction of the number of public housing units, the TDHCA included a requirement in the Commitment that HUD approval of the reduction of public housing units be obtained. An extension of time in which to provide this HUD approval was granted by the TDHCA, so that the approval is due with the construction loan closing documentation.

Subsequent to obtaining the Commitment, HACH held meetings with its public housing residents on the site to further advise them concerning the proposed demolition and reconstruction of Oxford Place. At these meetings it became apparent that virtually all of the tenants wanted the opportunity to return to the site after reconstruction. HACH is concerned that the revitalization of Oxford Place be a cooperative effort with the current tenants, and a key element of this cooperation appears to be having the ability to assure the current tenants that any of them who continue to qualify for public housing may return to the reconstructed Oxford Place

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Ms. Brooke Boston Director, Multifamily Finance Production May 5, 2005 Page 2

on a preferred basis, if they so desire. For this reason, HACH now proposes to keep 230 public housing units on site – which means that 30 market rate units will be used for public housing tenants at income levels of up to 80% AMGI.

We believe that this change in approach will not make any material change in the HTC Application under Section 49.17(c) of the 2005 Qualified Allocation Plan for the following reasons:

- 1. The Rent Schedule for the Project, as originally submitted, and as resubmitted for the purpose of deficiency cures, uses a rental rate that is less than the program maximum for 30% AMGI tenants for all of its units, including the market rate units (see enclosure).
- 2. The Underwriting Analysis reflects the rentals shown in the Rent Schedule and the Rent Analysis (net tenant-paid rents) chart (see enclosure) shows that for all units the proposed rents are below the Program Maximum rents and are less than 50% of the estimated market rents for similar units. Because the Project Owner showed a projected net operating income ("NOI") that was more than 5% lower than the Underwriter's estimate, the Underwriter's 30-year proforma was used, as necessary, to determine the long-term feasibility of the development. Notwithstanding the low projected NOI, the development was deemed feasible.
- 3. Since Underwriting found the development to be economically feasible with the projected NOI, making 30 of the market rate units also public housing units will not adversely affect the development's feasibility. The 30 units that are not subject to HTC restrictions, but will be subject to public housing restrictions, would be available to public housing tenants with incomes of up to 80% AMGI. The public housing tenants pay rent based upon their monthly incomes, and the units receive an operating subsidy under the ACC to cover the difference between the operating costs attributable to those units and the income from their tenants. The 30 extra public housing units will not be able to support debt service, but this development is structured so that the construction loan is paid off with HTC equity and the permanent loan does not require debt service, all principal and accrued interest being due on maturity.

Ms. Brooke Boston Director, Multifamily Finance Production May 5, 2005 Page 3

- 4. The Appraisal submitted with the HTC Application indicates that comparable rents in the area range from \$0.52 to \$0.72 PSF monthly, and that a market rate rent for the development's units would be \$0.52 PSF monthly, due to fewer amenities than in the comparables (see page 62 of Appraisal). The Rent Schedule shows that the development anticipates income at \$0.30 per square foot monthly, regardless of the income level. Subjecting the market rate units to public housing rental limitations will not make an effective difference to the development because even if the market rate units were leased at the top rental of \$0.72 PSF monthly, the rents come in at less than the maximum rental for 60% AMGI tenants. (For example, at \$0.72 PSF, the 3 Bedroom units would rent at \$933/month, whereas the rent limitation for 60% AMGI tenants would be \$951/month)
- 5. The Market Study submitted with the HTC Application indicates that the average rental in the Primary Market Area is \$0.671 PSF monthly, and the Class B average rents are \$0.708 PSF per month (see page 10 of the Market Study). These estimates confirm the Appraisal's determination that the market rents are less than the Program Maximum Rents for 60% AMGI tenants. The Market Study acknowledges that a significant portion of the units are intended to be public housing units with Section 8 vouchers or other assistance, which results in the rents on the 30%, 40%, 50% and market basis being the same (see page 78 of the Appraisal).

In summary, using 30 of the 50 market rate units in the development as public housing will permit HACH to accommodate all of the current residents of the existing project who wish to return to Oxford Place after reconstruction. No special HUD approval of a reduction of public housing units will be required. The use of these extra 30 units as public housing will not disrupt the anticipated NOI for the development, because all market rate units were budgeted to produce rents at less than the 30% AMGI rental level, whereas public housing tenants may have incomes up to 80% AMGI.

The imposition of public housing status on 30 extra units is not really a change to the specific terms of the HTC Application. The change will have no effect upon the income that can realistically be obtained from those units, given the rentals in the area, and there is no debt service to be negatively impacted. If, however, this change in approach is deemed to be an

Ms. Brooke Boston Director, Multifamily Finance Production May 5, 2005 Page 4

amendment to the HTC Application, then we request that it be considered at the next TDHCA Board Meeting on May 26, 2005.

Thank you very much for your consideration of this request. If you have any questions concerning the revised plan for the development, please do not hesitate to call.

Very truly yours,

Tamea A. Dula

Enclosures

cc:

Edwina Carrington Horace Allison John Hohlt

COATS ROSE

TAMEA A. DULA OF COUNSEL tdula@coatsrose.com Direct Dial (713) 653-7322 Direct Fax (713) 890-3918

June 3, 2005

By Fax to (512) 475-0764

Mr. Ben Sheppard TDHCA - Housing Tax Credit Program 507 Sabine Street, Suite 400 Austin, Texas 78701

RE: Oxford Place (TDHCA # 04167) - 30 Additional Public Housing Units

Dear Ben:

This is a follow-up to my letter to Brooke Boston of May 4, 2005, requesting TDHCA consent to the designation of 30 market rate units at Oxford Place as public housing units. Pursuant to my discussions with you, we agreed that if the request was deemed to be an amendment to the HTC Application, then we would defer its consideration by the TDHCA Board until the June Board Meeting in order to provide an opportunity for careful consideration by the staff. This letter is to provide a synopsis of our discussions concerning what effect, if any, the designation of 30 market rate units as public housing would have upon Oxford Place's scoring on Selection Criteria.

Ben, you expressed a concern that the extra 30 public housing units might result in a loss of mixed-income points. I believe that under the 2004 QAP the Project would still qualify for the maximum mixed-income development points, based upon the following:

- 1. Oxford Place qualified for points as a mixed-income development under §50.0(g)(7)(F) of the 2004 QAP, based upon having both market rate units and qualified tax credit units. The project ultimately received the maximum of 7 points for having a unit-based Applicable Fraction which is no greater than 80%.
- 2. The 2004 QAP defines "Applicable Fraction" by referring to Internal Revenue Code §42(c)(1).
- 3. Section 42(c)(1) of the Code defines the unit fraction as being the number of low-income units divided by the number of residential rental units (whether or not occupied). Section 42(i)(3) defines "low-income units" as those being both in compliance with the rent restriction set out in §42(g)(2) and where the tenants

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Mr. Ben Sheppard TDHCA – HTC Program June 3, 2005 Page 2

meet the income limitations of §42(g)(1). The Internal Revenue Code does not even refer to "market rate" units.

- 4. Public housing units do not necessarily qualify as "low-income units" under §42 because tenants with incomes of up to 80% AMGI qualify for public housing. For this reason it would not be fair or appropriate to assume that public housing units are the equivalent of low-income housing tax credit units in determining the Applicable Fraction. Public housing units that are not also tax credit units are not considered in calculating the Applicable Fraction for the purpose of determining tax credits so they should not be used for calculating Applicable Fraction for the purpose of determining mixed-income development points.
- 5. When comparing the number of low-income housing tax credit units to the number of residential units in Oxford Place, the unit Applicable Fraction is 200/250 or 80%. This Applicable Fraction qualified for 8 points under §50.0(g)(7)(F) of the 2004 QAP. The points for §50.0(g)(7)(F) were reduced to 7 under the 2004 QAP as amended in order to ensure compliance with Attorney General Opinion Number GA-0208.

Even if we assume for discussion purposes that the public housing units are considered "low-income units" under Section 42 of the Code, the Development would still qualify for 2 mixed-income development points, based upon an Applicable Fraction of 230/250 or 92%. If the Development's total score was accordingly reduced by 5 points, the Development would still be funded as the second-highest eligible At-Risk project in the Region.

The imposition of public housing status upon 30 of the 50 market rate units will not materially alter the Development in a negative manner. The Development's Effective Gross Annual Income will not change adversely because the Applicant's financial calculations presumed that rents for the market rate units would be identical to the rents for 30% AMGI tenants. The public housing units carry with them the benefit of an Annual Contributions Contract operating subsidy from the Housing Authority of the City of Houston. Finally, because the Development does not have a debt service requirement during the first 30 years, the inclusion of additional public housing units (which are not permitted to support debt) will not adversely affect the finances of the Development.

Mr. Ben Sheppard TDHCA – HTC Program June 3, 2005 Page 3

Since making 30 of the market rate units available for public housing tenants will not materially adversely affect the Development, we think that this change to the Development does not rise to the level of a formal amendment as set out in §50.18(c)(1) of the 2004 QAP, or under §49.17(c)(1) of the 2005 QAP, as applicable. If you disagree, however, and determine that the TDHCA Board must address the issue, then we again ask that this request be heard at the June 27, 2005 Board Meeting.

Thank you very much for your further consideration of this request. If you have any questions, please do not hesitate to call.

Very truly yours,

Tamea A. Dula

cc: Edwina Carrington Horace Allison John Hohlt

04224

TX COMMONS OF GRACE, LP

June 6, 2005

Ms. Brooke Boston Housing Tax Credit Program TDHCA 507 Sabine Street, Suite 400 Austin, Texas 78701

RE: Commons of Grace (TDHCA # 04224) - Amendment of Application.

Dear Ms. Boston:

This is a request for the amendment of the Housing Tax Credit Application for Commons of Grace (the "Project"). The Project received an allocation of 9% housing tax credits in 2004.

The Project originally agreed to limit 25% of the total units to use as transitional housing for the homeless under Section 50.9(g)(11)(F)(ii) of the 2004 Qualified Allocation Plan. This use restriction was to provide 15 points under the QAP. After the QAP was adjusted to comply with the Attorney General's requirements, the Project received only 5 points for this restriction.

We are now advised by Paramount Financial Group ("PFG"), which is the proposed tax credit syndicator, and by GMAC Commercial Mortgage ("GMAC"), the proposed construction/permanent lender, that the Project is deemed to be economically infeasible due to the problems raised by the transitional units. Copies of letters from PFG and GMAC are enclosed. It appears that a determination was made by PFG's tax counsel that Supportive Housing Program rental subsidies, which are the type of rental subsidies primarily available to the homeless, are considered "federal funds" when used in the housing tax credit context. Each year the eligible funds that subsidized the transitional units. This scenario means that the transitional units could recaptured. Due to this potential, PFG regards the Project's tax credits as being unmarketable.

The issue with the marketability of the housing tax credits flows through to the ability of the Project to obtain construction and permanent financing. Both construction and permanent financing were to have been provided by GMAC. Based upon the potential for tax credit recapture, and the concomitant reduction in possible equity financing, GMAC has found that the Project's financial feasibility has been compromised. Additionally, without the ability to use Supportive Housing Program subsidies, the universe of potential tenants for the restricted transitional units is limited, which affects the likely cash flow for the Project.

We are requesting that the restriction for 27 transitional units for the homeless be eliminated so that this Project can obtain tax credit equity and financing and provide affordable

Brooke Boston Housing Tax Credit Program June 6, 2005 Page 2

housing for 108 elderly families. In exchange, we propose that all 27 units be restricted to tenants with incomes not exceeding 50% AMGI. This substitution of restrictions will permit the Project to undergo development and will still provide a substantial low-income targeting obligation for the Project.

Based upon information provided by the TDHCA concerning the final point scores for competitive Housing Tax Credit Applications, we are given to understand that the loss of the 5 transitional housing points would not affect the allocation of tax credits to the Project. If this should not be the case, then we request that the TDHCA notify us as soon as possible.

Thank you very much for your consideration of this request. If you have any questions concerning the Project or if you need any additional information, please do not hesitate to call Pastor Charles Taylor at 713-631-3329.

Very truly yours,

TX COMMONS OF GRACE, L.P., a Texas limited partnership

By: TX Commons of Grace, LLC, its General Partner

By G.C. Community Development Corporation, its

By:

Charles Taylor

Enclosures

04224



4009 Columbus Rd., SW Granville, Ohio 43023

(740) 587-4150

June 6, 2005

Commons of Grace, LP Attn: Deepak Sulakhe 5910 North Central Expressway, Suite 1145 Dallas, Texas 75206

Re:

Commons of Grace, TDHCA No. 04224

Dear Deepak:

I regret to inform you that Paramount Financial Group will not be able to close our equity into Commons of Grace because of recently discovered tax issues with the 27 units that are homeless set-aside. Our investment committee recently determined on another project with a similar set-aside that we can not effectively market the tax credits to an investor because of tax issues regarding the rental assistance proposed for many of the homeless units, which exacerbate the already substantial risks of finding qualified tenants for the transitional homeless units. The Commons at Grace development shares these issues.

We understand that Jim McDermott of Holland & Knight, our tax counsel, spoke with the IRS and has concluded that the use of Supportive Housing Program ("SHP") rental assistance for transitional/homeless tenant would be treated as federal funds by the IRS. This would result in an annual reduction of basis equal to the dollar amount of the SHP rental assistance received, which would result in tax credit recapture. This limits the ability of the partnership to rely on SHP rental assistance for a large percent of the units and increases the risk of finding tenants.

Our interpretation of the definition of "homeless persons" referenced in the QAP under 24 CFR 91.5 is that any homeless person housed by Commons of Grace would not only have to 1) lack a fixed, regular, and adequate night time residence, but 2) also would have to have a current night time residence in the form of i) a supervised publicly or privately operated shelter, ii) an institution (for example a mental institution), or iii) a public or private place not designated for sleeping (for example a train station, bus station, park bend or sidewalk). This definition of homeless referenced in the QAP would limit the population of qualified homeless persons for residency, making it more likely that they would have to come from shelters with SHP rental assistance resulting in a loss of credits and recapture for our investors. Our investors especially dislike amending their tax returns to reflect the recapture of tax credits they have already taken.

You have indicated that some of the homeless tenants would have small incomes such as social security and would be able to pay the rent for the very low income units, or that they would have Section 8 vouchers. Given the definition of "homeless persons," it is difficult to count on these

04224

tenants having any social security or other income and more likely that they would have SHP rental assistance than Section 8 vouchers.

If the developers of Commons of Grace were able to eliminate or substantially reduce the homeless set-aside, Paramount Financial Group would reconsider investing in the project. We at PFG consider you one of our best developers and hope to work with you in the future. If you or TDHCA have any questions or I can be of further assistance please call me at 216-896-9696.

PARAMOUNT FINANCIAL GROUP, INC.

Bv:

Moses, Director, Acquisitions

2000 Richard Jones Road, Suite 100 Nashville, TN 37215 Telephone: 615-279-7500

Facsimile: 615-279-0729

June 6, 2005



Commons of Grace, LP c/o Southwest Housing 5910 North Central Expressway, Suite 1145 Dallas, Texas 75206 Attention: Mr. Deepak Sulakhe

Re: Commons of Grace, Houston, Texas

Dear Mr. Sulakhe:

This is to advise you that GMAC Commercial Mortgage does not anticipate being able to commit to close the proposed construction and permanent financing for Commons of Grace, due to certain tax issues with respect to the 27 units that are designated as transitional housing for the homeless. It has recently come to our attention that Supportive Housing Program ("SHP") rental assistance for the homeless tenants would be treated as federal funds by the IRS. We understand that this would result in an annual reduction of basis equal to the dollar amount of the SHP rental assistance received. In our view, the resulting tax credit recapture from such a reduction in basis would compromise the project financial feasibility. On the other hand, inability to use SHP rental assistance to cover the rents for the 27 transitional units would materially limit the population of potential tenants for the transitional units, and this adversely affects the gross rental income for the project.

We understand that the Texas Department of Housing and Community Affairs has recently permitted developers in similar situations to either eliminate or substantially reduce the transitional housing requirement. We suggest that you pursue such an alternative for Commons of Grace, since the transitional element makes the development's feasibility very problematic from a lending perspective.

Please do not hesitate to contact me at 615-279-7508 to discuss this matter in greater detail.

Libyd Griffin

Vice President

Cc: Andrew Kramer, BRMF&S

MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

June 27, 2005

Action Items

Requests for extensions to close construction loans are summarized below.

Required Action

Approve or deny the requests for extensions associated with 2004 Housing Tax Credit commitments.

Background

Pertinent facts about the developments requesting extensions are given below. Each request was accompanied by a mandatory \$2,500 extension request fee.

Villa Del Sol, HTC No. 04036

<u>Summary of Request</u>: Applicant requests an extension of the deadline to close the construction loan. Applicant needs additional time to obtain approvals from the U.S. Department of Housing and Urban Development (HUD) for a property disposition application, loan terms and partnership documents. Applicant has executed letters of intent with MMA Financial for syndication and with PNC Multifamily Capital (PNC) for a permanent loan. Applicant has also closed a predevelopment loan with PNC and executed a contract with Tellepsen Builders, the general contractor. Applicant states that although HUD promised action within 60 days, applicant knows that HUD has taken 90 days in similar cases; therefore, applicant requests an extension of approximately 120 days to make sure that HUD's action is completed.

Applicant: VDS Housing, Ltd.

General Partner: Brownsville Housing Authority (BHA)

Developer: Brownsville Housing Authority; Tekoa Partners, Ltd. Principals/Interested Parties: Remberto Arteaga of BHA, William Skeen of Tekoa

Syndicator: MMA Financial

Construction Lender: PNC Multifamily Capital Permanent Lender: PNC Multifamily Capital

Other Funding: NA

City/County: Brownsville/Cameron

Set-Aside: General

Type of Area: Urban/Exurban

Type of Development: Acquisition/Rehabilitation

Population Served: General Population

Units: 189 HTC and 10 market rate units (and 1 employee unit)

2004 Allocation: \$485,000 Allocation per HTC Unit: \$2,566 Extension Request Fee Paid: \$2,500

Type of Extension Request: Construction Loan Closing

Note on Time of Request: Request was submitted on time but was not included in the

last Board Book because a routing error delayed its receipt

for processing.

Current Deadline: June 1, 2005

New Deadline Requested: September 30, 2005

New Deadline Recommended: September 30, 2005

Prior Extensions: None

Las Canteras Apartments, HTC Development No. 04037

<u>Summary of Request</u>: Applicant requests an extension of the deadline to close the construction loan. Applicant needs additional time to obtain approvals from HUD for a property disposition application, loan terms and partnership documents. Applicant has executed letters of intent with MMA Financial for syndication and with PNC Multifamily Capital (PNC) for a permanent loan. Applicant has also closed a predevelopment loan with PNC and executed a contract with Tellepsen Builders, the general contractor. Applicant states that although HUD promised action within 60 days, applicant knows that HUD has taken 90 days in similar cases; therefore, applicant requests an extension of approximately 120 days to make sure that HUD's action is completed.

Applicant: Las Canteras Housing Partners, Ltd.

General Partner: Pharr Housing Development Corporation (PHDC)

Developer: PHDC; Tekoa Partners, Ltd.
Principals/Interested Parties: PHDC, William Skeen of Tekoa

Syndicator: MMA Financial

Construction Lender: PNC Multifamily Capital Permanent Lender: PNC Multifamily Capital

Other Funding: NA

City/County: Pharr/Hidalgo
Set-Aside: Nonprofit
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population
Units: 100 HTC units

2004 Allocation: \$567,803 Allocation per HTC Unit: \$5,678 Extension Request Fee Paid: \$2,500

Type of Extension Request: Construction Loan Closing

Note on Time of Request: Request was submitted on time but was not included in the

last Board Book because a routing error delayed its receipt

for processing.

Current Deadline: June 1, 2005

New Deadline Requested: September 30, 2005

New Deadline Recommended: September 30, 2005

Prior Extensions: None

Staff Recommendation: Approve extension as requested. Other developments

with financing that requires action by HUD were given similar extensions at the May 26, 2005 Board Meeting.

Spring Oaks Apartments, HTC Development No. 04058

<u>Summary of Request</u>: Applicant requests an extension of the deadline to close the construction loan. Applicant needs additional time to obtain approval from HUD for the restructuring of a bridge loan which HUD requires. HUD did not require the restructuring when the application was submitted to HUD. The requirement resulted from a change in HUD rules after the application was made.

Applicant: Shepherd Lane Housing, LP

General Partner: Shepherd Lane Development, LLC (SLD)

Developer: RLP Development LLC (RLP) (co-developer); Simpson

Housing Solutions (co-developer)

Principals/Interested Parties: Ron Pegram (100% owner of SLD and RLP); Simpson

Housing Solutions

Syndicator: Simpson Housing Solutions

Construction Lender: Malone Mortgage
Permanent Lender: Malone Mortgage

Other Funding: Communidad Corporation City/County: Balch Springs/Dallas

Set-Aside: General

Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population

Units: 128 HTC units and 32 market rate units

2004 Allocation: \$845,382 Allocation per HTC Unit: \$6,605 Extension Request Fee Paid: \$2,500

Type of Extension Request: Construction Loan Closing

Note on Time of Request: Request was submitted on June 14, 2005; Deadline for

submission was May 12, 2005.

Current Deadline: June 1, 2005

New Deadline Requested: September 30, 2005

New Deadline Recommended: September 30, 2005

Prior Extensions: None

Staff Recommendation: Approve extension as requested. Other developments

with financing that requires action by HUD were given similar extensions at the May 26, 2005 Board Meeting.

Samaritan House Apartments, HTC Development No. 04157

<u>Summary of Request</u>: Applicant requests an extension of the deadline to close the construction loan. Applicant needs additional time to obtain final building permits from the City of Fort Worth.

Applicant: Hemphill Samaritan, LP

General Partner: Hemphill Samaritan, LLC (Tarrant County Samaritan

Housing, Inc., a nonprofit, is sole member)

Developer: Hemphill Samaritan Developers, LLC

Principals/Interested Parties: Tarrant County Samaritan Housing, Inc. (nonprofit sole

member of GP); Tom Scott (member of owner of

developer)

Syndicator: Alliant

Construction Lender: Mitchell Mortgage
Permanent Lender: Mitchell Mortgage

Other Funding: NA

City/County: Fort Worth/Tarrant

Set-Aside:
Type of Area:
Urban/Exurban
Type of Development:
Population Served:
Units:
Nonprofit
Urban/Exurban
New Construction
General Population
126 HTC units

2004 Allocation: \$818,328 Allocation per HTC Unit: \$6,495 Extension Request Fee Paid: \$2,500

Type of Extension Request: Construction Loan Closing

Note on Time of Request: Request was submitted on time but was not included in the

last Board Book to allow time for withdrawing it without a

processing fee if the loan could be closed on-time.

Current Deadline: June 1, 2005
New Deadline Requested: August 31, 2005
New Deadline Recommended: August 31, 2005

Prior Extensions: None

Staff Recommendation: Approve extension as requested.

Village on Hobbs Road Apartments, HTC Development No. 04160

<u>Summary of Request</u>: Applicant requests an extension of the deadline to close the construction loan. Applicant needs additional time to obtain final building permits from the City of League City.

Applicant: Hobbs Road Village, LP
General Partner: Hobbs Road Village GP, LLC
Developer: Hobbs Road Developers, LLC

Principals/Interested Parties: Tom Scott (sole member of GP; member of owner of

developer)

Syndicator: Alliant

Construction Lender: Mitchell Mortgage
Permanent Lender: Mitchell Mortgage
Other Funding: League City (grant)
City/County: League City/Galveston

Set-Aside: Nonprofit
Type of Area: Urban/Exurban
Type of Development: New Construction
Population Served: General Population

Units: 80 HTC units and 20 market rate units

2004 Allocation: \$551,851 Allocation per HTC Unit: \$6,898 Extension Request Fee Paid: \$2,500

Type of Extension Request: Construction Loan Closing

Note on Time of Request: Request was submitted on time but was not included in the

last Board Meeting to allow time for withdrawing it without

a processing fee if the loan could be closed on-time.

Current Deadline:

New Deadline Requested:

New Deadline Recommended:

August 31, 2005

August 31, 2005

Prior Extensions: None

Staff Recommendation: Approve extension as requested.

MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

June 27, 2005

Action Items

Approve a list of applications (as of June 27) for Housing Tax Credits in accordance with the 2005 Qualified Allocation Plan and Rules.

Required Action

Approve, deny or approve with amendments, subject to underwriting and possible appeals, the list of recommended applications (as of June 27) for Housing Tax Credits from the 2005 Housing Tax Credit Ceiling.

Background and Recommendations

The Board is required by \$2306.6724(e) to "review the recommendations of department staff regarding applications and shall issue a list of approved applications each year in accordance with the qualified allocation plan no later than June 30." In July, as required by \$2306.6724(f), the Board "shall issue final commitments for allocations of housing tax credits each year in accordance with the qualified allocation plan not later than July 31." This agenda item satisfies the requirement for the June deadline for the 2005 Housing Tax Credit (HTC) cycle.

The Housing Tax Credit (HTC) recommendations for June are presented in a separate one-volume Board Book. The volume contains the following information that reflects the recommendations of the Executive Award and Review Advisory Committee:

- 1. Report of Cumulative Recommendations (only shows those applications recommended)
- 2. Report of Recommendations by Region (shows all active applications)
- 3. Report of Recommendations for the Nonprofit Set-Aside (only shows those applications recommended in the nonprofit set-aside)
- 4. Report of Status and Evaluation Comment for All Submitted Applications
- 5. Summary Report per Development (provided in Development number order for all active applications)

Please note that no recommendations are being made at this time for the 2005 Waiting List. The final recommendations for the HTC awards will take place at the board meeting on July 27, 2005; Waiting List recommendations will be made at that meeting.

I. REGIONAL ALLOCATION FORMULA AND SET ASIDES

The Department's Credit Ceiling for 2005 totals \$41,872,030. As required by \$2306.111 of the Texas Government Code, and further codified in \$49.7(a) of the 2005 Qualified Allocation Plan and Rules (QAP), the Department utilizes a regional allocation formula to distribute credits from the Credit

Ceiling. There are thirteen state service regions which receive varying portions of the Credit Ceiling based on the need in those regions. A map of those regions follows this write-up. Each region is further divided into two allocations – a Rural Regional Allocation and an Urban/Exurban Regional Allocation. Based on the formula, each of these twenty-six geographic areas is targeted to receive a specific amount of housing tax credits.

As required by §49.7(b)(1) of the QAP, several set-asides/allocations are also required to be met with the 2005 Housing Tax Credits. The only federally legislated set-aside is the Nonprofit Set-Aside, which requires that at least 10% of the Credit Ceiling be allocated to Qualified Nonprofit applications. As described in §49.9(d), applications in the nonprofit set-aside compete among those applications for the general pool and are not backed out initially. Only if the 10% set-aside is not met when evaluating applications on their score, will the Department then add the highest scoring Qualified Nonprofit statewide until the 10% Nonprofit Set-Aside is met. It should be noted that for the 2005 Credit Ceiling, the Nonprofit Set-Aside is satisfied purely through the general scoring competitiveness of the Nonprofit applications, and it was unnecessary to add nonprofit applications for non-scoring reasons.

Pursuant to §49.7(b)(2) of the QAP, an At-Risk Set-Aside, which is state legislated, also requires that at least 15% of every region's allocation be awarded to existing developments that are at risk of losing their affordability. Pursuant to §49.7(a), there is also a United States Department of Agriculture (USDA) Allocation which requires that at least 5% of every region's allocation be awarded to developments that are funded by USDA. Both the At-Risk Set-Aside and the USDA Allocation are awarded on a regional basis and not a statewide basis.

Applicants were permitted to apply in all set-asides for which they were eligible.

The table below reflects the Total Regional Allocation, the amount of credits dedicated to the Rural Allocation and the Urban/Exurban Allocation, as well as the proportional amount of each of those regions that needs to be allocated to the At-Risk Set-Aside and the USDA Allocation.

				Urban/		
	Place for	Regional	Rural	Exurban		
	Geographical	Funding	Funding	Funding	USDA for	At-Risk for
	Reference	Amount	Amount	Amount	Region	Region
1	Lubbock	\$2,056,920	\$571,164	\$1,485,757	\$102,846	\$308,538
2	Abilene	\$1,160,834	\$526,396	\$634,438	\$58,042	\$174,125
3	Dallas/Fort Worth	\$7,659,259	\$653,152	\$7,006,107	\$382,963	\$1,148,889
4	Tyler	\$2,066,444	\$952,180	\$1,114,264	\$103,322	\$309,967
5	Beaumont	\$1,243,737	\$744,421	\$499,316	\$62,187	\$186,561
6	Houston	\$8,093,212	\$612,915	\$7,480,297	\$404,661	\$1,213,982
7	Austin/Round Rock	\$2,928,201	\$219,565	\$2,708,636	\$146,410	\$439,230
8	Waco	\$2,486,321	\$546,364	\$1,939,956	\$124,316	\$372,948
9	San Antonio	\$3,362,480	\$348,968	\$3,013,512	\$168,124	\$504,372
10	Corpus Christi	\$2,069,424	\$648,861	\$1,420,563	\$103,471	\$310,414
11	Brownsville	\$5,368,843	\$1,494,080	\$3,874,763	\$268,442	\$805,327
12	San Angelo	\$1,228,010	\$350,771	\$877,239	\$61,401	\$184,202
13	El Paso	\$2,148,345	\$275,578	\$1,872,767	\$107,417	\$322,252

II. APPLICATION SUBMISSIONS

There were 223 Pre-Applications submitted reflecting a total request for credits of \$156,565,590. Subsequently there were 166 full applications submitted with a total request for credits of \$100,255,949. At this time, 17 of those applications have been terminated and/or withdrawn by the applicant. Additionally, four developments were awarded 2005 funds as Rural Rescue Forward Commitments last year. Therefore, there are 145 applications currently competing for credits.

III. DEVELOPMENT EVALUATION

Central to the 2005 HTC application cycle was our commitment to ensuring fairness and consistency in evaluating all of the applications, and ensuring adherence to all required guidelines. A new process was utilized this year based on the 2005 QAP: "Each Application will be assessed based on either the Applicant's self-score or the Department's preliminary score, region, and any Set-Asides that the Application indicates it is eligible for, consistent with paragraph (5) of this subsection. Those Applications that appear to be most competitive will be designated as "priority" Applications. Applications that do not appear to be competitive may not be reviewed in detail for Threshold Criteria during the Application Round." This process therefore limited the number of more time-consuming Threshold reviews. 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. Staff has 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 is reviewing 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.

In accordance with state law, the Department held 13 public hearings in April 2005 in each of the thirteen regions to receive comments from citizens, neighborhood groups, and elected officials on the 2005 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 each application's summary report.

2005 is the second year for the Department to include a scoring criteria for Quantifiable Community Participation. Staff received and evaluated 80 letters for this exhibit. A deficiency letter was sent to all organizations for which the letter was found to be deficient and a deficiency cure period was provided. Ultimately there were 49 eligible letters meeting all Department requirements. Of those letters, 46 letters received a score of 24 (the maximum score for a letter of support) and 3 letters received a score of zero (the maximum score for a letter of opposition). All other applications - for which either no letters were received or for which the letters were determined to be ineligible – received a score of 12 as required in the QAP. All letters, regardless of their score, have been summarized for the Board in each application's summary report indicating the comments of the neighborhood or other organizations.

It should be noted that this year there are two primary items that are not required to be submitted to the Department until after the July Board award decision is made. Those include evidence of zoning and evidence of funding commitment from local political subdivisions. The fact that some awarded applicants may be unable to provide the appropriate evidence at that time, may very likely create a situation where credits awarded will be rescinded. Applicants in this situation will be given an

opportunity to appeal this decision but if all appeals are unsuccessful, the credits will be committed to the next applicant on the Waiting List.

IV. STAFF RECOMMENDATION

In making recommendations, staff relied on the allocations, set aside requirements and scores.

At this time, applications have not been reviewed for financial feasibility. All recommendations made to the Board are based on credit amounts requested and the representations of the applicant. Therefore, all recommendations are subject to a review for financial feasibility. Through this review some applications may be found to be financially infeasible, in which case they will be removed from the Recommendation List for the July 27 Board meeting. Furthermore, applications that are found to be feasible, may still have their credit amount reduced and/or may have conditions placed on the allocation.

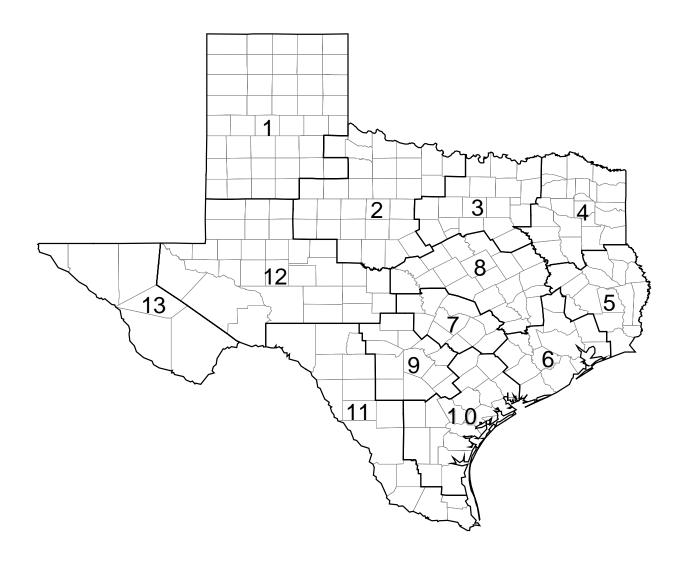
Because final credit amounts are not yet known and the list may continue to change, each sub-region (26 pots) is being provided to the Board for recommendation as "under-allocated". This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the "A" Preliminary Recommendation List. Each of those developments is noted in the "N" Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be the "next" application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.

In addition to applications that may be removed from the list for issues of financial feasibility, applications may also be removed from the recommended list as determinations are made on appeals on applications are heard. For example, if an appellant for an infeasible application has a successful appeal for feasibility and is reinstated, they may move ahead of an applicant who is on this June 27 Recommended List. Also, while the attached recommendation list has removed some applications that might cause an applicant to violate the \$2 million credit limit, more adjustments may still be made upon completion of underwriting.

As staff was making recommendations, each region was reviewed. The first evaluation within each region was to ensure that the highest scoring USDA applications from each region were selected to satisfy the USDA Allocation; followed by the selection of the highest scoring At-Risk Set-Aside applications to satisfy the required set-aside amount in each region. Subsequently, all recommendations are based on score and competitiveness in the region.

The total number of developments recommended at this time is 63. Including the 4 Rural Rescue Forward Commitments awarded in 2004, this is a total of 67 developments recommended credits for 2005. The total amount recommended, including the Rural Rescue Forward Commitments, is \$35,017,847. The total credit amount recommended for Qualified Nonprofit Organizations is \$6,105,430, which is 15% of the total recommended credits. Note that the total Credit Ceiling available is \$41,872,030. The staff recommendation is therefore \$6,854,183 less than the amount available to allocate. As noted above, adjustments to "use" those remaining credits will be determined in the July recommendation list. In any event, the July Recommendation List will not exceed the 2005 Credit Ceiling.

Uniform State Service Regions



2005 9% Housing Tax Credit Preliminary Recommendations** - June 27, 2005 Board Meeting Sorted by Region, Allocation and Final Score - Only Recommended Applications

				State Ceiling	g to be Al	located:	\$41	,872,0	030					
File # Reg	. A Development Name	e Address	City	Set-Aside Alloc. ² USDA NP A	s ³ Layerin AR HOME H	ıg ⁴ TF Activit	₅ LI y Unit	Tota s Units	l Cı s Pop ⁶ Re	redit ⁷ quest	Owner Contac	Final		le lict Comment
Region:	1													
Allocation	on Information for Re	gion 1: Tota	al Credits Ava	ilable for Region:	\$2,056,920	Rural A	llocati	on:	\$571,164	4 U	rban/Exurba	n Alloc	ation:	\$1,485,757
						5% Req	uired f	or US	DA: \$102,84	46 15	5% Required	for At-	Risk:	\$308,538
Application	ons Submitted in Reg	ion 1: Urba	an/Exurban											
)5124 1 /	A TownParc at Amarillo	Woodward Ave. & Kirkland Dr.	Amarillo	o U/E 🗌 🗌		NC	144	144	F \$93		hristopher C. inlay	160	N/A	Competitive in Region
						Subtotal:	144	144	\$93 ⁻	1,177				
						Total:	144	144	\$93 [,]	1,177				
Application	ons Submitted in Reg	ion 1: Rura	a <u>l</u>											
05101 1 /	A Creek Crossing Senior Village	West of Soncy Ro of US Highway 60		n R 🗌 🗌		NC	73	76	E \$394	4,000 T	ammie Goldsto	on 166	N/A	Wins Tie Breaker w/ 05100
						Subtotal:	73	76	\$394	4,000				
						Total:	73	76	\$394	4,000				
2 Ap	plications in Region				Reg	ion Total:	217	220	\$1,32	5,177				

File# Reg	. A Development Na	ıme Addres	s	City	Alloc. ²	Set-Asides USDA NP AF	³ L ₹ H	ayering	g ⁴ FF Activity	5 LI V Unit	Tota s Unit	l s Pop	Credit ⁷ 6 Request	Owner Contac	Final t Score	1 Mile Confli	
Region:	2																
Allocation	on Information for	Region 2:	Total Cre	dits Avai	lable fo	or Region: \$	31,16	0,834	Rural Al	llocatio	on:	\$5	26,396	Urban/Exurbar	Allocat	ion:	\$634,438
									5% Requ	uired f	or US	DA:	\$58,042	15% Required	for At-Ri	sk:	\$174,125
Application	ons Submitted in R	egion 2:	<u>Urban/Ext</u>	<u>ırban</u>													
05058 2 /	A Green Briar Village Apartments	601 Airpo	ort Dr.	Wichita Falls	U/E				NC	76	76	F	\$604,349	Randy Stevenso	n 184 N		Wins Tie Breaker w/ 05141
								;	Subtotal:	76	76		\$604,349				
									Total:	76	76		\$604,349				
Application	ons Submitted in R	egion 2:	<u>Rural</u>														
05000 27	A Snyder Housing Venture, Ltd.	100 East	37th ST.	Snyder	R				NC/R	39	39	F	\$30,658	James Brawner	200 N	/A I	Rural Rescue Award
								;	Subtotal:	39	39		\$30,658				
									Total:	39	39		\$30,658				
2 Ap	plications in Regio	on						Regi	on Total:	115	115		\$635,007				

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Regio	n:	3														
Alloc	ation	Information for Reg	gion 3: Total Cred	lits Availab	le for Region: \$	7,659	,259	Rural A	llocati	on:	\$	653,152	Urban/Exurban	Alloc	ation:	\$7,006,107
								5% Req	uired	for US	SDA:	\$382,963	15% Required f	or At-	Risk:	\$1,148,889
Applic	ation	s Submitted in Regi	ion 3: Urban/Exu	rban												
05005	3 A	Cambridge Courts	8124 Calmont Ave.	Fort Worth	U/E			NC/R	342	342	F	\$1,093,473	Barbara Holston	196	N/A	Competitive in Region
05004	3 A	Samuel's Place	Southeast Corner of Samuel's Ave. and Poindexter St.	Fort Worth	U/E			NC	36	36	F	\$274,014	Barbara Holston	193	N/A	Competitive in Region
05088	3 A	Oak Timbers-Fort Worth South	300 East Terrell Ave.	Fort Worth	U/E 🗌 🔽 🗌			NC	160	168	E	\$1,200,000	A.V. Mitchell	191	N/A	Competitive in Region
05015	3 A		North side of Industrial Dr., East of U.S. Highway 69	Greenville	U/E			NC	144	150	E	\$1,103,075	Kenneth H. Mitchell	188	N/A	Competitive in Region
05116	3 A	Wahoo Frazier Townhomes	East side of Blocks 4700-4900 Hatcher St.	Dallas	U/E			NC	95	118	F	\$929,611	Lester Nevels	187	N/A	Competitive in Region
05082	3 A	Sphinx at Luxar	3110 Cockrell Hill Rd.	Dallas	U/E			NC	96	100	F	\$887,230	Jay O. Oji	186	N/A	Competitive in Region
05171	3 A	Fairway Crossing	7229 Ferguson Rd.	Dallas	U/E 🔲 🗎 🗎			NC/R	297	297	F	\$1,200,000	Len Vilicic	185	N/A	Competitive in Region
								Subtotal:	1,170	1,211		\$6,687,403				
								Total:	1,170	1,211		\$6,687,403				
Applica	ation	s Submitted in Regi	ion 3: Rural													
05146	3 A	Spring Garden V	200 North Spring Branch Trail	Springtown	R 🗌 🗹 🗌	✓		NC	40	40	F	\$292,831	A. G. Swan	168	N/A	Competitive in Region
								Subtotal:	40	40		\$292,831				
								Total:	40	40		\$292,831				
8	Арр	lications in Region					Reg	ion Total:	1,210	1,251		\$6,980,234				

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File# I	Reg. A	Development Name	Address	City	Alloc	Set-Asides 2.2 USDA NP AR	3 La HO	ayerin ME H	•	5 LI Unit	Tota s Unit	ıl s Pop ⁶	Credit Reques		Fina Sco		
Regio	n:	4															
Alloc	ation	Information for Re	gion 4: To	otal Credits Ava	ilable	for Region: \$	2,066	6,444	Rural All	ocati	on:	\$95	52,180	Urban/Exurban	Allo	cation	: \$1,114,264
									5% Requ	ired f	or US	DA: \$1	103,322	15% Required 1	or A	-Risk:	\$309,967
Applic	ation	s Submitted in Reg	ion 4: <u>Ur</u>	ban/Exurban													
05051	4 A	Longview Senior Apartment Community	1600 Block of E Whaley	ast Longvi	ew L	J/E 🔲 🔲 🔲			NC	100	100	Е	\$870,000	Brad Forslund	185	N/A	Competitive in Region
									Subtotal:	100	100		\$870,000				
									Total:	100	100		\$870,000				
Applic	ation	s Submitted in Reg	<u>ion 4: </u>	<u>ıral</u>													
05027	4 A	Timber Village Apartments	2707 Norwood Loop 390	St. at Marsha	all F	R			NC	76	76	F	\$620,359	John O. Boyd	183	N/A	2 Million
05235	4 A	Country Square Apartments	1001 Lakeview	Lone S	tar F	R V	✓		ACQ/R	24	24	F	\$85,394	James W. Fieser	87	N/A	USDA Set-Aside
									Subtotal:	100	100		\$705,753				
									Total:	100	100		\$705,753				
3	Appl	lications in Region						Reg	jion Total:	200	200		\$1,575,753				

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File # Reg	. A Development Name	e Address	City Alle	Set-Asides oc. ² USDA NP AR	³ Laye HOME	ring ⁴ HTF Activity	₅ LI V Unit	Tota s Units	l s Pop ⁶	Credit ⁷ Request		Fina t Scor		lile Iflict Comment
Region:	5													
Allocation	on Information for Re	gion 5: Total Cred	lits Availab	le for Region: \$	1,243,7	37 Rural Al	llocation	on:	\$744	,421	Urban/Exurba	n Alloc	ation	: \$499,316
						5% Requ	uired f	or US	DA: \$6	2,187	15% Required	for At-	·Risk:	\$186,561
Application	ons Submitted in Reg	ion 5: Urban/Exu	r <u>ban</u>											
05199 5 /	A Southwood Crossing Apartments	North side of 173 between 9th Ave and Hwy 347	Port Arthur	U/E		NC NC	120	120	F :	\$637,516	Ike Akbari	182	N/A	Competitive in Region
						Subtotal:	120	120		\$637,516				
						Total:	120	120	:	\$637,516				
<u>Application</u>	ons Submitted in Reg	ion 5: Rural												
05193 5 /	A Park Place Apartments	s SE Corner of Park Street and Tower Road	Nacogdoch es	R] NC	59	60	E	\$523,000	Justin Zimmerman	172	N/A	Competitive in Region
05251 5 /	A Joaquin Apartments	Route 1, Box 141, Highway 84	Joaquin	R 🗸 🗌		ACQ/R	31	32	F	\$65,824	Murray A. Calhoun	121	N/A	USDA Set-Aside
						Subtotal:	90	92		\$588,824				
						Total:	90	92	,	\$588,824				
3 Ap	plications in Region				R	egion Total:	210	212	\$1	,226,340				

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	n:	6														
Alloc	ation	Information for Reg	gion 6: Total Cred	its Availab	le for Regio	on: \$8,	093,21	Rural Al	locati	on:	\$	612,915	Urban/Exurban	Allo	cation:	\$7,480,297
								5% Requ	uired 1	for US	SDA:	\$404,661	15% Required f	or At	-Risk:	\$1,213,982
Applic	ation	s Submitted in Regi	on 6: Urban/Exur	<u>ban</u>												
5165	6 A	Lincoln Park Apartments	790 West Little York	Houston	U/E 🔲 🔲			NC	200	250	F	\$1,200,000	Horace Allison	187	N/A	Competitive in Regio
5204	6 A	Ambassador North Apartments	8210 Bauman Rd.	Houston	U/E			ACQ/R	120	120	F	\$786,076	Amay Inamdar	186	N/A	Competitive in Regio
)5021	6 A	Waterside Court	South side of Approx. 500 Block of West Rd.	Houston	U/E			NC	112	118	F	\$1,054,000	W. Barry Kahn	183	N/A	Competitive in Regio
5222	6 A	Kingwood Senior Village	200 North Pines	Houston	U/E 🗌 🗸			NC	188	189	Е	\$1,068,974	Stephen Fairfield	183	N/A	Competitive in Regio
5209	6 A	Providence Place Apartments	20100 Saums Rd.	Katy	U/E			NC	166	174	Е	\$986,061	Chris Richardson	178	N/A	Wins Tie Breaker w/ 05022, 05198
5022	6 A	The Enclave	South side of 1200 and 2300 Blocks of West Tidwell	Houston	U/E			NC	40	40	F	\$524,209	Isaac Matthews	178	N/A	Wins Tie-Breaker w/ 05198
5044	6 A	Copperwood Apartments	4407 South Panther Creek Dr.	The Woodlands	U/E	✓		ACQ/R	300	300	Е	\$1,058,943	Paul Paterno	163	N/A	At-Risk Set-Aside
								Subtotal:	1,126	1,191		\$6,678,263				
								Total:	1,126	1,191		\$6,678,263				
Applic	ation	s Submitted in Regi	on 6: Rural													
5084	6 A	University Place Apartments	310 University	Wharton	R			NC/R	82	82	E	\$200,633	James W. Fieser	167	N/A	Competitive in Regio
)5234	6 A	Park Place Apartments	20 S. Mechanic	Bellville	R 🗸 🗌		v	ACQ/R	40	40	F	\$123,580	James W. Fieser	82	N/A	USDA Set-Aside
5239	6 A	Bayshore Manor Apartments	138 Sandpiper Circle	Palacios	R 🗸 🗌	~		ACQ/R	56	56	F	\$169,575	James W. Fieser	77	N/A	USDA/ At-Risk Set- Aside
								Subtotal:	178	178		\$493,788				
								Total:	178	178		\$493,788				
10	Appl	lications in Region					Re	gion Total:	1,304	1.369		\$7,172,051				

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File#R	eg. A	Development Name	e Address	City	Set-Alloc. ² USDA	Asides ⁹ NP AR	³ La HO	ayerin ME H	rg ⁴ TF Activity	LI Unit	Tota s Unit	ıl s Pop	Credit ⁷ Request	Owner Contact	Fina Sco		
Regio	n:	7															
Alloca	tion	Information for Re	gion 7: Total Cr	edits Avai	lable for Reg	jion: \$	2,928	3,201	Rural All	ocati	on:	\$2	219,565	Urban/Exurban	Allo	cation:	\$2,708,636
									5% Requ	ired f	or US	DA: \$	\$146,410	15% Required f	or At	-Risk:	\$439,230
\pplica	tion	s Submitted in Reg	ion 7: Urban/Ex	urban													
05142	7 A	Wesleyan Retirement Homes	1105 South Church St.	Georget	own U/E 🔲 🕟			✓	ACQ/R	50	51	Е	\$372,791	Chris Spence	192	N/A	Competitive in Region
5207	7 A	Parker Lane Seniors Apartments	4000 Block of Parker Lane & 1900 block of Woodward	Austin	U/E				NC	68	68	E	\$687,984	Jim Shaw	182	N/A	Competitive in Region
5195	7 A	San Gabriel Senior Village	1900, 1906 & 1910 Leander St.	Georget	own U/E 🔲 🛭				NC	100	100	E	\$785,000	Colby W. Denison	181	N/A	Competitive in Region
5260	7 A	Saddlecreek Apartments at Buda	777 W. Goforth Road	Buda	U/E 🔲 🛭				NC	144	144	F	\$862,795	Mark Musemeche	179	N/A	Competitive in Region
									Subtotal:	362	363		\$2,708,570				
									Total:	362	363		\$2,708,570				
Applica	tion	s Submitted in Reg	ion 7: Rural														
5228	7 A	City Oaks Apartments	301 N. Winters Furr	Johnson City	n R 🗸 🛚				ACQ/R	24	24	F	\$165,166	Stephen M. Wasserman	135	N/A	USDA Set-Aside
									Subtotal:	24	24		\$165,166				
									Total:	24	24		\$165,166				
5 /	Арр	lications in Region						Reg	ion Total:	386	387		\$2,873,736				

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	n:	8															
Allo	ation	Information for Re	gion 8: Total Cred	its Availab	le fo	r Region: \$	2,486	5,321	Rural All	ocati	on:	\$	546,364	Urban/Exurban	Allo	cation:	\$1,939,956
									5% Requ	ired f	or US	DA:	\$124,316	15% Required fo	or At	-Risk:	\$372,948
pplic	ation	s Submitted in Reg	ion 8: <u>Urban/Exur</u>	<u>ban</u>													
5016	8 A	Country Lane Seniors- Temple Community	North side of Southeast H.K. Dodgen Loop, West of Martin Luther King, Jr. Dr.	Temple	U/E				NC	98	102	E	\$889,327	Kenneth H. Mitchell	192	N/A	Competitive in Region
5164	8 A	Ridge Pointe Apartments	1600 Block Bacon Ranch Rd.	Killeen	U/E				NC	164	172	F	\$1,018,060	Michael Lankford	178	N/A	Competitive in Region
									Subtotal:	262	274		\$1,907,387				
									Total:	262	274		\$1,907,387				
pplic	ation	s Submitted in Reg	ion 8: Rural														
5238	8 A	Hamilton Manor Apartments	702 S. College St.	Hamilton	R		✓	✓	ACQ/R	18	18	F	\$58,476	Bonita Williams	171	N/A	USDA/ At-Risk Set- Aside
5243	8 A	Villas of Hubbard	N.W. Corner of Magnolia Avenue and S. 4th Street	Hubbard	R				NC	36	36	E	\$193,215	Deborah A. Griffin	164	N/A	Competitive in Region
5236	8 A	Clifton Manor Apartments I and II	610 S. Avenue F, 115 S. Avenue P	Clifton	R		✓	✓	ACQ/R	40	40	F	\$120,260	Bonita Williams	156	N/A	USDA/ At-Risk Set- Aside
5225	8 A	Normangee Apartments	OSR & 3rd St	Normangee	R				ACQ/R	20	20	F	\$131,703	Stephen M. Wasserman	135	N/A	At-Risk Set-Aside
									Subtotal:	114	114		\$503,654				
									Total:	114	114		\$503,654				
									i Otai.	117	117		Ψ303,034				

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File # Reg	g. A Development	t Name Ad	dress	City	Alloc. ² l	Set-Asid JSDA NP	AR H	Layerir OME H	ng ^{-†} ITF Activity	5 LI Unit	Tota ts Unit	s Pop ⁶	Credit ⁶ Request		Fina Sco		
Region:		9															
Allocation	on Information f	or Region	9: Total Cr	edits Avail	able fo	r Region	: \$3,30	52,480	Rural All	ocati	on:	\$34	18,968	Urban/Exurban	Allo	cation:	\$3,013,512
									5% Requ	ired 1	for US	DA: \$1	168,124	15% Required 1	or At	-Risk:	\$504,372
Application	ons Submitted i	n Region 9	: Urban/Ex	<u>curban</u>													
05159 9	A San Juan Squai	Zarz	ner of South amora St. and alvo St.	San Antonio	U/E				NC	137	143	F	\$1,000,000	Henry A. Alvarez III	198	N/A	Competitive in Regio
05118 9	A Vista Verde I & Apartments	II 810	& 910 North Frio	San Antonio	U/E				ACQ/R	190	190	F	\$1,126,771	Ronald C. Anderson	173	N/A	At-Risk Set-Aside
									Subtotal:	327	333		\$2,126,771				
									Total:	327	333		\$2,126,771				
Application	ons Submitted in	n Region 9	: Rural														
05226 9	A Lytle Apartment	ts 1472	20 Main Street	Lytle	R				ACQ/R	24	24	F	\$143,173	Stephen M. Wasserman	135	N/A	USDA Set-Aside
05231 9	A Kerrville Housin	ig 515	Roy Street	Kerrville	R				ACQ/R	48	48	E	\$292,927	Stephen M. Wasserman	133	N/A	USDA Set-Aside
									Subtotal:	72	72		\$436,100				
									Total:	72	72		\$436,100				
4 Ap	oplications in Re	egion						Reg	gion Total:	399	405		\$2,562,871				

File # Reg. A	1 N Development Name	e Address	City Al	Set-Asides (lloc. ² USDA NP AR	³ Lay	vering ⁴ IE HTF Act	vity ⁵ U	LI To nits Un		Credit 6 Reques	7 t Owner Conta	Final 1 M ct Score Con	ile flict Comment
Region:	10												
Allocation	Information for Re	gion 10: Tota	al Credits Availal	ble for Region: \$2	2,069,	424 Rura	Alloca	ation:	\$6	48,861	Urban/Exurba	n Allocation:	\$1,420,563
						5% R	equire	d for U	SDA: \$	103,471	15% Required	l for At-Risk:	\$310,414
Application	s Submitted in Reg	<u>iion 10: </u>	n/Exurban										
05127 10 A	Navigation Pointe	909 S. Navigation	Blvd. Corpus Christi	U/E		☐ NC	12	24 124	F	\$800,000	Manish Verma	164 N/A	Competitive in Regio
05166 10 A	Hampton Port Apartments	6130 Wooldridge F	Rd. Corpus Christi	U/E 🗌 🗸 🗸		AC	Q/R 11	0 110	F	\$438,949	Richard J. Fran	co 163 N/A	At-Risk Set-Aside
						Subtota	ıl: 23	34 234	ļ	\$1,238,949			
						Tota	ıl: 23	34 234	Į.	\$1,238,949			
Application	s Submitted in Reg	ion 10: Rura	<u>ıl</u>										
05024 10 A	Figueroa Apartments	998 Ruben Chave	z St. Robstown	R 🔲 🗎 🗎		AC	Q 4	14 44	F	\$301,301	Rick J. Deyoe	191 N/A	2 Million
						Subtota	ıl: 4	14 44	ı	\$301,301			
						Tota	ıl: 4	14 44	ļ	\$301,301			
3 Appl	lications in Region					Region Tota	ıl: 27	78 278	3	\$1,540,250			

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Region:	11															
Allocation	n Information for Reg	gion 11: Total Cred	its Availab	le for Re	gion: \$	5,368	,843	Rural All	ocatio	on:	\$1 ,	494,080	Urban/Exurban	Allo	cation:	\$3,874,763
								5% Requ	ired f	or US	DA:	\$268,442	15% Required fo	or At	-Risk:	\$805,326
L Application	ns Submitted in Regi	ion 11: Urban/Exur	<u>ban</u>													
05113 11 A	St. Gerard Apartments	100 Cornejo Dr.	San Benito	U/E 🔲				ACQ/R	65	65	F	\$311,941	Elia C. Lopez	196	N/A	Competitive in Regio
05028 11 A	Sevilla Apartments	600 North Airport Dr.	Weslaco	U/E 🔲				ACQ/R	80	80	F	\$364,252	Rick J. Deyoe	181	N/A	2 Million
05092 11 A	Vida Que Canta Apartments	500 ft. North of South Mile Rd. on Inspiration Rd.	Mission	U/E				NC	160	160	F	\$953,820	Ketinna Williams	169	N/A	Competitive in Region
05125 11 A	La Villita Apartments Phase II	2828 Rockwell Dr.	Brownsville	U/E				NC	80	80	F	\$558,290	Mark Musemeche	169	N/A	Competitive in Region
05094 11 A	San Juan Village	400 North Iowa	San Juan	U/E				ACQ/R	86	86	F	\$225,937	Lee Felgar	144	N/A	At-Risk Set-Aside
05073 11 A	Villa San Benito	870 South McCullough	San Benito	U/E 🔲				ACQ/R	60	60	F	\$166,367	Lee Felgar	138	N/A	At-Risk Set-Aside
05074 11 A	Alamo Village	504 North 9th St.	Alamo	U/E 🔲				ACQ/R	56	56	F	\$145,370	Lee Felgar	132	N/A	At-Risk Set-Aside
05108 11 A	Kingswood Village	521 South 27th Ave.	Edinburg	U/E 🔲				ACQ/R	80	80	F	\$349,985	Doug Gurkin	132	N/A	At-Risk Set-Aside
							5	Subtotal:	667	667		\$3,075,962				
								Total:	667	667		\$3,075,962				
Application	ns Submitted in Regi	ion 11: Rural														
05026 11 A	Mesa Vista Apartments	Salinas St. at Stites St.	Donna	R 🔲				NC	76	76	F	\$453,995	Rick J. Deyoe	184	N/A	2 Million
05099 11 A	Madison Pointe	US 81 and Las Palmas Dr.	Cotulla	R				NC	76	76	F	\$619,762	Donald Pace	170	N/A	Competitive in Region
05069 11 A	Santa Rosa Village	FM 506 at Colorado	Santa Rosa	R 🔲				ACQ/R	53	53	F	\$151,058	Lee Felgar	133	N/A	At-Risk Set-Aside
05137 11 A	Los Ebanos Apartments	1103 Lincoln St.	Zapata	R 🗸				NC	28	28	E	\$65,042	Dennis Hoover	131	N/A	USDA Set-Aside
							5	Subtotal:	233	233		\$1,289,857				
								Total:	233	233		\$1,289,857				
12 App	lications in Region						Regio	on Total:	900	900		\$4,365,819				

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File# Reg.	A Development Na	me Address	City Al	loc. ² l	Set-Asides USDA NP AF	³ La R HO	ayerin ME H		5 LI Unit	Tota s Unit	ıl s Po	Credit ⁷ p ⁶ Request		Fina Sco		
Region:	12															
Allocatio	n Information for F	Region 12: Total	Credits Availal	ole fo	r Region: \$	1,228	3,010	Rural All	ocati	on:	\$	350,771	Urban/Exurban	Allo	cation:	\$877,239
								5% Requ	ired f	or US	DA:	\$61,401	15% Required f	or At	-Risk:	\$184,202
Applicatio	ns Submitted in Re	egion 12: Urban/	<u>Exurban</u>													
05117 12 A	Key West Village - Phase II	1600 Clements St.	Odessa	U/E				NC	36	36	E	\$179,585	Bernadine Spears	183	N/A	Wins Tie-Breaker w/ 05102
05109 12 A	Country Village Apartments	2401 North Lillie St.	San Angel	o U/E				ACQ/R	160	160	F	\$666,473	Doug Gurkin	132	N/A	At-Risk Set-Aside
								Subtotal:	196	196		\$846,058				
								Total:	196	196		\$846,058				
<u>Applicatio</u>	ns Submitted in Re	egion 12: Rural														
05003 12 A	Oasis Apartments	1501 N. Marshall Ro	ad Fort Stockton	R				ACQ/R	56	56	F	\$45,024	James Brawner	200	N/A	Rural Rescue Award
05237 12 A	Bel Aire Manor Apartments	300 W. Otte	Brady	R		✓	✓	ACQ/R	16	16	E	\$61,169	Bonita Williams	155	N/A	USDA Set-Aside
								Subtotal:	72	72		\$106,193				
								Total:	72	72		\$106,193				
4 Арј	olications in Regio	n					Reg	ion Total:	268	268		\$952,251				

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ile# Reg.	A Development Nar	ne Address	City	Alloc. ²	Set-Asides USDA NP AF	3 La R HC	ayerii ME F	ng ⁴ HTF Activity	5 LI Unit	Tota s Unit	ıl s Pop ⁶	Credit ⁷ Request	Owner Contact	Fina Sco		
Region:	13															
Allocation	n Information for F	Region 13: Total Cred	its Avai	lable f	or Region: \$	2,148	8,345	Rural All	ocatio	on:	\$27	' 5,578	Urban/Exurban	Allo	cation:	\$1,872,767
								5% Requ	ıired f	or US	DA: \$1	107,417	15% Required f	or At	-Risk:	\$322,252
Application	ns Submitted in Re	egion 13: Urban/Exu	<u>rban</u>													
)5152 13 A	Linda Vista Apartments	4866 Hercules Ave.	El Paso	U/E				NC	36	36	F	\$305,000	Bill Schlesinger	175	N/A	Competitive in Regio
5151 13 A	Deer Palms	Southwest Corner of Deer Ave. and Railroad Dr.	El Paso	U/E				NC	152	152	F	\$872,495	Bobby Bowling	173	N/A	Competitive in Region
								Subtotal:	188	188	;	\$1,177,495				
								Total:	188	188	;	\$1,177,495				
Application	ns Submitted in Re	egion 13: Rural														
5001 13 A	Mountainview Apartments	801 North Orange Rd.	Alpine	R				ACQ/R	56	56	F	\$66,861	James Brawner	200	N/A	Rural Rescue Award
5002 13 A	Villa Apartments	Golf Course Southeast Rd.	Marfa	R				ACQ/R	24	24	F	\$32,432	James Brawner	200	N/A	Rural Rescue Award
5247 13 A	Hacienda Santa Barbara Apartments	525 Three Missions Drive	Socorro	R			✓	NC	40	40	F	\$120,529	Eddie L. Gallegos	125	N/A	USDA Set-Aside
								Subtotal:	120	120		\$219,822				
								Total:	120	120		\$219,822				
5 App	olications in Regio	n					Reg	gion Total:	308	308	;	\$1,397,317				

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Set-Asides ³ Layering ⁴ ₅ LI Total Credit ⁷ Final 1 Mile File # Reg. A Development Name Address City Alloc.² USDA NP AR HOME HTF Activity Units Units Pop ⁶ Request Owner Contact Score Conflict Comment

Total: 6,171 6,301

\$35,017,847

67 Total Applications

- 1. Award: A = preliminarily recommended for an allocation, N = preliminarily not recommended for an allocation |
- 2. Allocation: R = Rural Regional Allocation, U/E = Urban/ Exurban Regional Allocation
- 3. Set-Aside Abbreviations: USDA= TX-USDA-RHS, NP=Nonprofit, AR=At-Risk
- 4. "Layering" is additional TDHCA Programs Applied for by the Applicant. Note that recommendations for HOME anf HTF awards will be made to the Board on July 14, 2005
- 5. Activity Coding is NC/R=Multifamily New Construction and Rehabilitation, NC/ACQ= New Construction and Acquisition, R=Rehabilitation, ACQ/R= Acquisition Rehabilitation, NC=New Construction, NC/ACQ/R= New Construction/ Aquisitio/n Rehabilitation and ACQ= Acquisition
- 6. Target Population: E = Elderly, F = Family, ET = Elderly Transitional
- 7. Credit amounts reflected are those requested. Developments approved will be conditioned on a final confirmation of feasibility and an underwriting amount and conditions.
- * = Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as "under-allocated". This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the "A" Preliminary Recommendation List. Each of those developments is noted in the "N" Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that "next" application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.
- ** = THIS LIST IS AS OF JUNE 27, 2005 AND IS TENTATIVE PENDING DEPARTMENT ACTION ON APPEALS AND FURTHER STAFF REVIEW, AND UNTIL FINAL ACTION BY THE BOARD AT THE JULY BOARD MEETING.

2005 9% Housing Tax Credit Preliminary Recommendations** - June 27, 2005 Board Meeting Sorted by Region, Allocation and Final Score

					State Ceiling	to be	Alle	ocated:	\$41 ,	872,	030					
File#	Reg. A	1 A Development Name	e Address	City A	Set-Asides ³ Alloc. ² USDA NP AR	³ Lay HON	yering //E HT	y ⁴ F Activity	5 LI ' Unit	Tota s Units	I _S Pop	Credit ⁷ 6 Request			al 1 Mi re Conf	
Regio	n:	1														
Alloc	atior	n Information for Re	gion 1: Total Cred	its Availa	able for Region: \$2	2,056,	920	Rural Al	locatio	on:	\$5	71,164	Urban/Exurban	Allo	cation:	\$1,485,757
								5% Requ	uired f	or US	DA: \$	102,846	15% Required for	or At	-Risk:	\$308,538
L Applic	ation	ns Submitted in Reg	ion 1: Urban/Exur	<u>ban</u>												
05124	1 A	TownParc at Amarillo	Woodward Ave. & Kirkland Dr.	Amarillo	U/E			NC	144	144	F	\$931,177	Christopher C. Finlay	160	N/A	Competitive in Region
							5	Subtotal:	144	144		\$931,177				
05103	1 N	Elm Grove Senior Village	West of Upland Ave., South of 26th St., North of 34th St.	Lubbock	U/E 🔲 🔲			NC	96	100	E	\$740,000	Tammie Goldston	154	N/A	Not Competitive in Region*
5097	1 N	Cathy's Pointe	2701 North Grand St.	Amarillo	U/E			NC	120	120	F	\$757,752	Donald Pace	147	N/A	Not Competitive in Region
								Subtotal:	216	220		\$1,497,752				
								Total:	360	364		\$2,428,929				
Applic 05101		ns Submitted in Reg Creek Crossing Senior Village	west of Soncy Rd., North of US Highway 60	Canyon	R 🗌 🗎 🗎			NC	73	76	E	\$394,000	Tammie Goldston	166	N/A	Wins Tie Breaker w/ 05100
		J	ŭ ,				5	Subtotal:	73	76		\$394,000				
05100	1 N	Tierra Blanca Apartments	South Ave. K, North of Austin Rd., South of Victory Dr.	Hereford	R			NC	73	76	F	\$615,000	Tammie Goldston	166	N/A	Loses Tie Breaker w/ 05101*
)5194	1 N	Canyon View Apartments	SE corner of 10th St. at Whittenburg St.	Borger	R			NC	47	48	F	\$382,500	Justin Zimmerman	164	N/A	Not Competitive in Region
5186	1 N	Deer Creek Apartments	MLK Street at West Ellis St.	Levelland	d R			NC	63	63	F	\$496,000	Justin Zimmerman	158	N/A	Not Competitive in Region
5020	1 N	Central Place	402 West 4th St.	Hereford	R			NC	32	32	F	\$280,145	Richard L. Brown	157	N/A	Not Competitive in Region
							5	Subtotal:	215	219		\$1,773,645				
								Total:	288	295		\$2,167,645				
8	App	lications in Region					Regio	on Total:	648	659		\$4,596,574				

	n:	2															
Alloc	ation	Information for Re	egion 2: Total Cree	dits Availal	ble fo	or Region:	\$1,160),834	Rural Al	locatio	n:	\$	526,396	Urban/Exurban	Alloc	ation:	\$634,438
									5% Requ	uired f	or US	DA:	\$58,042	15% Required f	or At-	Risk:	\$174,125
Applic	ation	s Submitted in Reg	ion 2: <u>Urban/Exu</u>	<u>ırban</u>													
5058	2 A	Green Briar Village Apartments	601 Airport Dr.	Wichita Falls	U/E				NC	76	76	F	\$604,349	Randy Stevenson	184	N/A	Wins Tie Breaker w. 05141
									Subtotal:	76	76		\$604,349				
5141	2 N	The Arbors at Rose Park	2702 South 7th St.	Abilene	U/E			✓	NC	77	80	E	\$647,474	Diana McIver	184	N/A	Loses Tie Breaker v 05141*
5039	2 N	The Gardens of Tye	478 Scott St.	Tye	U/E				NC	36	36	E	\$277,794	George D. Hopper	174	N/A	Not Competitive in Region
									Subtotal:	113	116		\$925,268				
									Total:	189	192		\$1,529,617				
Applic	ation	s Submitted in Reg	ion 2: Rural														
5000	2 A	Snyder Housing Venture, Ltd.	100 East 37th ST.	Snyder	R				NC/R	39	39	F	\$30,658	James Brawner	200	N/A	Rural Rescue Awar
									Subtotal:	39	39		\$30,658				
5185	2 N	Market Place Apartments	Near the Intersection of McClain & Looney St.	Brownwoo	d R				NC	59	60	E	\$523,000	Justin Zimmerman	167	N/A	Not Competitive in Region*
5036	2 N	Gardens of Burkburnett LP	107 W. Williams Dr.	Burkburne	ett R				NC	36	36	E	\$278,608	George D. Hopper	165	N/A	Not Competitive in Region
									Subtotal:	95	96		\$801,608				
									Total:	134	135		\$832,266				
6	aqA	lications in Region						Reg	ion Total:	323	327		\$2,361,883				

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File# I	Reg. A	Development Name	Address	City All	Set-Asides ³ oc. ² USDA NP AR	Laye HOME	ring ⁴ HTF Activit	5 LI ty Unit	Tota ts Units	l s Pop ⁶	Credit ⁷ Request	Owner Contact	Fina Scor		
Regio	n:	3													
Alloc	ation	Information for Reg	gion 3: Total Cred	its Availab	le for Region: \$7	,659,2	59 Rural A	llocati	on:	\$65	3,152	Urban/Exurban	Alloc	ation:	\$7,006,107
							5% Rec	quired	for US	DA: \$3	82,963	15% Required f	or At	Risk:	\$1,148,889
Applic	ation	s Submitted in Regi	ion 3: Urban/Exur	<u>ban</u>											
05005	3 A	Cambridge Courts	8124 Calmont Ave.	Fort Worth	U/E 🔲 🔲 🔲		NC/R	342	342	F \$	\$1,093,473	Barbara Holston	196	N/A	Competitive in Region
05004	3 A	Samuel's Place	Southeast Corner of Samuel's Ave. and Poindexter St.	Fort Worth	U/E		NC NC	36	36	F	\$274,014	Barbara Holston	193	N/A	Competitive in Region
05088	3 A	Oak Timbers-Fort Worth South	300 East Terrell Ave.	Fort Worth	U/E 🗌 🗸 🗌		NC NC	160	168	E \$	\$1,200,000	A.V. Mitchell	191	N/A	Competitive in Region
05015	3 A		North side of Industrial Dr., East of U.S. Highway 69	Greenville	U/E		NC NC	144	150	E \$	\$1,103,075	Kenneth H. Mitchell	188	N/A	Competitive in Region
05116	3 A	Wahoo Frazier Townhomes	East side of Blocks 4700-4900 Hatcher St.	Dallas	U/E		NC NC	95	118	F	\$929,611	Lester Nevels	187	N/A	Competitive in Region
05082	3 A	Sphinx at Luxar	3110 Cockrell Hill Rd.	Dallas	U/E] NC	96	100	F	\$887,230	Jay O. Oji	186	N/A	Competitive in Region
05171	3 A	Fairway Crossing	7229 Ferguson Rd.	Dallas	U/E		NC/R	297	297	F \$	\$1,200,000	Len Vilicic	185	N/A	Competitive in Region
							Subtotal:	1,170	1,211	\$	6,687,403				

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File #	Reg. /	1 A Development Name	Address	City All	Set-Asides ³ loc. ² USDA NP AR	ayering ⁴ ME HTF		5 LI Unit	Tota s Units	l s Pop	Credit ⁷ o ⁶ Request	Owner Contact	Fina Scor		
05029	3 N	Cimarron Springs Apartments	Southeast corner of Kilpatrick and Donaho	Cleburne	U/E		NC	149	156	F	\$1,185,000	Ron Hance	180	N/A	Loses Tie Breaker w/ 05095
05095	3 N	Sphinx At Reese Court	1201 Ewing Ave.	Dallas	U/E		NC	80	80	F	\$597,776	Jay O. Oji	180	N/A	Wins Tie Breaker w/ 05029*
05168	3 N	Lakeview Park	Highway 91, South of 1916 State Highway 91	Denison	U/E		NC	76	76	F	\$463,334	Steve Rumsey	178	N/A	Not Competitive in Region
05128	3 N	Rhias Oaks Apartments	700 Gross Rd.	Mesquite	U/E		NC	200	208	F	\$1,170,000	Ron Pegram	176	N/A	Not Competitive in Region
05077	3 N	Sphinx at Alsbury Villas	755 NE Alsbury Blvd.	Burleson	U/E		NC	163	170	F	\$1,112,442	Jay O. Oji	175	N/A	Not Competitive in Region
05054	3 N	Residences at Eastland	5500 Eastland St.	Fort Worth	U/E		NC	151	158	F	\$1,200,000	Robert H. Voelker	173	N/A	Not Competitive in Region
05129	3 N	First Street Townhomes	1300-1500 South 1st St.	Sherman	U/E		NC	36	36	F	\$316,906	Steve Rumsey	172	N/A	Not Competitive in Region
05070	3 N	Center Ridge	700 West Center St.	Duncanville	e U/E 🗌 🗸 🗌		ACQ/R	224	224	F	\$766,539	Lee Felgar	165	N/A	Not Competitive in Region
05250	3 N	Churchill at Cedars	1800 Block of Beaumont	Dallas	U/E 🗌 🗸 🗌		NC	150	150	F	\$1,200,000	Brad Forslund	165	N/A	Not Competitive in Region
05161	3 N	LoneStar Park	Southwest Corner of FM 1417 and Flanary Rd.	Sherman	U/E		NC	120	120	F	\$739,956	Steve Rumsey	156	N/A	Not Competitive in Region
05173	3 N	Arbor Bend Villas	6150 Oakmont Trail	Fort Worth	U/E		NC	145	152	F	\$800,000	Len Vilicic	156	N/A	Not Competitive in Region
05057	3 N	CityParc at Runyon Springs	Lancaster Rd. at E. Camp Wisdom Rd.	Dallas	U/E		NC	144	144	F	\$992,971	Christopher C. Finlay	147	N/A	Not Competitive in Region
						Su	btotal:	1,638	1,674		\$10,544,924				
							Total:	2,808	2,885		\$17,232,327				

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File# F	Reg. A	1 Development Name	Address	City Al	lloc. ²	Set-Asides ⁽ USDA NP AR	3 La	ayeringʻ ME HTF	4 • Activity	5 LI Units	Tota s Unit	ıl s Pop ⁶	Credit ⁷ Request	Owner Contact	Final Score		ile flict Comment
Applic	ation	s Submitted in Regi	on 3: Rural														
05146	3 A	Spring Garden V	200 North Spring Branch Trail	Springtow	n R		✓		NC	40	40	F	\$292,831	A. G. Swan	168	N/A	Competitive in Region
								S	ubtotal:	40	40		\$292,831				
05189	3 N	Windvale Park	44th St. off West Park Row	Corsicana	R		✓		NC	76	76	F	\$564,003	Emanuel H. Glockzin, Jr.	165	N/A	Not Competitive in Region*
05035	3 N	The Gardens of Acton	Main Street, Acton	Granbury	R				NC	36	36	Е	\$263,118	George D. Hopper	164	N/A	Not Competitive in Region
05038	3 N	Gardens of Mabank LP	801 South 2nd St.	Mabank	R				NC	36	36	Е	\$280,540	George D. Hopper	164	N/A	Not Competitive in Region
05090	3 N	Oak Timbers-Granbury	300 Davis Rd.	Granbury	R				NC	76	76	E	\$494,886	A.V. Mitchell	161	N/A	Not Competitive in Region
05031	3 N	Saddlewood Springs Apartments	1300 N. Misty Meadows Dr.	Granbury	U/E				NC	76	76	F	\$499,763	Ron Hance	142	N/A	Not Competitive in Region
								S	ubtotal:	300	300		\$2,102,310				
									Total:	340	340		\$2,395,141				
25	Appl	ications in Region						Regio	n Total:	3,148 3	3,225	\$	19,627,468				

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- 5	n:	4														
Alloc	ation	Information for Reg	gion 4: Total Cred	lits Availab	ole for Region: \$	2,066	6,444	Rural All	ocati	on:	\$9	952,180	Urban/Exurban	Allo	cation:	\$1,114,264
								5% Requ	ired f	or US	DA:	\$103,322	15% Required f	or At	-Risk:	\$309,967
Applic	ation	s Submitted in Regi	ion 4: <u>Urban/Exu</u>	<u>rban</u>												
5051	4 A	Longview Senior Apartment Community	1600 Block of East Whaley	Longview	U/E			NC	100	100	E	\$870,000	Brad Forslund	185	N/A	Competitive in Regi
								Subtotal:	100	100		\$870,000				
)5242	4 N	Renaissance Plaza	South of Victory Dr. between E. Midway Dr. and W. Midway Dr.	Texarkana	U/E			NC	120	120	E	\$822,571	Richard Herrington	184	N/A	Not Competitive in Region*
5037	4 N	Gardens of White Oak LP	207 W. Center Street	White Oak	U/E			NC	36	36	E	\$277,794	George D. Hopper	172	N/A	Not Competitive in Region
5033	4 N	Waterford Parkplace	1400 North Eastman Rd.	Longview	U/E 🗌 🗸 🗌			NC	150	156	F	\$1,045,330	Douglas R. Dowler	170	N/A	Not Competitive in Region
								Subtotal:	306	312		\$2,145,695				
								Total:	406	412		\$3,015,695				
Applic	ation	s Submitted in Regi	ion 4: Rural													
5027	4 A	Timber Village Apartments	2707 Norwood St. at Loop 390	Marshall	R			NC	76	76	F	\$620,359	John O. Boyd	183	N/A	2 Million
5235	4 A	Country Square Apartments	1001 Lakeview	Lone Star	R 🗸 🗌	✓		ACQ/R	24	24	F	\$85,394	James W. Fieser	87	N/A	USDA Set-Aside
								Subtotal:	100	100		\$705,753				
5184	4 N	Hampton Chase Apartments	SH-155 Approx. 1-mile North of Loop 256	Palestine	R			NC	75	76	F	\$577,500	Justin Zimmerman	166	N/A	Not Competitive in Region*
								Subtotal:	75	76		\$577,500				
								Total:	175	176		\$1,283,253				
7	aqA	lications in Region					Reg	ion Total:	581	588		\$4,298,948				

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Regio	on:	5															
Alloc	ation	Information for Re	gion 5: Total Cred	lits Availab	le fo	r Region:	1,24	3,737	Rural All	ocatio	on:	\$7	744,421	Urban/Exurba	Allo	cation:	\$499,316
									5% Requ	ired f	or US	DA:	\$62,187	15% Required	for At	-Risk:	\$186,561
Applic	ation	s Submitted in Reg	ion 5: Urban/Exu	r <u>ban</u>													
05199	5 A	Southwood Crossing Apartments	North side of 173 between 9th Ave and Hwy 347	Port Arthur	U/E				NC	120	120	F	\$637,516	Ike Akbari	182	N/A	Competitive in Region
									Subtotal:	120	120		\$637,516				
05181	5 N	Stone Hearst II	1650 East Lucas Dr.	Beaumont	U/E				NC	65	68	F	\$544,000	R. J. Collins	168	N/A	Not Competitive in Region
									Subtotal:	65	68		\$544,000				
SilaaA	ation	ns Submitted in Req	ion 5: Rural						Total:	185	188		\$1,181,516				
		ns Submitted in Reg	ion 5: Rural s SE Corner of Park Street and Tower Road	Nacogdoch es	R				Total:	185 59	188 60	E	\$1,181,516 \$523,000	Justin Zimmerman	172	N/A	Competitive in Region
05193	5 A	Park Place Apartments	s SE Corner of Park Street	_								E F	, , ,		172 121	N/A N/A	Competitive in Region
05193	5 A	Park Place Apartments	s SE Corner of Park Street and Tower Road Route 1, Box 141,	es					NC	59	60		\$523,000	Zimmerman Murray A.			
)5193)5251	5 A 5 A	Park Place Apartments	s SE Corner of Park Street and Tower Road Route 1, Box 141,	es Joaquin		□ □ □☑ □ □			NC ACQ/R	59 31	60		\$523,000 \$65,824	Zimmerman Murray A.	121		Competitive in Region USDA Set-Aside Not Competitive in Region*
05193 05251 05163	5 A 5 A 5 N	Park Place Apartments Joaquin Apartments Timber Pointe Apartment Homes	s SE Corner of Park Street and Tower Road Route 1, Box 141, Highway 84	es Joaquin	R				NC ACQ/R Subtotal:	59 31 90	60 32 92	F	\$523,000 \$65,824 \$588,824	Zimmerman Murray A. Calhoun	121	N/A	USDA Set-Aside Not Competitive in
05193 05251 05163 05032	5 A 5 A 5 N 5 N	Park Place Apartments Joaquin Apartments Timber Pointe Apartment Homes Pineywoods Orange Development	s SE Corner of Park Street and Tower Road Route 1, Box 141, Highway 84	es Joaquin Lufkin	R				NC ACQ/R Subtotal:	59 31 90 74	60 32 92 76	F	\$523,000 \$65,824 \$588,824 \$578,333	Zimmerman Murray A. Calhoun Marc Caldwell Douglas R.	121 169 168	N/A	USDA Set-Aside Not Competitive in Region* Not Competitive in
05193 05251 05163 05032	5 A 5 A 5 N 5 N	Park Place Apartments Joaquin Apartments Timber Pointe Apartment Homes Pineywoods Orange Development Twelve Oaks	s SE Corner of Park Street and Tower Road Route 1, Box 141, Highway 84 I-69 Highway at Loop 287 Scattered Sites in East town Section of Orange	es Joaquin Lufkin Orange	R R R				NC ACQ/R Subtotal: NC NC	59 31 90 74 35	60 32 92 76 36	F E F	\$523,000 \$65,824 \$588,824 \$578,333 \$436,690	Zimmerman Murray A. Calhoun Marc Caldwell Douglas R. Dowler	121 169 168	N/A N/A N/A	Not Competitive in Region* Not Competitive in Region Not Competitive in Region
Applic 05193 05251 05163 05032 05122	5 A 5 A 5 N 5 N	Park Place Apartments Joaquin Apartments Timber Pointe Apartment Homes Pineywoods Orange Development Twelve Oaks	s SE Corner of Park Street and Tower Road Route 1, Box 141, Highway 84 I-69 Highway at Loop 287 Scattered Sites in East town Section of Orange	es Joaquin Lufkin Orange	R R R				NC ACQ/R Subtotal: NC NC NC	59 31 90 74 35 70	60 32 92 76 36 70	F E F	\$523,000 \$65,824 \$588,824 \$578,333 \$436,690 \$433,832	Zimmerman Murray A. Calhoun Marc Caldwell Douglas R. Dowler	121 169 168	N/A N/A N/A	Not Competitive in Region* Not Competitive in Region Not Competitive in Region

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File# I	Reg. A	1 A Development Name	e Address	City All	Set-Asides ³ loc. ² USDA NP AR	Layeri HOME I	ng ⁴ HTF Activity	5 LI Unit	Tota s Units	l s Pop ⁶	Credit ⁷ Request	Owner Contact	Fina Scor		
Regio	n:	6													
Alloc	atior	n Information for Re	gion 6: Total Cred	its Availab	ole for Region: \$8	3,093,212	Rural Al	locati	on:	\$612	2,915	Urban/Exurban	Allo	ation:	\$7,480,297
							5% Requ	uired 1	for US	DA: \$40	04,661	15% Required f	or At	-Risk:	\$1,213,982
Applic	ation	s Submitted in Reg	ion 6: Urban/Exu	<u>ban</u>											
05165	6 A	Lincoln Park Apartments	790 West Little York	Houston	U/E		NC	200	250	F \$	1,200,000	Horace Allison	187	N/A	Competitive in Region
05204	6 A	Ambassador North Apartments	8210 Bauman Rd.	Houston	U/E		ACQ/R	120	120	F	\$786,076	Amay Inamdar	186	N/A	Competitive in Region
05021	6 A	Waterside Court	South side of Approx. 500 Block of West Rd.	Houston	U/E 🔲 🔲		NC	112	118	F \$	1,054,000	W. Barry Kahn	183	N/A	Competitive in Region
05222	6 A	Kingwood Senior Village	200 North Pines	Houston	U/E 🗌 🗸 🗌		NC	188	189	E \$	1,068,974	Stephen Fairfield	183	N/A	Competitive in Region
05209	6 A	Providence Place Apartments	20100 Saums Rd.	Katy	U/E		NC	166	174	E	\$986,061	Chris Richardson	178	N/A	Wins Tie Breaker w/ 05022, 05198
05022	6 A	The Enclave	South side of 1200 and 2300 Blocks of West Tidwell	Houston	U/E		NC	40	40	F	\$524,209	Isaac Matthews	178	N/A	Wins Tie-Breaker w/ 05198
05044	6 A	Copperwood Apartments	4407 South Panther Creek Dr.	The Woodlands	U/E 🔲 🔽		ACQ/R	300	300	E \$	1,058,943	Paul Paterno	163	N/A	At-Risk Set-Aside
							Subtotal:	1,126	1,191	\$	6,678,263				

File#	Reg. A	1 A Development Name	Address	City All	loc. ²	Set-Asid USDA NP	es ³ AR H	Layeri OME H	ng ⁴ ITF Activity	₅ LI / Unit	Tota	ıl s Pop	Credit ⁷ Request	Owner Contact		1 M e Con	
05198	6 N	Olive Grove Manor	101 Normandy	Houston	U/E				NC	160	160	Е	\$946,000	H. Elizabeth Young	178	N/A	Loses Tie Breaker w/ 05022, 05209*
05196	6 N	Greens Crossing Senior Village	O Gears Rd.	Houston	U/E				NC	128	128	E	\$1,000,000	Colby W. Denison	174	N/A	Not Competitive in Region
05217	6 N	Town Park Phase II	NE Corner Beltway 8 and Town Park	Houston	U/E				NC	120	120	E	\$980,000	Eleanore Gilbert	174	N/A	Not Competitive in Region
05244	6 N	Blue Ridge Senior Homes	10100 Block of Scott and Airport Blvd.	Houston	U/E				NC	120	120	Е	\$1,040,340	Cherno M. Njie	174	05212	Not Competitive in Region
05162	6 N	Lodge at Silverdale Apartment Homes	FM 1314 and Silverdale Dr.	Conroe	U/E				NC	111	116	Е	\$878,261	Michael Lankford	173	N/A	Not Competitive in Region
05212	6 N	Reed Road Senior Residential	Approx. 2800 Block of Reed Rd.	Houston	U/E				NC	172	180	E	\$1,200,000	Stuart Shaw	173	05244	Not Competitive in Region
05104	6 N	Landing at Moses Lake	Southwest Corner of Loop 197 and 34th St. North	Texas City	U/E				NC	96	100	F	\$608,000	Mike Lollis	171	N/A	Not Competitive in Region
05134	6 N	Birdsong Place Villas	Birdsong Dr. East of Garth	n Baytown	U/E				NC	96	96	E	\$740,099	Les Kilday	170	N/A	Not Competitive in Region
05114	6 N	Copperwood Seniors Apartments	NEC of Smithstone Drive and Somerall Drive	Houston	U/E				NC	72	72	Е	\$518,137	Michael Robinson	154	N/A	Not Competitive in Region
05169	6 N	Estrella Del Mar	Southwest Corner of Fondern and Beltway 8	Houston	U/E				NC	172	172	Е	\$1,020,000	Manish Verma	128	N/A	Not Competitive in Region
									Subtotal:	1,247	1,264		\$8,930,837				
									Total:	2,373	2,455		\$15,609,100				
<u>Applic</u>	ation	s Submitted in Regi	ion 6: Rural														
05084	6 A	University Place Apartments	310 University	Wharton	R				NC/R	82	82	Е	\$200,633	James W. Fieser	167	N/A	Competitive in Region
05234	6 A	Park Place Apartments	s 20 S. Mechanic	Bellville	R				ACQ/R	40	40	F	\$123,580	James W. Fieser	82	N/A	USDA Set-Aside
												_	\$169.575	James W. Fieser	77	N/A	USDA/ At-Risk Set- Aside
05239	6 A	Bayshore Manor Apartments	138 Sandpiper Circle	Palacios	R		′ ✓		ACQ/R	56	56	F	φ169,575	James W. Fleser			710100
05239	6 A	,	138 Sandpiper Circle	Palacios	R				ACQ/R Subtotal:	178	56 178	F	\$493,788	James W. Fleser	.,		7 toldo
		,	138 Sandpiper Circle FM 247 & Midway Rd.	Palacios Huntsville	R R							F	*,-	R. J. Collins		N/A	Not Competitive in Region*
05239 05179 05053	6 N	Apartments The Villages at							Subtotal:	178	178	-	\$493,788		165	N/A N/A	Not Competitive in
05179	6 N	Apartments The Villages at Huntsville Essex Gardens	FM 247 & Midway Rd.	Huntsville	R				Subtotal:	178 73	178 76	F	\$493,788 \$589,000	R. J. Collins	165		Not Competitive in Region* Not Competitive in
05179	6 N	Apartments The Villages at Huntsville Essex Gardens	FM 247 & Midway Rd.	Huntsville	R				Subtotal: NC NC	178 73 76	178 76 76	F	\$493,788 \$589,000 \$489,443	R. J. Collins	165		Not Competitive in Region* Not Competitive in

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Regio	n:	7														
Alloc	ation	Information for Reg	gion 7: Total Cred	its Availab	le for Region: \$	2,928	3,201	Rural All	locati	on:	\$2	19,565	Urban/Exurban	Alloc	cation:	\$2,708,636
								5% Requ	uired f	for US	DA: \$	146,410	15% Required f	or At	-Risk:	\$439,230
Applic	ation	s Submitted in Regi	ion 7: Urban/Exur	<u>ban</u>												
05142	7 A	Wesleyan Retirement Homes	1105 South Church St.	Georgetown	n U/E 🔲 🗸 🗌		✓	ACQ/R	50	51	E	\$372,791	Chris Spence	192	N/A	Competitive in Regio
05207	7 A	Parker Lane Seniors Apartments	4000 Block of Parker Lane & 1900 block of Woodward	Austin	U/E			NC	68	68	Е	\$687,984	Jim Shaw	182	N/A	Competitive in Regio
05195	7 A	San Gabriel Senior Village	1900, 1906 & 1910 Leander St.	Georgetown	n U/E 🔲 🔲			NC	100	100	Ε	\$785,000	Colby W. Denison	181	N/A	Competitive in Regio
05260	7 A	Saddlecreek Apartments at Buda	777 W. Goforth Road	Buda	U/E			NC	144	144	F	\$862,795	Mark Musemeche	179	N/A	Competitive in Regio
								Subtotal:	362	363		\$2,708,570				
05080	7 N	Cambridge Villas	800 Dessau Road	Pflugerville	U/E			NC	200	208	E	\$1,200,000	Scott McGuire	175	N/A	Not Competitive in Region*
05130	7 N	Southpark Apartments	9401 S. First Street	Austin	U/E			NC	192	192	F	\$955,000	Manish Verma	171	N/A	Not Competitive in Region
)5211	7 N	Northwest Residential	Intersection of River Bend Rd. and Westwood Lane	Georgetowi	n U/E 🔲 🔲			NC	171	180	F	\$1,088,835	Stuart Shaw	156	N/A	Not Competitive in Region
5192	7 N	Pioneer at Walnut Creek	Sprinkle Cutoff, 100 yds North of Samsung Blvd. Intersection	Austin	U/E			NC	200	200	F	\$1,038,677	Ty Cunningham	152	N/A	Not Competitive in Region
								Subtotal:	763	780		\$4,282,512				

File# F	Reg. A	1 A Development Name	Address	City Al	loc. ²	Set-Asides USDA NP AR	³ L HC	ayering	g ⁴ FF Activity	5 LI Units	Tota Unit	ıl s Pop ⁶	Credit ⁷ Request	Owner Contact	Final Score		
Applica	ation	s Submitted in Regi	on 7: Rural														
05228	7 A	City Oaks Apartments	301 N. Winters Furr	Johnson City	R				ACQ/R	24	24	F	\$165,166	Stephen M. Wasserman	135	N/A	USDA Set-Aside
								;	Subtotal:	24	24		\$165,166				
)5034	7 N	The Gardens of Taylor, LP	317 Sloan St.	Taylor	R				NC	36	36	Е	\$280,388	George D. Hopper	165	N/A	Not Competitive in Region*
5245	7 N	Hillside Senior Apartments	FM 112	Taylor	R				NC	36	36	Е	\$262,036	Cari Garcia	163	N/A	Not Competitive in Region
5252	7 N	Saddlecreek Apartments at Kyle II	2139 IH35	Kyle	R				NC	72	72	F	\$457,402	Mark Musemeche	156	N/A	Not Competitive in Region
								;	Subtotal:	144	144		\$999,826				
									Total:	168	168		\$1,164,992				
12	Арр	lications in Region						Regi	ion Total:	1,293	1,311		\$8,156,074				

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	n:																
Alloc	atior	n Information for Re	gion 8: Total Cred	lits Availab	le fo	or Region: \$	2,48	6,321	Rural All	ocati	on:	\$	546,364	Urban/Exurban	Allo	cation:	\$1,939,956
									5% Requ	ired f	or US	SDA:	\$124,316	15% Required f	or At	-Risk:	\$372,948
Applic	ation	ns Submitted in Reg	ion 8: Urban/Exu	<u>rban</u>													
)5016	8 A	Country Lane Seniors- Temple Community	North side of Southeast H.K. Dodgen Loop, West of Martin Luther King, Jr. Dr.	Temple	U/E				NC	98	102	E	\$889,327	Kenneth H. Mitchell	192	N/A	Competitive in Region
5164	8 A	Ridge Pointe Apartments	1600 Block Bacon Ranch Rd.	Killeen	U/E				NC	164	172	F	\$1,018,060	Michael Lankford	178	N/A	Competitive in Region
									Subtotal:	262	274		\$1,907,387				
									Total:	262	274		\$1,907,387				
Applic	ation	ns Submitted in Reg	ion 8: Rural														
5238	8 A	Hamilton Manor Apartments	702 S. College St.	Hamilton	R		✓	✓	ACQ/R	18	18	F	\$58,476	Bonita Williams	171	N/A	USDA/ At-Risk Set- Aside
5243	8 A	Villas of Hubbard	N.W. Corner of Magnolia Avenue and S. 4th Street	Hubbard	R				NC	36	36	E	\$193,215	Deborah A. Griffin	164	N/A	Competitive in Region
5236	8 A	Clifton Manor Apartments I and II	610 S. Avenue F, 115 S. Avenue P	Clifton	R		✓	✓	ACQ/R	40	40	F	\$120,260	Bonita Williams	156	N/A	USDA/ At-Risk Set- Aside
5225	8 A	Normangee Apartments	OSR & 3rd St	Normangee	R				ACQ/R	20	20	F	\$131,703	Stephen M. Wasserman	135	N/A	At-Risk Set-Aside
									Subtotal:	114	114		\$503,654				
5040	8 N	Gardens of Gatesville LP	Adjacent to 328 State School Rd.	Gatesville	R				NC	36	36	E	\$278,454	George D. Hopper	164	N/A	Not Competitive in Region*
5227	8 N	West Retirement	701 W. Tokio Rd	West	R				ACQ/R	24	24	E	\$166,349	Stephen M. Wasserman	138	N/A	Not Competitive in Region/ Set-Aside
5230	8 N	Coolidge Apartments	1306 Bell Street	Coolidge	R				ACQ/R	16	16	F	\$97,372	Stephen M. Wasserman	136	N/A	Not Competitive in Region/ Set-Aside
5229	8 N	Centerville Plaza	130 Town Street	Centerville	R				ACQ/R	24	24	F	\$158,059	Stephen M. Wasserman	135	N/A	Not Competitive in Region/ Set-Aside
									Subtotal:	100	100		\$700,234				
									Total:	214	214		\$1,203,888				
10	agA	lications in Region						Reg	ion Total:	476	488		\$3,111,275				

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Corner of So Zarzamora S Ceralvo St. de I & II 810 & 910 Notes mbra 7100 Block of	it. and Anto orth Frio San Anto	<u>1</u> n I	U/E		3,362	,480	Rural All 5% Requ		or US		•	Urban/Exurban 15% Required for Henry A. Alvarez	or At-	·Risk:	\$3,013,512 \$504,372 Competitive in Region
Corner of So Zarzamora S Ceralvo St. de I & II 810 & 910 Notes mbra 7100 Block of	uth San it. and Anto orth Frio San Anto	n I tonio					NC	137				·			<u> </u>
Corner of So Zarzamora S Ceralvo St. de I & II 810 & 910 Notes mbra 7100 Block of	uth San it. and Anto orth Frio San Anto	n I tonio					-		143	F \$	1,000,000	Henry A. Alvarez	198	N/A	Competitive in Region
Zarzamora S Ceralvo St. de I & II 810 & 910 Nonts mbra 7100 Block o	it. and Anto orth Frio San Anto	tonio n I					-		143	F \$	1,000,000	Henry A. Alvarez III	198	N/A	Competitive in Regic
mbra 7100 Block o	Anto		U/E 🗌 🔽				ACQ/R	100							
							7.00	130	190	F \$	1,126,771	Ronald C. Anderson	173	N/A	At-Risk Set-Aside
						;	Subtotal:	327	333	\$	2,126,771				
Laredo High		n I tonio	U/E 🗌 🔽				NC	134	140	E \$	1,000,000	Henry A. Alvarez III	191	N/A	Not Competitive in Region*
s at Costa 6000 Block o a Branfels Ave			U/E 🗌 🔽				NC	144	150	F	\$985,401	Susan R. Sheeran	183	05177	Not Competitive in Region
ace 800 Landa S			U/E				NC	100	100	E	\$657,317	Lucille Jones	175	N/A	Not Competitive in Region
German 600-700 Bloo Torrey St.			U/E		✓	✓	NC	96	96	E	\$741,420	Les Kilday	174	N/A	Not Competitive in Region
			U/E 🗌 🔽				NC	120	120	E \$	1,046,167	Amay Inamdar	171	N/A	Not Competitive in Region
			U/E 🗌 🔽				ACQ/R	100	100	F	\$644,359	David Marquez	167	N/A	Not Competitive in Region/ Set-Aside
Apartments 2914 Roosev			U/E				ACQ/R	220	220	F \$	1,200,000	Paul Paterno	155	N/A	Not Competitive in Region/ Set-Aside
			U/E				NC	191	200	E \$	1,200,000	Len Vilicic	151	05158	Not Competitive in Region
() ()	Branfels Ave ace 800 Landa S German 600-700 Bloc Torrey St. 10345 South nts nas Garden 1014 South S st. 2914 Roosev unfels 6000 Block of	Ia Branfels Ave. Antice Iace 800 Landa St. Ne Brand Brand Brand German 600-700 Block of E. Ne Torrey St. Brand Brand Inta 10345 South Zarzamora Sand Inta 1014 South San Eduardo Sand Inta St. Antice Inta 2914 Roosevelt Ave. Sand Interpretation Sand Antice Interpretation Brand Antice Interpretation Brand Brand Interpretation Brand Brand	Branfels Ave. Antonio Jace 800 Landa St. New Braunfels German 600-700 Block of E. Torrey St. New Braunfels Josephin St. 10345 South Zarzamora Antonio San Antonio Josephin St. Antonio San Antonio Apartments 2914 Roosevelt Ave. San Antonio Josephin St. San Antonio San Antonio	Branfels Ave. Branfels Ave. Braunfels German Goo-700 Block of E. Torrey St. Braunfels iita 10345 South Zarzamora Antonio nas Garden nts Antonio Antonio Antonio Apartments 2914 Roosevelt Ave. Antonio U/E Antonio	Branfels Ave. Antonio Antonio Branfels Ave. Antonio Braunfels German 600-700 Block of E. New U/E	Branfels Ave. Antonio Antonio Braufels Ave. Antonio Braunfels German 600-700 Block of E. New Braunfels India 10345 South Zarzamora Ints Braunfels San Antonio Antonio Antonio Antonio Antonio Apartments 2914 Roosevelt Ave. San Antonio Antonio D/E V	Branfels Ave. Antonio New Braunfels German 600-700 Block of E. Torrey St. Braunfels New U/E	Branfels Ave. Antonio Braunfels Ave. Antonio Braunfels German 600-700 Block of E. New U/E	a Branfels Ave. Antonio lace 800 Landa St. New Braunfels U/E □ □ □ □ NC 100 German 600-700 Block of E. Torrey St. New Braunfels U/E □ □ □ NC 96 lita 10345 South Zarzamora San Antonio NC 120 lass Garden Ints 1014 South San Eduardo St. NC 120 ACQ/R 100 lass Garden Ints 2914 Roosevelt Ave. San Antonio U/E □ □ □ □ ACQ/R 220 ACQ/R 220 Lufels 6000 Block of South New Braunfels Ave. San Antonio U/E □ □ □ NC 191 NC 191	Branfels Ave. Antonio	Branfels Ave. Antonio	Branfels Ave.	Branfels Ave.	Branfels Ave.	Branfels Ave.

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File# F	Reg. A	1 A Development Name	Address	City A	Alloc. ²	Set-Asides USDA NP AR		ayering DME HT	4 F Activity	5 LI Units	Tota S Units	l s Pop ⁶	Credit ⁷ Request	Owner Contact	Final Score		
Applic	ation	s Submitted in Regi	ion 9: Rural														
05226	9 A	Lytle Apartments	14720 Main Street	Lytle	R				ACQ/R	24	24	F	\$143,173	Stephen M. Wasserman	135	N/A	USDA Set-Aside
05231	9 A	Kerrville Housing	515 Roy Street	Kerrville	R				ACQ/R	48	48	Е	\$292,927	Stephen M. Wasserman	133	N/A	USDA Set-Aside
								S	Subtotal:	72	72		\$436,100				
05155	9 N	Canyon's Landing	Northeast and Northwest Corner of Church Dr. and Ave. C	Poteet	R			✓	NC	32	32	F	\$312,436	Gary M. Driggers	178	N/A	Not Competitive in Region
05178	9 N	Tuscany Court Townhomes	2208 14th Street	Hondo	R				NC	72	76	F	\$58,521	Ronni Hodges	154	N/A	Not Competitive in Region
05232	9 N	Cibolo Apartments	100 Mohawk #150	Cibolo	R				ACQ/R	48	48	Е	\$340,530	Stephen M. Wasserman	132	N/A	Not Competitive in Region/ Set-Aside
05249	9 N	Floresville Square Apartments	100 Betty Jean Drive	Floresville	e R		~		ACQ/R	70	70	F	\$126,505	Dennis Hoover	120	N/A	Not Competitive in Region/ Set-Aside
								S	Subtotal:	222	226		\$837,992				
									Total:	294	298		\$1,274,092				
16	Арр	lications in Region						Regio	on Total:	1,726	1,757	\$	10,875,527				

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File # Reg. A	Development Name	Address	City Al	Set-Asides loc. ² USDA NP AR	HO	ayerin ME H	g TF Activity	5 LI Unit	Tota s Unit	s Po	Credit ⁷ p ⁶ Request	Owner Contact	Fina Scor		
	Information for Re	gion 10: Total Cre	dits Availat	ole for Region: \$	2,069	9,424	Rural All	ocatio	on:	\$	648,861	Urban/Exurban	Alloc	cation:	\$1,420,563
							5% Requ	ired f	or US	DA:	\$103,471	15% Required for	or At-	-Risk:	\$310,414
Application	s Submitted in Reg	ion 10: Urban/Exu	<u>ırban</u>												
5127 10 A	Navigation Pointe	909 S. Navigation Blvd.	Corpus Christi	U/E			NC	124	124	F	\$800,000	Manish Verma	164	N/A	Competitive in Region
5166 10 A	Hampton Port Apartments	6130 Wooldridge Rd.	Corpus Christi	U/E 📗 🗸 🗸			ACQ/R	110	110	F	\$438,949	Richard J. Franco	163	N/A	At-Risk Set-Aside
							Subtotal:	234	234		\$1,238,949				
5224 10 N	Brookwood Retirement Apartments	300 Block of East Larkspur Street	Victoria	U/E	✓		NC	114	114	Е	\$688,922	David H. Saling	159	N/A	Not Competitive in Region*
	·						Subtotal:	114	114		\$688,922				
							Total:	348	348		\$1,927,871				
Application	s Submitted in Reg	ion 10: Rural													
5024 10 A	Figueroa Apartments	998 Ruben Chavez St.	Robstown	R 🔲 🗎 🗎			ACQ	44	44	F	\$301,301	Rick J. Deyoe	191	N/A	2 Million
							Subtotal:	44	44		\$301,301				
5041 10 N	San Diego Creek Apartments	1499 Easterling Dr.	Alice	R			NC	72	72	F	\$570,000	Doak Brown	183	N/A	Not Competitive in Region*
							Subtotal:	72	72		\$570,000				
							Total:	116	116		\$871,301				
5 Appl	lications in Region					Reg	ion Total:	464	464		\$2,799,172				

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Region:	Development Name	Address	City All	oc. ² USDA NP AR	НО	ME HT	F Activity	Unit	s Unit	s Рор	P ^O Request	Owner Contact	Sco	re Con	lict Comment
	Information for Reg	gion 11: Total Cred	its Availab	le for Region: \$	5,368	,843	Rural All	ocatio	on:	\$1,4	94,080	Urban/Exurban	Allo	cation:	\$3,874,763
							5% Requ	ired f	or US	DA: \$	268,442	15% Required f	or At	-Risk:	\$805,326
Applications	Submitted in Regi	on 11: Urban/Exur	<u>ban</u>												
05113 11 A	St. Gerard Apartments	100 Cornejo Dr.	San Benito	U/E			ACQ/R	65	65	F	\$311,941	Elia C. Lopez	196	N/A	Competitive in Regio
05028 11 A	Sevilla Apartments	600 North Airport Dr.	Weslaco	U/E 🔲 🔲 🔲			ACQ/R	80	80	F	\$364,252	Rick J. Deyoe	181	N/A	2 Million
	Vida Que Canta Apartments	500 ft. North of South Mile Rd. on Inspiration Rd	Mission	U/E			NC	160	160	F	\$953,820	Ketinna Williams	169	N/A	Competitive in Regio
	La Villita Apartments Phase II	2828 Rockwell Dr.	Brownsville	U/E			NC	80	80	F	\$558,290	Mark Musemeche	: 169	N/A	Competitive in Regio
05094 11 A	San Juan Village	400 North Iowa	San Juan	U/E 🔲 🔲 🗸			ACQ/R	86	86	F	\$225,937	Lee Felgar	144	N/A	At-Risk Set-Aside
05073 11 A	Villa San Benito	870 South McCullough	San Benito	U/E 🔲 🔲 🗸			ACQ/R	60	60	F	\$166,367	Lee Felgar	138	N/A	At-Risk Set-Aside
05074 11 A	Alamo Village	504 North 9th St.	Alamo	U/E 🔲 🔽			ACQ/R	56	56	F	\$145,370	Lee Felgar	132	N/A	At-Risk Set-Aside
05108 11 A	Kingswood Village	521 South 27th Ave.	Edinburg	U/E			ACQ/R	80	80	F	\$349,985	Doug Gurkin	132	N/A	At-Risk Set-Aside
						_ ;	Subtotal:	667	667		\$3,075,962				
05025 11 N	Poinsetta Apartments	Between North 9th St. and North 10th St. at Duranta Ave.	Alamo	U/E			NC	100	100	F	\$571,979	Rick J. Deyoe	194	N/A	2 Million
05241 11 N	San Juan Apartments	400 Block of East Nolana Loop	San Juan	U/E			NC	127	128	F	\$800,000	Robert Joy	163	N/A	Not Competitive in Region*
	Los Milagros Apartments	3600 Block of East Mile 8 North Rd.	Weslaco	U/E			NC	128	128	F	\$1,135,993	Rowan Smith	158	N/A	Not Competitive in Region
						;	Subtotal:	355	356		\$2,507,972				

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File # Reg. A Development Name Ac	ddress	City	Alloc. ²	Set-Asides ⁽ USDA NP AR	3 La HO	ayering ME HTF	4 - Activity	5 LI Units	Tota Units	I s Pop ⁶	Credit ⁷ Request	Owner Contact	Final Score		
Applications Submitted in Region 1	<u> 11:</u> <u>Rural</u>														
05026 11 A Mesa Vista Salin Apartments	nas St. at Stites St.	Donna	R				NC	76	76	F	\$453,995	Rick J. Deyoe	184	N/A	2 Million
05099 11 A Madison Pointe US of Dr.	81 and Las Palmas	Cotulla	R				NC	76	76	F	\$619,762	Donald Pace	170	N/A	Competitive in Region
05069 11 A Santa Rosa Village FM	506 at Colorado	Santa Ro	osa R				ACQ/R	53	53	F	\$151,058	Lee Felgar	133	N/A	At-Risk Set-Aside
05137 11 A Los Ebanos 1103 Apartments	3 Lincoln St.	Zapata	R				NC	28	28	E	\$65,042	Dennis Hoover	131	N/A	USDA Set-Aside
						S	ubtotal:	233	233		\$1,289,857				
	Acres, West and Ims Tracts	Edcouch	n R				NC	75	76	F	\$613,113	Monica Poss	169	N/A	Not Competitive in Region*
05009 11 N Stardust Apartments Hwy	y. 83 & Brazos St.	Uvalde	R				NC	35	36	F	\$200,000	Murray A. Calhoun	134	N/A	Not Competitive in Region
						S	ubtotal:	110	112		\$813,113				
							Total:	343	345		\$2,102,970				
17 Applications in Region						Regio	n Total:	1,365 1	,368		\$7,686,904				

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A !! (!	. l. f f f D	40. Total One		bla fan Danian í	.4 000	040	D All	4:		•	050 774	Hala and /Francisco	A 11		*077.000
Allocation	n Information for R	egion 12: Total Cred	aits Avaiiai	ble for Region: S	1,228	3,010	Rural All	ocatio	on:	\$	350,771	Urban/Exurban	Alloca	ition:	\$877,239
							5% Requ	ired f	for US	SDA:	\$61,401	15% Required for	or At-F	Risk:	\$184,202
Application	ns Submitted in Re	gion 12: <u>Urban/Exu</u>	<u>rban</u>												
)5117 12 A	Key West Village - Phase II	1600 Clements St.	Odessa	U/E 🗌 🗸 🗌			NC	36	36	E	\$179,585	Bernadine Spears	183 I	N/A	Wins Tie-Breaker w/ 05102
05109 12 A	Country Village Apartments	2401 North Lillie St.	San Angel	o U/E 🔲 🔽			ACQ/R	160	160	F	\$666,473	Doug Gurkin	132 I	N/A	At-Risk Set-Aside
							Subtotal:	196	196		\$846,058				
5102 12 N	Villa del Arroyo Apartments	1200 Block of Elm St.	Midland	U/E			NC	50	52	F	\$445,000	David Diaz	183 I	N/A	Loses Tie-Breaker w 05117*
05149 12 N	Courtland Square Apartments	3500 Block of West 8th St.	Odessa	U/E			NC	128	128	F	\$945,020	Bert Magill	176 I	N/A	Not Competitive in Region
							Subtotal:	178	180		\$1,390,020				
							Total:	374	376		\$2,236,078				
Application	ns Submitted in Re	gion 12: Rural													
05003 12 A	Oasis Apartments	1501 N. Marshall Road	Fort Stockton	R 🗸 🗌 🗸			ACQ/R	56	56	F	\$45,024	James Brawner	200	N/A	Rural Rescue Award
)5237 12 A	Bel Aire Manor Apartments	300 W. Otte	Brady	R 🗸 🗌	✓	✓	ACQ/R	16	16	E	\$61,169	Bonita Williams	155 I	N/A	USDA Set-Aside
							Subtotal:	72	72		\$106,193				
5187 12 N	Valley Creek Apartments	FM 1053 and Twentieth Street	Fort Stockton	R			NC	47	48	F	\$382,500	Justin Zimmerman	120 I	N/A	Not Competitive in Region*
							Subtotal:	47	48		\$382,500				
							Total:	119	120		\$488,693				
7 App	lications in Region	1				Rec	ion Total:	493	496		\$2,724,771				

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	13														
Allocatio	n Information for Re	egion 13: Total Cred	its Available	for Region: \$	2,148	,345	Rural All	ocati	on:	\$2	275,578	Urban/Exurban	Allo	cation:	\$1,872,767
							5% Requ	ired f	for US	DA:	\$107,417	15% Required for	or At	-Risk:	\$322,252
Application	ns Submitted in Reg	ion 13: Urban/Exur	<u>ban</u>												
)5152 13 A	Linda Vista Apartments	4866 Hercules Ave.	El Paso l	J/E 🗌 🗸 🗌			NC	36	36	F	\$305,000	Bill Schlesinger	175	N/A	Competitive in Regio
05151 13 A	Deer Palms	Southwest Corner of Deer Ave. and Railroad Dr.	El Paso l	J/E 🔲 🔲			NC	152	152	F	\$872,495	Bobby Bowling	173	N/A	Competitive in Region
							Subtotal:	188	188		\$1,177,495				
5060 13 N	North Mountain Villag	e 9435 Diana Dr.	El Paso l	J/E 🔲 🔲			NC	200	200	F	\$1,103,714	Ike J. Monty	164	N/A	Not Competitive in Region*
							Subtotal:	200	200		\$1,103,714				
							Total:	388	388		\$2,281,209				
Application	ns Submitted in Rec	ion 13: Rural													
05001 13 A	Mountainview Apartments	801 North Orange Rd.	Alpine F				ACQ/R	56	56	F	\$66,861	James Brawner	200	N/A	Rural Rescue Award
15002 13 Δ	Villa Apartments	Golf Course Southeast Rd.	Marfa F				ACQ/R	24	24	F	\$32,432	James Brawner	200	N/A	Rural Rescue Award
3002 13 A					_			40	40	F	\$120,529	Eddie L. Gallegos	125	N/A	USDA Set-Aside
	Hacienda Santa Barbara Apartments	525 Three Missions Drive	Socorro F	₹ 🗸 🗸 🗌		✓	NC	40							
		525 Three Missions Drive	Socorro F	₹ 🗸 🗸 🗌			NC Subtotal:	120	120		\$219,822				
)5247 13 A		3 Miles South of Thompson Rd. off Socorro Rd.	Socorro F San Elizario F				-			F	\$219,822 \$587,915	Bobby Bowling	167	N/A	Not Competitive in Region*
05247 13 A	Barbara Apartments	3 Miles South of Thompson Rd. off					Subtotal:	120	120	F		Bobby Bowling	167	N/A	
05247 13 A	Barbara Apartments	3 Miles South of Thompson Rd. off					Subtotal:	120 76	120 76	F	\$587,915	Bobby Bowling	167	N/A	

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Set-Asides 3 Layering 4 5 LI Total Credit 7 Final 1 Mile
File # Reg. A Development Name Address City Alloc. 2 USDA NP AR HOME HTF Activity Units Units Pop 6 Request Owner Contact Score Conflict Comment

Total: 14,255 4,514

\$89,728,068

149 Total Applications

1. Award: A = preliminarily recommended for an allocation, N = preliminarily not recommended for an allocation |

- 2. Allocation: R = Rural Regional Allocation, U/E = Urban/ Exurban Regional Allocation
- 3. Set-Aside Abbreviations: USDA= TX-USDA-RHS, NP=Nonprofit, AR=At-Risk
- 4. "Layering" is additional TDHCA Programs Applied for by the Applicant. Note that recommendations for HOME anf HTF awards will be made to the Board on July 14, 2005
- 5. Activity Coding is NC/R=Multifamily New Construction and Rehabilitation, NC/ACQ= New Construction and Acquisition, R=Rehabilitation, ACQ/R= Acquisition Rehabilitation, NC=New Construction, NC/ACQ/R= New Construction/ Aquisitio/n Rehabilitation and ACQ= Acquisition
- 6. Target Population: E = Elderly, F = Family, ET = Elderly Transitional
- 7. Credit amounts reflected are those requested. Developments approved will be conditioned on a final confirmation of feasibility and an underwriting amount and conditions.
- * = Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as "under-allocated". This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the "A" Preliminary Recommendation List. Each of those developments is noted in the "N" Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that "next" application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.
- ** = THIS LIST IS AS OF JUNE 27, 2005 AND IS TENTATIVE PENDING DEPARTMENT ACTION ON APPEALS AND FURTHER STAFF REVIEW, AND UNTIL FINAL ACTION BY THE BOARD AT THE JULY BOARD MEETING.

2005 9% Housing Tax Credit Preliminary Recommendations In Nonprofit Set-Aside** - June 27, 2005 Board Meeting Sorted by Region, Allocation and Final Score - Only Recommended Applications

Nonprofit Set-Aside to be Allocated: \$4,187,203

File # Reg. A Development Name A	Address	City Allo	Set-A oc. ² USDA N	sides ³ NP AR		yering ⁴ ME HTF	Activity ⁵	LI Units	Total Units	. Pop ⁶	Credit ⁷ Request	Owner Contact	Fina Scor		
05088 3 A Oak Timbers-Fort 30 Worth South	00 East Terrell Ave.	Fort Worth	U/E 🗌 🔽				NC	160	168	E	\$1,200,000	A.V. Mitchell	191	N/A	Competitive in Region
05117 12 A Key West Village - 16 Phase II	600 Clements St.	Odessa	U/E 🗌 🔽				NC	36	36	Е	\$179,585	Bernadine Spears	183	N/A	Wins Tie-Breaker w/ 05102
05118 9 A Vista Verde I & II 81 Apartments		San Antonio	U/E				ACQ/R	190	190	F	\$1,126,771	Ronald C. Anderson	173	N/A	At-Risk Set-Aside
05142 7 A Wesleyan Retirement 11 Homes	105 South Church St.	Georgetown	uU/E □ 🔽			\checkmark	ACQ/R	50	51	Е	\$372,791	Chris Spence	192	N/A	Competitive in Region
05146 3 A Spring Garden V 20 Tra		Springtown	R		✓		NC	40	40	F	\$292,831	A. G. Swan	168	N/A	Competitive in Region
05152 13 A Linda Vista 48 Apartments	366 Hercules Ave.	El Paso	U/E 🗌 🔽				NC	36	36	F	\$305,000	Bill Schlesinger	175	N/A	Competitive in Region
Za		San Antonio	U/E 🗌 🔽				NC	137	143	F	\$1,000,000	Henry A. Alvarez III	198	N/A	Competitive in Region
05166 10 A Hampton Port 61 Apartments	J	Corpus Christi	U/E 🗌 🔽				ACQ/R	110	110	F	\$438,949	Richard J. Franco	163	N/A	At-Risk Set-Aside
05222 6 A Kingwood Senior 20 Village	00 North Pines	Houston	U/E 🗌 🔽			\checkmark	NC	188	189	Е	\$1,068,974	Stephen Fairfield	183	N/A	Competitive in Region
05247 13 A Hacienda Santa 52 Barbara Apartments	25 Three Missions Drive	Socorro	R 🗸 🗸			✓	NC	40	40	F	\$120,529	Eddie L. Gallegos	125	N/A	USDA Set-Aside
10 Total Applications							Total:	987	1,003		\$6,105,430				

- 1. Award: A = preliminarily recommended for an allocation, N = preliminarily not recommended for an allocation
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- 5. Activity Coding is NC/R=Multifamily New Construction and Rehabilitation, NC/ACQ= New Construction and Acquisition, Rehabilitation, NC=New Construction, NC/ACQ/R= New Construction/ Aquisitio/n Rehabilitation and ACQ= Acquisition
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- 7. Credit amounts reflected are those requested. Developments approved will be conditioned on a final confirmation of feasibility and an underwriting amount and conditions.

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2005 Housing Tax Credit Status and Recommendation Factors Sorted by Region and Then in Order by Development Number June 27, 2005

		Fina	al Score Awarde	ed by Depar	tment			Term	inated	/Withdrawn
	Satisfaction of Set Aside Requirements								Feasi	bility
# Region Development Name	Set-Asides ⁽¹ NP AR U <i>A</i>) Allocatio	on ⁽²⁾ City	Score					Statu	us ⁽³⁾ Evaluation Comment*
All Applications Located in Re	gion 1									
05020 1 Central Place		R	Hereford	157		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05097 1 Cathy's Pointe		U/E	Amarillo	147		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05100 1 Tierra Blanca Apartments		R	Hereford	166		✓			N	The application has a tied score with 05101 and loses the tie. Therefore, it is not recommended for an award.
05101 1 Creek Crossing Senior Villaç	je 🗌 🖺 🗎	R	Canyon	166		✓			Α	The application has a tied score with 05100 and wins the tie. Therefore, it is recommended for an award.
05103 1 Elm Grove Senior Village		U/E	Lubbock	154		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05124 1 TownParc at Amarillo		U/E	Amarillo	160		✓			Α	Has a competitive score within its allocation type within its region.
05186 1 Deer Creek Apartments		R	Levelland	158		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05194 1 Canyon View Apartments		R	Borger	164		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
All Applications Located in Re	gion 2									
05036 2 Gardens of Burkburnett LP		R	Burkburnett	165		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05039 2 The Gardens of Tye		U/E	Tye	174		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.

^{1:} Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA

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^{2:} Allocation: U/E=Urban/Exurban; R=Rural

^{3:} Recommendation Status: "A" = Preliminarily Recommended for Allocation, "N" = Preliminarily Not Recommended for Allocation

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			Fina	I Score Awarded b	y Depar	tment			Termi	nated/	Withdrawn
		Satisfa	ction of	Set Aside Require				Feasil	bility		
# R €	gion Development Name	Set-Asides ⁽¹⁾ NP AR U A	llocatio	on ⁽²⁾ City	Score					Statu	es ⁽³⁾ Evaluation Comment*
05058	2 Green Briar Village Apartments		U/E	Wichita Falls	184		✓			Α	The application has a tied score with 05141 and wins the tie. Therefore, it is recommended for an award.
05141	2 The Arbors at Rose Park		U/E	Abilene	184		✓			N	The application has a tied score with 05141 and loses the tie. Therefore, it is not recommended for an award.
05185	2 Market Place Apartments		R	Brownwood	167		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
All Ap	plications Located in Region	<u>on 3</u>									
05004	3 Samuel's Place		U/E	Fort Worth	193		✓			Α	Has a competitive score within its allocation type within its region.
05005	3 Cambridge Courts		U/E	Fort Worth	196		✓			Α	Has a competitive score within its allocation type within its region.
05015	3 Country Lane Seniors- Greenville Community		U/E	Greenville	188		✓			Α	Has a competitive score within its allocation type within its region.
05029	3 Cimarron Springs Apartments		U/E	Cleburne	180		✓			N	The application has a tied score with 05095 and loses the tie. Therefore, it is not recommended for an award.
05031	3 Saddlewood Springs Apartments		U/E	Granbury	142		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05035	3 The Gardens of Acton		R	Granbury	164		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05038	3 Gardens of Mabank LP		R	Mabank	164		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05045	3 Evergreen at North Richland Hills Senior Apartment		U/E	North Richland Hills	12			✓		N	Applicant withdrew Application.
05046	3 Evergreen at Pecan Hollow Senior Apartment Communi		U/E	Murphy	12			✓		N	Applicant withdrew Application.
05047	3 Evergreen at Rockwall Senior Apartment Community		U/E	Rockwall	164			✓		N	Applicant withdrew Application.

^{1:} Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA

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^{2:} Allocation: U/E=Urban/Exurban; R=Rural

^{3:} Recommendation Status: "A" = Preliminarily Recommended for Allocation, "N" = Preliminarily Not Recommended for Allocation

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			Fina	I Score Awarded b	y Depar	tment			Termi	nated/	Withdrawn
	Satisfa	ction of	Set Aside Require				Feasib	oility			
# Reç	gion Development Name	Set-Asides ⁽¹⁾ NP AR U A	llocatio	on ⁽²⁾ City	Score					Statu	s ⁽³⁾ Evaluation Comment*
05054	3 Residences at Eastland		U/E	Fort Worth	173		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05057	3 CityParc at Runyon Springs		U/E	Dallas	147		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05070	3 Center Ridge		U/E	Duncanville	165		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05077	3 Sphinx at Alsbury Villas		U/E	Burleson	175		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05082	3 Sphinx at Luxar		U/E	Dallas	186		✓			Α	Has a competitive score within its allocation type within its region.
05088	3 Oak Timbers-Fort Worth South		U/E	Fort Worth	191		✓			Α	Has a competitive score within its allocation type within its region.
05090	3 Oak Timbers-Granbury		R	Granbury	161		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05095	3 Sphinx At Reese Court		U/E	Dallas	180		✓			N	The application has a tied score with 05029 and wins the tie. However, it is still not recommended for an award*
05098	3 Bella Vista Apartments		R	Gainesville	12			✓		N	Applicant withdrew Application.
05116	3 Wahoo Frazier Townhomes		U/E	Dallas	187		~			Α	Has a competitive score within its allocation type within its region.
05128	3 Rhias Oaks Apartments		U/E	Mesquite	176		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05129	3 First Street Townhomes		U/E	Sherman	172		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05146	3 Spring Garden V		R	Springtown	168		✓			Α	Has a competitive score within its allocation type within its region.
05161	3 LoneStar Park		U/E	Sherman	156		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05168	3 Lakeview Park		U/E	Denison	178		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.

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			Fina	al Score Awarded	l by Depar	tment			Term	inated	l/Withdrawn
		Satisfa	ction o	f Set Aside Requi	irements				Feasi	ibility	
# Region	n Development Name	Set-Asides ⁽¹⁾ NP AR U A	llocatio	on ⁽²⁾ City	Score					Stat	us ⁽³⁾ Evaluation Comment*
05171 3 F	Fairway Crossing	✓ □ □	U/E	Dallas	185		✓			Α	Has a competitive score within its allocation type within its region.
05173 3 A	Arbor Bend Villas	✓ □ □	U/E	Fort Worth	156		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05189 3 \	Windvale Park		R	Corsicana	165		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05206 3 \	Villa Vista Apartments		U/E	Grand Prairie	12			✓		N	Applicant withdrew Application.
	Linbergh Parc Senior Apartments		U/E	Fort Worth	157			✓		N	Applicant withdrew Application.
05250 3 (Churchill at Cedars		U/E	Dallas	165		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
All Applic	cations Located in Region	<u>on 4</u>									
05027 4	Timber Village Apartments		R	Marshall	183		✓			A	Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the \$2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.
05033 4 \	Waterford Parkplace		U/E	Longview	170		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05037 4 0	Gardens of White Oak LP		U/E	White Oak	172		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
	Longview Senior Apartment Community		U/E	Longview	185		✓			Α	Has a competitive score within its allocation type within its region.
05184 4 H	Hampton Chase Apartments		R	Palestine	166		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05235 4 (Country Square Apartments		R	Lone Star	87	✓				Α	Has a competitive score within the USDA Set-Aside.

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			Fina	al Score Awarded b	y Depar	tment			Termi	inated	/Withdrawn
		Satisfa	ction o	f Set Aside Require	ements					Feasi	bility
# R e	llocatio	on ⁽²⁾ City	Score					Statı	us ⁽³⁾ Evaluation Comment*		
05242	4 Renaissance Plaza		U/E	Texarkana	184		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
All Ap	plications Located in Region	<u>on 5</u>									
05032	5 Pineywoods Orange Development		R	Orange	168		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05076	5 Villa Main		U/E	Port Arthur	132			✓		N	Application Terminated.
05122	5 Twelve Oaks Apartments		R	Vidor	168		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05163	5 Timber Pointe Apartment Homes		R	Lufkin	169		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05181	5 Stone Hearst II		U/E	Beaumont	168		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05193	5 Park Place Apartments		R	Nacogdoches	172		~			Α	Has a competitive score within its allocation type within its region.
05199	5 Southwood Crossing Apartments		U/E	Port Arthur	182		✓			Α	Has a competitive score within its allocation type within its region.
05251	5 Joaquin Apartments		R	Joaquin	121	✓				Α	Has a competitive score within the USDA Set-Aside.
All Ap	plications Located in Region	<u>on 6</u>									
05021	6 Waterside Court		U/E	Houston	183		~			Α	Has a competitive score within its allocation type within its region.
05022	6 The Enclave		U/E	Houston	178		✓			Α	The application has a tied score with 05198 and 05209 and wins the tie with 05198 and loses with 05209. It is recommended for an award.
05044	6 Copperwood Apartments		U/E	The Woodlands	163	✓				Α	Has a competitive score within the At-Risk Set-Aside.
05053	6 Essex Gardens Apartments		R	Sealy	161		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05084	6 University Place Apartments		R	Wharton	167		✓			Α	Has a competitive score within its allocation type within its region.

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			Fina	al Score Awarde	d by Depar	tment			Termi	nated	/Withdrawn
		Satis	sfaction o	f Set Aside Requ				Feasil	bility		
Set-Asides ⁽¹⁾ # Region Development Name NP AR U Allocation ⁽²⁾ City Score										Statu	us ⁽³⁾ Evaluation Comment*
05104	6 Landing at Moses Lake		U/E	Texas City	171		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05105	6 Zion Village		U/E	Houston	189			✓		N	Application Terminated.
05114	6 Copperwood Seniors Apartments		U/E	Houston	154		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05134	6 Birdsong Place Villas		U/E	Baytown	170		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05162	6 Lodge at Silverdale Apartment Homes		U/E	Conroe	173		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05165	6 Lincoln Park Apartments		U/E	Houston	187		✓			Α	Has a competitive score within its allocation type within its region.
05169	6 Estrella Del Mar		U/E	Houston	128		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05179	6 The Villages at Huntsville		R	Huntsville	165		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05196	6 Greens Crossing Senior Village		U/E	Houston	174		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05198	6 Olive Grove Manor		U/E	Houston	178		✓			N	The application has a tied score with 05022 and loses the tie. Therefore, it is not recommended for an award.
05200	6 Hawthorne Manor		U/E	Freeport	169			✓		N	Application Terminated.
05203	6 Aspen Meadows		R	Angleton	163			✓		N	Application Terminated.
05204	6 Ambassador North Apartments		U/E	Houston	186		✓			Α	Has a competitive score within its allocation type within its region.
05209	6 Providence Place Apartments		U/E	Katy	178		✓			Α	Has a competitive score within its allocation type within its region.
05212	6 Reed Road Senior Residential		U/E	Houston	173		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.

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			Fina	al Score Awarded b	y Depar	tment			Termi	nated	/Withdrawn
		Satisfa	ction o	f Set Aside Require	ements					Feasi	bility
# Region	Development Name	Set-Asides ⁽¹⁾ NP AR U A	llocatio	on ⁽²⁾ City	Score					Statu	us ⁽³⁾ Evaluation Comment*
05217 6 Tow	vn Park Phase II		U/E	Houston	174		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05222 6 King	gwood Senior Village		U/E	Houston	183		✓			Α	Has a competitive score within its allocation type within its region.
05234 6 Parl	k Place Apartments		R	Bellville	82	✓				Α	Has a competitive score within the USDA Set-Aside.
05239 6 Bay	shore Manor Apartments		R	Palacios	77	✓				Α	Has a competitive score within the USDA and At-Risk Set-Asides.
05244 6 Blue	e Ridge Senior Homes		U/E	Houston	174		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
All Applicat	ions Located in Region	on 7									
05034 7 The	e Gardens of Taylor, LP		R	Taylor	165		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05080 7 Can	mbridge Villas		U/E	Pflugerville	175		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05081 7 Rive	ercrest Apartments	V V	R	Marble Falls	12			✓		N	Application Terminated.
05130 7 Sou	uthpark Apartments		U/E	Austin	171		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05142 7 Wes	sleyan Retirement Homes		U/E	Georgetown	192		~			Α	Has a competitive score within its allocation type within its region.
05192 7 Pior	neer at Walnut Creek		U/E	Austin	152		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05195 7 San	n Gabriel Senior Village		U/E	Georgetown	181		~			Α	Has a competitive score within its allocation type within its region.
	ker Lane Seniors artments		U/E	Austin	182		✓			Α	Has a competitive score within its allocation type within its region.
05211 7 Nor	thwest Residential		U/E	Georgetown	156		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05228 7 City	Oaks Apartments		R	Johnson City	135	~				Α	Has a competitive score within the USDA Set-Aside.

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				Fina	I Score Awarded by	y Depart	ment			Termir	nated/\	<i>N</i> ithdrawn
			Satisfac	tion of	Set Aside Requirer	ments					Feasib	ility
# Re	gion Development Name	Set-A NP A	sides ⁽¹⁾ R U Al	locatio	n ⁽²⁾ City	Score					Status	s ⁽³⁾ Evaluation Comment*
05245	7 Hillside Senior Apartments			R	Taylor	163		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05252	7 Saddlecreek Apartments at Kyle II			R	Kyle	156		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05260	7 Saddlecreek Apartments at Buda			U/E	Buda	179		✓			Α	Has a competitive score within its allocation type within its region.
All Ap	plications Located in Regio	on 8										
05016	8 Country Lane Seniors-Temple Community			U/E	Temple	192		✓			Α	Has a competitive score within its allocation type within its region.
05040	8 Gardens of Gatesville LP			R	Gatesville	164		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05164	8 Ridge Pointe Apartments			U/E	Killeen	178		V			Α	Has a competitive score within its allocation type within its region.
05180	8 Crown Pointe			U/E	Waco	169			✓		N	Applicant withdrew Application.
05225	8 Normangee Apartments			R	Normangee	135	\checkmark				Α	Has a competitive score within the At-Risk Set-Aside.
05227	8 West Retirement			R	West	138	✓	✓			N	Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.
05229	8 Centerville Plaza			R	Centerville	135	✓	✓			N	Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.
05230	8 Coolidge Apartments			R	Coolidge	136	✓	✓			N	Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.
05233	8 Navasota Manor Apartments		~	R	Navasota	18			✓		N	Applicant withdrew Application.
05236	8 Clifton Manor Apartments I and II			R	Clifton	156	✓				Α	Has a competitive score within the USDA and At-Risk Set-Asides.
05238	8 Hamilton Manor Apartments			R	Hamilton	171	✓				Α	Has a competitive score within the USDA and At-Risk Set-Asides.
05243	8 Villas of Hubbard			R	Hubbard	164		✓			Α	Has a competitive score within its allocation type within its region.

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			Fina	Final Score Awarded by Department					Termi	inated	Withdrawn	
		Satis	faction o	action of Set Aside Requirements						Feasi	bility	
	gion Development Name	Set-Asides NP AR U	(1) Allocatio	on ⁽²⁾ City	Score					Statu	us ⁽³⁾ Evaluation Comment*	
	All Applications Located in Region 9											
05012	9 Landa Place	✓ □ □	U/E	New Braunfels	175		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.	
05043	9 San Jose Apartments		U/E	San Antonio	155	✓	✓			N	Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.	
05118	9 Vista Verde I & II Apartments		U/E	San Antonio	173	✓				Α	Has a competitive score within the At-Risk Set-Aside.	
05119	9 Las Palmas Garden Apartments		U/E	San Antonio	167	✓	✓			N	Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.	
05135	9 Villas at German Spring		U/E	New Braunfels	174		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.	
05155	9 Canyon's Landing		R	Poteet	178		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.	
05158	9 The Villas at Costa Almadena		U/E	San Antonio	183		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.	
05159	9 San Juan Square		U/E	San Antonio	198		✓			Α	Has a competitive score within its allocation type within its region.	
05160	9 The Alhambra		U/E	San Antonio	191		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.	
05177	9 New Braunfels Gardens		U/E	San Antonio	151		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.	
05178	9 Tuscany Court Townhomes		R	Hondo	154		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.	
05205	9 Villa Bonita Apartments		U/E	San Antonio	171		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.	
05226	9 Lytle Apartments		R	Lytle	135	✓				Α	Has a competitive score within the USDA Set-Aside.	
05231	9 Kerrville Housing		R	Kerrville	133	✓				Α	Has a competitive score within the USDA Set-Aside.	

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		Final Score Awarded by Department					Terminated/Withdrawn			
	Satisfaction of Set Aside Requirements								Feasi	bility
# Region Development Name	Set-Asides ⁽¹⁾ NP AR U A	llocatio	on ⁽²⁾ City	Score					Statı	us ⁽³⁾ Evaluation Comment*
05232 9 Cibolo Apartments		R	Cibolo	132	✓	✓			N	Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.
05249 9 Floresville Square Apartments		R	Floresville	120	✓	✓			N	Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region.
All Applications Located in Regi	<u>on 10</u>									
05008 10 Mathis Apartments II		R	Mathis	155			✓		N	Application Terminated.
05024 10 Figueroa Apartments		R	Robstown	191		✓			А	Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the \$2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.
05041 10 San Diego Creek Apartments		R	Alice	183		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05085 10 Pelican Landing Townhomes		R	Rockport	166			✓		Ν	Applicant withdrew Application.
05127 10 Navigation Pointe		U/E	Corpus Christi	164		✓			Α	Has a competitive score within its allocation type within its region.
05166 10 Hampton Port Apartments		U/E	Corpus Christi	163	✓				Α	Has a competitive score within the At-Risk Set-Aside.
05224 10 Brookwood Retirement Apartments		U/E	Victoria	159		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
All Applications Located in Regi	<u>on 11</u>									
05009 11 Stardust Apartments		R	Uvalde	134		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.

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Final Score Awarded by Departmen								Term	inated	l/Withdrawn
	Satisfa	ction o	f Set Aside Requ	irements					Feasi	ibility
# Region Development Name	Set-Asides ⁽¹⁾ NP AR U <i>A</i>) Allocatio	on ⁽²⁾ City	Score					Stat	us ⁽³⁾ Evaluation Comment*
05025 11 Poinsetta Apartments		U/E	Alamo	194					N	Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the \$2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined not to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.
05026 11 Mesa Vista Apartments		R	Donna	184		✓			Α	Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the \$2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.
05028 11 Sevilla Apartments		U/E	Weslaco	181		✓			Α	Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 05027 and 05028 are all awarded, a violation of the \$2 million credit cap limitation would occur. Pursuant to Section 49.9(d)(5) of the QAP, staff has determined to award this application because this decision most effectively satisfies the Department's goals in meeting set-aside and regional allocation goals.
05069 11 Santa Rosa Village		R	Santa Rosa	133	✓				Α	Has a competitive score within the At-Risk Set-Aside.
05073 11 Villa San Benito		U/E	San Benito	138	✓				Α	Has a competitive score within the At-Risk Set-Aside.
05074 11 Alamo Village		U/E	Alamo	132	~				Α	Has a competitive score within the At-Risk Set-Aside.
05079 11 Rio Hondo Village		R	Rio Hondo	126			~		N	Application Terminated.
05091 11 Los Milagros Apartments		U/E	Weslaco	158		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05092 11 Vida Que Canta Apartments		U/E	Mission	169		✓			Α	Has a competitive score within its allocation type within its region.
05094 11 San Juan Village		U/E	San Juan	144	✓				Α	Has a competitive score within the At-Risk Set-Aside.
05099 11 Madison Pointe		R	Cotulla	170		✓			Α	Has a competitive score within its allocation type within its region.
1. Set Aside Abbreviations: ND-Nepprefit AD-At Dis	ck II-IISDA									

^{1:} Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA

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^{2:} Allocation: U/E=Urban/Exurban; R=Rural

^{3:} Recommendation Status: "A" = Preliminarily Recommended for Allocation, "N" = Preliminarily Not Recommended for Allocation

^{** =} Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as "under-allocated". This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the "A" Preliminary Recommendation List. Each of those developments is noted in the "N" Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that "next" application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.

Final Score Awarded by Department							Terminated/Withdrawn			
Satisfaction of Set Aside Requirements									Feasi	bility
# Region Development Name	Set-Asides ⁽¹⁾ NP AR U A	llocatio	on ⁽²⁾ City	Score					Statu	us ⁽³⁾ Evaluation Comment*
05108 11 Kingswood Village		U/E	Edinburg	132	✓				Α	Has a competitive score within the At-Risk Set-Aside.
05113 11 St. Gerard Apartments		U/E	San Benito	196		✓			Α	Has a competitive score within its allocation type within its region.
05125 11 La Villita Apartments Phase II		U/E	Brownsville	169		✓			Α	Has a competitive score within its allocation type within its region.
05137 11 Los Ebanos Apartments		R	Zapata	131	✓				Α	Has a competitive score within the USDA Set-Aside.
05140 11 El Paraiso Apartments		R	Edcouch	139			✓		Ν	Application Terminated.
05191 11 Casa Edcouch		R	Edcouch	169		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05241 11 San Juan Apartments		U/E	San Juan	163		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
All Applications Located in Region	on 12									
05102 12 Villa del Arroyo Apartments		U/E	Midland	183		✓			N	The application has a tied score with 05117 and loses the tie. Therefore, it is not recommended for an award.
05109 12 Country Village Apartments		U/E	San Angelo	132	✓				Α	Has a competitive score within the At-Risk Set-Aside.
05117 12 Key West Village - Phase II		U/E	Odessa	183		✓			Α	The application has a tied score with 05102 and wins the tie. Therefore, it is recommended for an award.
05149 12 Courtland Square Apartments		U/E	Odessa	176		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05187 12 Valley Creek Apartments		R	Fort Stockton	120		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05237 12 Bel Aire Manor Apartments		R	Brady	155	✓				Α	Has a competitive score within the USDA Set-Aside.
All Applications Located in Region	on 13									
05060 13 North Mountain Village		U/E	El Paso	164		✓			N	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05151 13 Deer Palms		U/E	El Paso	173		✓			Α	Has a competitive score within its allocation type within its region.

^{1:} Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA

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^{2:} Allocation: U/E=Urban/Exurban; R=Rural

^{3:} Recommendation Status: "A" = Preliminarily Recommended for Allocation, "N" = Preliminarily Not Recommended for Allocation

^{** =} Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as "under-allocated". This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off of the "A" Preliminary Recommendation List. Each of those developments is noted in the "N" Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that "next" application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.

	Final Score Awarded	by Department	Terminated/Withdrawn
	Satisfaction of Set Aside Requir	rements	Feasibility
# Region Development Name	Set-Asides ⁽¹⁾ NP AR U Allocation ⁽²⁾ City	Score	Status ⁽³⁾ Evaluation Comment*
05152 13 Linda Vista Apartments	✓ □ □ U/E EI Paso	175 🗌 🗸 🗆	A Has a competitive score within its allocation type within its region.
05153 13 Mission Palms	R San Elizario	167 🗌 🗹 🗆	Not Recommended: Does not have a competitive enough score within its allocation type within its region.
05247 13 Hacienda Santa Barbara Apartments	☑ ☐ ☑ R Socorro	125 🗹 🗌	A Has a competitive score within the USDA Set-Aside.

162 Total Applications Including 2005 Rural Rescue Awards

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^{1:} Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA

^{2:} Allocation: U/E=Urban/Exurban; R=Rural

^{3:} Recommendation Status: "A" = Preliminarily Recommended for Allocation, "N" = Preliminarily Not Recommended for Allocation

^{** =} Because final credit amounts are not yet known and the list may continue to change, each sub-region is being provided to the Board for recommendation as "under-allocated". This means that when adding the next highest scoring development would cause the region to go over the amount of credits available in the sub-region, that next highest scoring development was left off the "A" Preliminary Recommendation List. Each of those developments is noted in the "N" Not Recommended category with an asterisk to indicate that if one more application were to be added it would most likely be that "next" application with an asterisk. The final July recommendations made to the Board will be analyzed based on final underwritten credit amounts, the percentage calculation that each sub-region would be under, and staff will recommend allocating credits in those sub-regions that would be most proportionally under-allocated.



June 27, 2005

Development Information, Public Input and Board Summary

Samuel's Place, TDHCA Number 05004

				BASIC DEVE	<u>.OPN</u>	<u>/IENT INFORM/</u>	<u>ation</u>						
Site Address:	Sou	ıtheas	t Corner o	f Samuel's Ave. an	d Po	indexter St.	Development #:	05004					
City:	For	t Wort	:h	Region:	3	3	Population Served:	Family					
County:	Tarı	rant		Zip Code	: 7	76102	Allocation:	Urban/Exurban					
HTC Set Asid	es:		At-Risk	\square Nonprofit	\square Nonprofit \square US		HTC Purpose/Activity:	NC					
HOME Set As	ides:		CHDO	☐ Preservation		General							
Bond Issuer:	N/A												
		НТ	C Purpose/Ac				abilitation, NC/ACQ=New Construct 1/R=Acquisition and Rehabilitation	tion and Acquisition,					
				OWNER AN	ND D	EVELOPMENT 1	<u>[EAM</u>						
Owner:				Samuel's Avenue, LP									
				Barbara Holston - Phone: (817) 332-8614									
Developer:				Carleton Development, Ltd./Housing Authority FTW									
Housing General Contractor:				Carleton Development, Ltd.									
Architect:				James, Harwick & Partners									
Market Analy	st:			Integra Realty Resources									
Syndicator:				Red Capital Group									
Supportive S	ervice	es:		Housing Authority of the City of Fort Worth									
Consultant:				N/A									
				<u>UNIT/BUI</u>	DIN	G INFORMATIO	<u>ON</u>						
30% 4	0%	50%	60%			Total Rest	ricted Units:	36					
12	0	0	24			Market Ra	te Units:	0					
Type of	Buildi	ng:		Townhon	ne	Owner/Em	ployee Units:	0					
Number of Residential Buildir				gs:	3	Total Deve	elopment Units:	36					
				-		Total Deve	Total Development Cost: \$0						
			Note: Specific	hadroom braakdowns and	ל לפעפו	lanmont casts will be	available upon finalization of an upo	donwriting roport					

FUNDING INFORMATION									
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate				
Housing Tax Credits:	\$274,014	\$0	0	0	0				
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0				
HOME Fund Loan Amount:	\$0	\$0	0	0	0				
Bond Allocation Amount:	\$0	\$0	0	0	0				



June 27, 2005

Development Information, Public Input and Board Summary Samuel's Place, TDHCA Number 05004

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: US Representative: Granger, District 12, NC TX Senator: Brimer, District 10 S Points: 7 US Senator: NC TX Representative: Burnam, District 90 **Local Officials and Other Public Officials:** Mayor/Judge: NC Resolution of Support from Local Government **Individuals/Businesses:** In Support: In Opposition: **Neighborhood Input:** All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. Letter Score: 24 S or O: S Rock Island/Samuels Ave. Neighborhood Organization, Julio Hinojosa This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will infill vacant land; the size of the development will not overwhelm the neighborhood; the design is compatible with the architectural design of the neighborhood; the additional student tenants will help improve the low enrollment at the local elementary school; it will provide needed affordable housing; it will enhance property values; it will stimulate investment

General Summary of Comment:

Texas State Senator Kim Brimer and Texas State Representative Lon Burnam expressed their support for the Development as an attractive and safe place that will strengthen the residential character of the neighborhood and provide more affordable housing to low to moderate income residents.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

and renovation in the neighborhood; and it will provide strong management.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Fort Worth in the amount of at least \$126,500 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Samuel's Place, TDHCA Number 05004

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Cambridge Courts, TDHCA Number 05005

			BASIC DEVELO	<u> PPMENT I</u>	<u>NFORMATION</u>						
Site Address:	Site Address: 8124 Calmont Ave				Development #:	05005					
City:	Fort W	orth/	Region:	3	Population Served:	Family					
County:	Tarrar	nt	Zip Code:	76116	Allocation:	Urban/Exurban					
HTC Set Aside	es:	\square At-Risk	✓ Nonprofit	✓ Nonprofit USDA HTC Purpose/Activity:							
HOME Set Asi	des:	\Box CHDO	☐ Preservation	Gener	al						
Bond Issuer:	N/A										
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation										
	OWNER AND DEVELOPMENT TEAM										
Owner:			Western Hills Affordable Housing, LP								
	Barbara Holston - Phone: (817) 332-8614										
Developer:			Carleton Development/Housing Authority of ETW								
Housing Gene	eral Cor	ntractor:	Carleton Development, Ltd								
Architect:			James, Harwick & Partners								
Market Analys	st:		Integra Realty Resources								
Syndicator:			Red Capital Group								
Supportive Se	ervices:		Housing Authority of the City of Fort Worth								
Consultant:			N/A								
			UNIT/BUILD	ING INFO	<u>DRMATION</u>						
<u>30%</u> 40) <u>%</u> 50	<u>% 60%</u>		T	otal Restricted Units:	342					
' <u></u> ' ' <u></u>	<u> </u>			M	arket Rate Units:	0					
Type of E	Building	: :	5 units or more	, 0	wner/Employee Units:	0					
•	·	dential Buildir	ngs: 24	, т	otal Development Units:	342					

FUNDING INFORMATION								
	Applicant Request	Department Analysis	Amort	Term	Rate			
Housing Tax Credits:	\$1,093,473	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary Cambridge Courts, TDHCA Number 05005

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PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Nelson, District 12 S Points: 7 US Representative:Granger, District 12, NC
TX Representative: Mowery, District 97 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Chuck Silcox, Council Member district 3, S
Individuals/Businesses: In Support: 3 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Western Hills North Neighborhood Association, Gordon Seyfried Letter Score: 24 S or O: S This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will renovate a mostly vacant substandard property; the renovation will arrest deterioration in the neighborhood; the renovation will enhance property values; it will set a quality standard for other multifamily communities in the area; the additional student tenants will help retain valuable pre-school and after school programs in the area; it will provide needed affordable housing; it will stimulate investment and renovation in the neighborhood; it will provide strong management; and it will decrease crime in the area.
General Summary of Comment:
Texas State Senator Nelson expressed support for the Development as in keeping with the state's goal of ensuring that Texans have access to quality, affordable housing. Representative Mowery expressed her support and the support of her constituents for a project that will arrest the deterioration that has occurred at this location. City Council Member Silcox expressed his support of a positive project. One local resident expressed support for the Development.
There was general support from non-officials.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

There were no letters of opposition.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Cambridge Courts, TDHCA Number 05005

<u>RECOMM</u>	Endation by the executi	VE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	D ON:
9% HTC Competi	itive Cycle: Score: 196	☐ Meeting a Required Set-Aside	Credit Amount:*	\$1,093,473
Recommendation:	Has a competitive score within	its allocation type within its region.		
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	nd Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity Bo	ond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Stardust Apartments, TDHCA Number 05009

	BASIC DEVELOPMENT INFORMATION									
Site Address:	Site Address: Hwy. 83 & Brazos S				Development #:	05009				
City:	Uvalde	!	Region:	11	Population Served:	Family				
County:	Uvalde	!	Zip Code	: 7880	2 Allocation:	Rural				
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit		HTC Purpose/Activity:	NC				
HOME Set Asi	ides:		Preservation	□ Gen	eral					
Bond Issuer:	N/A									
		HTC Purpose/Ac			uisition, R=Rehabilitation, NC/ACQ=New Constructio abilitation, ACQ/R=Acquisition and Rehabilitation	n and Acquisition,				
			OWNER AN	ID DEVE	LOPMENT TEAM					
Owner:			Uvalde Affordable	Uvalde Affordable Housing, LP						
			Murray A. Calhoun - Phone: (504) 561-1172							
Developer: Ly			Lymac, LLC							
Housing Gene	eral Con	tractor:	Wilmax Construction, LLC							
Architect:			Architecture Associ	Architecture Associates, Inc.						
Market Analys	st:		Mitchell Real Estate Appraisals							
Syndicator:			Boston Capital							
Supportive Se	ervices:		N/A							
Consultant:			N/A							
			<u>UNIT/BUIL</u>	DING IN	FORMATION					
<u>30%</u> 40	<u>0%</u> 50%	<u>% 60%</u>			Total Restricted Units:	35				
0	0 15	20			Market Rate Units:	0				
Type of E	Building:		Fourple	ex	Owner/Employee Units:	1				
Number of Residential Buildin			ngs:	9	Total Development Units:	36				

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$200,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary Stardust Apartments, TDHCA Number 05009

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19 S Points: 7 US Representative:Bonilla, District 23, NC
TX Representative: Gallego, District 74 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Josue (George) Garza Jr., Mayor, S Resolution of Support from Local Government
Harvey Hildebrand, State Representative, District 53, S Lecho Quiroga, City Councilman, S
Tracy O. King, State Representative, District 80, S Rodolfo Flores, City Attorney, S
Individuals/Businesses: In Support: 4 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Madla expressed his support for the Development as a chance for many families to reside in high-quality, safe and affordable housing. Representative Gallego supports the Development as having a very positive impact on the city. Representatives Hildebrand and King expressed their support for the Development as beneficial to Uvalde's economy and its residents. Local officials expressed their support for the Development as providing much needed housing to Uvalde.
There was general support from non-officials.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Stardust Apartments, TDHCA Number 05009

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Landa Place, TDHCA Number 05012

		BASIC DEVELOPM	<u>ENT INFORMATION</u>	BASIC DEVELOPMENT INFORMATION					
Site Address:	800 Landa St.		Development #:	05012					
City:	New Braunfels	Region: 9	Elderly						
County:	Comal	Zip Code: 78	Allocation:	Urban/Exurban					
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit □ U	SDA HTC Purpose/Activity:	NC					
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	eneral						
Bond Issuer:	N/A								
	HTC Purpose/Ac		Acquisition, R=Rehabilitation, NC/ACQ=New Construc Rehabilitation, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,					
		OWNER AND DE	VELOPMENT TEAM						
Owner:		New Braunfels Landa Place Apartments, LP							
		Lucille Jones - Phone: (830) 257-5323						
Developer:		New Braunfels Landa Place Builders, LLC							
Housing Gene	eral Contractor:	G.G. MacDonald, Inc.							
Architect:		A. Ray Payne							
Market Analys	st:	Mark Temple Real Estate Services							
Syndicator:		Boston Capital							
Supportive Se	ervices:	Community Council of South Central Texas							
Consultant:		N/A							
		<u>UNIT/BUILDING</u>	INFORMATION						
<u>30%</u> 40	<u> 50%</u> 60%		Total Restricted Units:	100					
10	0 90		Market Rate Units:	0					
Type of E	Building:	5 units or more	Owner/Employee Units:	0					

	FUNDING INFO	<u>ORMATION</u>			
	Applicant Request	Department Analysis	Amort	Term	Rate
Housing Tax Credits:	\$657,317	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

21

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

100

\$0



June 27, 2005

Development Information, Public Input and Board Summary

Landa Place, TDHCA Number 05012

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: US Representative: Smith, District 21, NC TX Senator: Wentworth, District 25 S Points: 7 **US Senator:** NC TX Representative: Casteel, District 73 **Local Officials and Other Public Officials:** Resolution of Support from Local Government Mayor/Judge: Adam E. Cork, Mayor, S Danny Scheel, County Judge, S Lamar Smith, Member of Congress, S Jack Dawson, Commissioner Precinct 1, S Nadine N. Mardock, Executive Director of City of New Braunfels Housing Authority, S Individuals/Businesses: In Support: In Opposition: **Neighborhood Input:** All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Congressman Smith expressed his support for the Development as fulfilling a clear need for affordable housing for lower-income, older residents. Senator Wentworth expressed his support for the Development as it would provide quality affordable housing for area elderly. Representative Casteel expressed her support for the Development as a great asset for the elderly citizens of Comal County. Local officials expressed their support through a resolution. Community Organizations expressed their support for an affordable elderly housing complex.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary

Landa Place, TDHCA Number 05012

KECOIVIIVII	ENDATION BY THE EXECUTE	<u>VE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
9% HTC Competi	tive Cycle: 🗸 Score: 175	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not I	have a competitive enough score within its	allocation type within its	region.
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	nd Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax (Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity Bo	and Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Country Lane Seniors-Greenville Community, TDHCA Number 05015

	BASIC DEVELOPMENT INFORMATION					
Site Address:	North	side of Indus	trial Dr., East of U.S. High	way 69 Development	#: 05015	
City:	Green	ville	Region: 3	Population Serve	d: Elderly	
County:	Hunt		Zip Code: 75	401 Allocation	n: Urban/Exurban	
HTC Set Aside	es:	\square At-Risk	☐ Nonprofit ☐ US	SDA HTC Purpose/Activi	ty: NC	
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐ Ge	eneral		
Bond Issuer:	N/A					
		HTC Purpose/A		Acquisition, R=Rehabilitation, NC/ACQ=New Conserbabilitation, ACQ/R=Acquisition and Rehabilitation		
			OWNER AND DEV	/ELOPMENT TEAM		
Owner:			Two Country Lane-Gree			
Kenneth H. Mitchell - Phone: (817) 249-6886						
Developer: Services For Residents, LLC						
Housing General Contractor: N/A						
Architect:			Gailer Tolson and Frenc	h		
Market Analy	st:		Ipser & Associates, Inc.			
Syndicator:			SunAmerica Affordable I	Housing Partners, Inc.		
Supportive So	ervices:		N/A			
Consultant:			N/A			
			<u>UNIT/BUILDING</u>	<u>INFORMATION</u>		
<u>30%</u> 4	<u>0%</u> 50	<u>% 60%</u>		Total Restricted Units:	144	
	0 0			Market Rate Units:	6	
Type of I			5 units or more	Owner/Employee Units:	0	
	_	Iential Buildir		Total Development Units:	150	
			.	Total Development Cost:	\$0	

	FUNDING INFO	<u>ORMATION</u>			
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$1,103,075	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Country Lane Seniors-Greenville Community, TDHCA Number 05015

Country Lane Semons-Greenville Community, 1DHCA Number 03013
PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Deuell, District 2 S Points: 7 US Representative:Hall, District 4, NC
TX Representative: Flynn, District 2 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Jim Morris, Mayor, S Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
West Hill Neighborhood Development Association, Myrna Gilstrap Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the proposed rental rates are affordable for the elderly in the community and will help the elderly as their medical bills and utility costs are increasing; the City of Greenville has 24% of its population as elderly; the development is a quality project; the developer has a successful track record; the property proposes attractive amenities; the city offers excellent public transportation for the elderly; a portion of the units are designed for persons with disabilities which makes it even more senior-friendly; the developer has worked closely with the neighborhood; the supportive services are senior-oriented and are provided at no extra charge; the property is close to medical facilities; the project is mixed income so serves a variety of income levels; and the development will provide new jobs and will pay property taxes.

General Summary of Comment:

Senator Deuell and Representative Flynn expressed their support for the Development as an affordable housing opportunity for senior citizens that will help economic development in Hunt County. Mayor Morris expressed his support for the Development as an important option for senior citizens in the community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of fourteen (14) vouchers from the City of Greenville Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice as required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

Country Lane Seniors-Greenville Community, TDHCA Number 05015

RECOMMENDATION BY THE EXECUTION	VE AWARD AND REVIEW ADVISORY	' COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 188	☐ Meeting a Required Set-Aside	Credit Amount:*	\$1,103,075
Recommendation: Has a competitive score within	its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Country Lane Seniors-Temple Community, TDHCA Number 05016

			BASIC DEVELOR	PMENT INFORMA	<u>ation</u>		
Site Address:	North:	side of South	east H.K. Dodgen Loc	pp, West of Martir	n L Development #:	05016	
City:	Templ	е	Region:	8	Population Served:	Elderly	
County:	Bell		Zip Code:	Zip Code: 76504 Allocation: Urban			
HTC Set Aside	es:	☐ At-Risk	☐ Nonprofit ☐	USDA	HTC Purpose/Activity:	NC	
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐	General			
Bond Issuer:	N/A						
		HTC Purpose/Ad			abilitation, NC/ACQ=New Constructory (Reacquisition and Rehabilitation	ction and Acquisition,	
				DEVELOPMENT T	•		
Owner:			Two Country Lane-T				
	Kenneth H. Mitchell - Phone: (817) 249-6886						
Developer:	Developer: Services For Residents, LLC						
Housing Gene	Housing General Contractor: Baird/Williams Construction, Inc.						
Architect:			Gailer Tolson and Fr	ench			
Market Analys	st:		Ipser & Associates, I	nc.			
Syndicator:			SunAmerica Affordat	ole Housing Partr	ners, Inc.		
Supportive Se	ervices:		N/A				
Consultant:			N/A				
	UNIT/BUILDING INFORMATION						
30% 40	0% 50°	% 60%		Total Rest	ricted Units:	98	
	0 0	<u> </u>		Market Rat	te Units:	4	
Type of E	Building:		5 units or more	Owner/Em	ployee Units:	0	
• •	•	lential Buildir	ngs: 1	Total Deve	lopment Units:	102	
				Total Deve	lopment Cost:	\$0	

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$889,327	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary **Country Lane Seniors-Temple Community, TDHCA Number 05016**

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Fraser, District 24 S Points: 7 US Representative:Carter, District 31, NC
TX Representative: Delisi, District 55 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: William A. Jones III, Mayor, S Resolution of Support from Local Government
Patsy E. Luna, Council Member District 2, S
Jonathan Graham, Interim City Manager, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Southeast Temple Homeowners Association, Ruth Freeman Letter Score: 24 S or O: S This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will create jobs and stimulate economic development; it will provide decent, affordable, and accessible housing; it is located near medical facilities; it would allow many individuals in nursing homes to reintegrate into the community; the value of all housing would increase in southeast Temple; and the tax base would increase.
General Summary of Comment:
Senator Fraser expressed his support for the Development as easing a current shortage of affordable housing for seniors in Temple. Representative Delisi supports the Development as meeting a vital and growing need for affordable elderly housing in the city. Local officials support the Development as a marvelous asset fulfilling a great need for affordable housing for frail elderly and disabled residents.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of four (4) vouchers from Central Texas Housing Assistance Programs, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice as required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Country Lane Seniors-Temple Community, TDHCA Number 05016

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 192	☐ Meeting a Required Set-Aside	Credit Amount:*	\$889,327
Recommendation: Has a competitive score within	n its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Central Place, TDHCA Number 05020

				RAZIC DEVELOPINI	<u>ieini inforiv</u>	AHON	
Site Address:	402	West	t 4th St.			Development #:	05020
City:	Here	eford		Region: 1	Region: 1 Population Served:		Family
County:	Dea	f Smi	th	Zip Code: 79	9045	Allocation:	Rural
HTC Set Asid	les:		At-Risk	\square Nonprofit \square U	JSDA	HTC Purpose/Activity:	NC
HOME Set As	sides:		CHDO	\Box Preservation \Box G	Seneral		
Bond Issuer:	N/A						
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation							
				OWNER AND DE	VELOPMENT	TEAM	
Owner:				Hereford Central Place,	, Ltd.		
				Richard L. Brown - Pho	ne: (214) 521	-0300	
Developer:				Hereford Central Place,	, Ltd.		
Housing Gen	neral C	ontra	ctor:	N/A			
Architect:				Salem Associates			
Market Analy	/st:			Ipser & Associates, Inc.			
Syndicator:				Red Capital Group			
Supportive S	ervice	s:		N/A			
Consultant:				Daniel Allgeier			
	UNIT/BUILDING INFORMATION						
<u>30%</u> 4	0% 5	<u>50%</u>	60%		Total Res	stricted Units:	32
3	0	0	29		Market R	ate Units:	0
Type of	Buildir	ng:		5 units or more	Owner/Er	mployee Units:	0
Number	of Re	siden	tial Buildir	ngs: 3	Total Dev	relopment Units:	32
Ç.					Total Dev	relopment Cost:	\$0

	FUNDING INFO	<u>DRMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$280,145	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary

Central Place, TDHCA Number 05020

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Seliger, District 31 S Points: 7 US Representative:Neugebauer, District 19, NC
TX Representative: Smithee, District 86 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Robert D. Josser and, Mayor, N Resolution of Support from Local Government
Sonny Nikkel, City Commissioner, Place Five, S Angie Alonzo, City Commissioner, Place Two, S
Sam Metcalf, City Commissioner, Place Six, S Tom Simons, County Judge, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Seliger expressed his support for the Development. Representative Smithee expressed his support for the Development as filling an obvious need in the community. Local officials expressed their support for the Development as fulfilling a need for quality affordable multi-family housing in the community.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary

Central Place, TDHCA Number 05020

RECOMMENDATION BY THE EXECUTION	VE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 157	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not h	nave a competitive enough score within its	allocation type within its	region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Waterside Court, TDHCA Number 05021

		RASIC DEVELOPMENT INF	<u>UKIVIATION</u>	
Site Address:	South side of Appro	ox. 500 Block of West Rd.	Development #:	05021
City:	Houston	Region: 6	Population Served:	Family
County:	Harris	Zip Code: 77308	Allocation:	Urban/Exurban
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit □ USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des: CHDO	☐ Preservation ☐ General		
Bond Issuer:	N/A			
	HTC Purpose/Ac	tivity: NC=New Construction, ACQ=Acquisition NC/R=New Construction and Rehabilitat	, R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
		OWNER AND DEVELOPM	MENT TEAM	
Owner:		Waterside Court, Ltd.		
		W. Barry Kahn - Phone: (713) 8	71-0063	
Developer:		Hettig Asset Management Grou	p X, Ltd.	
Housing Gene	eral Contractor:	Hettig Development Group X, L	td.	
Architect:		JRM Architects, Inc.		
Market Analys	st:	O'Connor & Associates		
Syndicator:		JER Hudson Housing Capital, L	LC	
Supportive Se	ervices:	Child and Adult Development C	enter of Houston	
Consultant:		N/A		
		UNIT/BUILDING INFOR	MATION	
<u>30%</u> 40	<u> 50%</u> 60%	Tota	Restricted Units:	112
3 (91 18	Mark	et Rate Units:	6

<u>30%</u> <u>40%</u> <u>50%</u> <u>60%</u>	Total Restricted Units:	112
3 0 91 18	Market Rate Units:	6
Type of Building: Detached Residence	Owner/Employee Units:	0
Number of Residential Buildings: 118	Total Development Units:	118
-	Total Development Cost:	\$0

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$1,054,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary Waterside Court. TDHCA Number 05021

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: US Representative: Jackson-Lee, District 18, NC TX Senator: Whitmire, District 15 S Points: **US Senator:** NC TX Representative: Eissler, District 15 **Local Officials and Other Public Officials:** Resolution of Support from Local Government Mayor/Judge: NC Sylvester Turner, State Representative, S Jack Drake, President of Greater Greenspoint District, O Nadine Kujawa, Superintendent of School, O Individuals/Businesses: In Support: In Opposition: **Neighborhood Input:** All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. Letter Score: 24 S or O: S Fallbrook Civic Club, Larry Wallace This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their

General Summary of Comment:

Senator Whitmire expressed his support for the Development as an improvement in the quality of life for the surrounding community. Representative Turner expressed his support for the Development as a welcome source of family housing.

support as reflected in their letter is: the development team owns another property that the association believes is well-maintained; the development will help with security; the development offers an opportunity for younger families to have their home near their parents; it will offer housing opportunities for teachers;

The Greater Greensport Management District expressed its opposition to the Development as the area is simply too over-built with multi-family units of any kind to support more of the same type of development.

The Aldine Independent School District expressed its opposition to the Development as it will cause a loss in property tax revenue and will increase traffic congestion in the area.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

and the owner is experienced in management and development.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the Harris County Housing Authority in the amount of at least \$400,000.00 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Waterside Court, TDHCA Number 05021

RECOMMENDATION BY THE EXECUT	Tive Award and review advisor)	<u> COMMITTEE IS BASI</u>	ED ON:
9% HTC Competitive Cycle: ✓ Score: 183	☐ Meeting a Required Set-Aside	Credit Amount:*	\$1,054,000
Recommendation: Has a competitive score within	n its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

The Enclave, TDHCA Number 05022

			BASIC DEVELO	PMENT INFO	<u>RMATION</u>	
Site Address:	South	side of 120	0 and 2300 Blocks of V	Vest Tidwell	Development #:	05022
City:	Houst	on	Region:	Region: 6 Population Served:		
County:	Harris		Zip Code:	77091	Allocation:	Urban/Exurban
HTC Set Aside	es:	☐ At-Risk	☐ Nonprofit ☐	USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des:	\Box CHDO	☐ Preservation ☐	General		
Bond Issuer:	N/A					
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation					
			OWNER AND	DEVELOPMI	ENT TEAM	
Owner:			The Enclave, Ltd.			
			Isaac Matthews - Ph	one: (713) 8	71-0063	
Developer:			HKM Development (Group, Ltd.		
Housing Gene	eral Cor	ntractor:	Hettig Construction	Corp.		
Architect:			JRM Architects, Inc.			
Market Analys	st:		O'Connor & Associa	tes		
Syndicator:			JER Hudson Housin	g Capital, LL	С	
Supportive Se	ervices:		Child and Adult Dev	elopment Ce	nter of Houston	
Consultant:			N/A			
			<u>UNIT/BUILDI</u>	ING INFORM	ATION	
<u>30%</u> 40) <u>%</u> 50	<u>% 60%</u>		Total	Restricted Units:	40
	0 38	<u> </u>		Marke	t Rate Units:	0
Type of E	Building	:	Detached Residence	Owne	r/Employee Units:	0
Number	of Resid	dential Build	lings: 40	Total	Development Units:	40

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$524,209	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary

The Enclave, TDHCA Number 05022

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Whitmire, District 15 S Points: 7 US Representative: Jackson-Lee, District 18, NC
TX Representative: Turner, District 139 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Carol Mims Galloway, District B City Council Member, S Donald Wasson, Housing Authority of the city of Houston, O
Ronald C. Green, Council Member, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Pinemont Plaza Civic Club, Charles Ingram Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the single family rental development design will encourage other positive development in the area and encourage businesses to relocate to this underdeveloped area; it will assist in improving the security and maintenance of the surrounding area; it will offer an opportunity for younger families and single parents to have their home near their parents; and it will offer housing opportunities for teachers.
Ella Park Terrace Civic Club, James D. Smith While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the area has been targeted for revitalization, it will encourage business expansion, it will improve maintenance and security in the community, it will provide opportunities for housing for young families and it will help in retaining teachers, police officers and firemen in the area.

General Summary of Comment:

Senator Whitmire and Representative Turner expressed their support for the Development as a welcome source of family housing for those with larger families who wish to stay in the community. Local officials expressed their support for the Development as strongly contributing to the Acres Homes community revitalization program.

Citizen Donald Wasson expressed his opposition to the Development as contributing to multiple complexes being constructed in an area already saturated with state and federally funded housing projects.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the Housing Authority of the City of Houston in the amount of at least \$60,000 or the City of Houston in the amount of at least \$60,000, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the

this



June 27, 2005

Development Information, Public Input and Board Summary

The Enclave, TDHCA Number 05022

Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

The Enclave, TDHCA Number 05022

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:					
9% HTC Compet	itive Cycle: ✓ Score: 178	☐ Meeting a Required Set-Aside	Credit Amount:*	\$524,209	
Recommendation: The application has a tied score with 05198 and 05209 and wins the tie with 05198 and loses with 05209. It is recommended for an award.					
HOME Loan:			Loan Amount:	\$0	
Recommendation:	N/A				
Housing Trust Fu	ınd Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0	
Recommendation:	N/A				
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0	
Recommendation:	N/A				
Private Activity B	ond Issuance with TDHCA:		Bond Amount:	\$0	
Recommendation:	N/A				

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Figueroa Apartments, TDHCA Number 05024

RAZIC DEAFTOLIMENT INFORMATION						
Site Address:	998 Ru	ıben Chavez	St.		Development #:	05024
City:	Robsto	own	Region:	10	Population Served:	Family
County:	Nuece	S	Zip Code:	78380	Allocation:	Rural
HTC Set Asides: ✓ At-Risk		☐ Nonprofit ☐	USDA	HTC Purpose/Activity:	ACQ	
HOME Set As	ides:		☐ Preservation ☐	General		
Bond Issuer:	N/A					
		HTC Purpose/A			R=Rehabilitation, NC/ACQ=New Construction and Rehabilitation	and Acquisition,
			OWNER AND	DEVELOPM	ENT TEAM	
Owner:			Figueroa Housing, L	td.		
	Rick J. Deyoe - Phone: (512) 306-9206					
Developer: Figureroa Housing Development, LLC						
Housing General Contractor: Safari Construction						
Architect: Northfield Design Associates						
Market Analyst: O'Connor & Associates						
Syndicator: N/A						
Supportive Services: N/A						
Consultant:			N/A			
UNIT/BUILDING INFORMATION						
<u>30%</u> 4	0% <u>50</u> °	<u>60%</u>		Total	Restricted Units:	44
5	0 0	39		Marke	et Rate Units:	0
		ed Residence/Duplex	Owne	r/Employee Units:	0	

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$301,301	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

22

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

44

\$0



June 27, 2005

Development Information, Public Input and Board Summary Figueroa Apartments, TDHCA Number 05024

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: US Representative: Ortiz, District 27, NC TX Senator: Hinojosa, District 20 S Points: **US Senator:** NC TX Representative: Herrero, District 34 **Local Officials and Other Public Officials:** Resolution of Support from Local Government Mayor/Judge: Rodrigo Ramón, Jr., Mayor, S Everard T. Walker, Jr., Interim Superintendent of School, Carlos Pena, Chief of Police, S Mike Roldan, Constable Precinct 5, S Oscar O. Ortiz, Commissioner Precinct 3, S Individuals/Businesses: In Support: In Opposition: **Neighborhood Input:** All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. Figueroa Square Neighborhood Association, Sandy Villarreal Letter Score: 24 S or O: S This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will improve the general welfare of the area; it will upgrade existing

General Summary of Comment:

Congressman Ortiz expressed his support for the Development as of invaluable importance to the economic vitality of the area and region. Senator Hinojosa expressed his support for the Development as helping to fulfill the need for quality affordable housing in Robstown. Representative Herrero expressed his support for the Development as an added enhancement to a growing community, providing a specifically designed complex for low-income citizens. Local officials, as well as community organizations and residents expressed their support of the Development as a desperately needed and imperative benefit to the community.

apartments in dire need of repair; it will improve poor drainage and sewer lines; it will enable the renewal of HAP contracts for the current tenants; it will provide social services; it will enhance the area via revitalization; it will instill pride in the community; it will provide decent, safe, sanitary affordable housing in the community;

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

it will provide a safe environment for children; and it will help deter crime.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Figueroa Apartments, TDHCA Number 05024

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:					
9% HTC Compet	itive Cycle: ✓ Score: 191 ☐ Meeting a Required	Set-Aside Credit Amoun	nt:* \$301,301		
Recommendation:	Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025 of the \$2 million credit cap limitation would occur. Pursuant to award this application because this decision most effective aside and regional allocation goals.	to Section 49.9(d)(5) of the C	AP, staff has determined		
HOME Loan:		Loan Amoun	t: \$0		
Recommendation:	N/A				
Housing Trust Fu	and Loan:	Set-Aside Loan Amoun	t: \$0		
Recommendation:	N/A				
4% Housing Tax	Credits with Bond Issuance:	Credit Amou	nt: \$0		
Recommendation:	N/A				
Private Activity B	ond Issuance with TDHCA:	Bond Amoun	t: \$0		
Recommendation:	N/A				

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Poinsetta Apartments, TDHCA Number 05025

BASIC DEVELOPMENT INFORMATION Site Address: Between North 9th St. and North 10th St. at Duranta Ave. Development #: 05025 City: Alamo Region: 11 Population Served: Family County: Hidalgo Zip Code: 78516 Allocation: Urban/Exurban ☐ At-Risk ☐ Nonprofit HTC Set Asides: HTC Purpose/Activity: NC **HOME Set Asides:** ☐ Preservation ☐ General Bond Issuer: N/A HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation OWNER AND DEVELOPMENT TEAM Owner: Poinsetta Housing, Ltd. Rick J. Deyoe - Phone: (512) 306-9206 Poinsetta Housing Development, LLC Developer: Housing General Contractor: Safari Construction Architect: NorthField Design Associates O'Connor & Associates

Syndicator: N/A

Market Analyst:

Supportive Services: Texas Inter-faith Housing Corporation

Consultant:

<u>UNIT/BUILDING INFORMATION</u>				
			Total Restricted Units:	100
			Market Rate Units:	0
Type of Building: 5 units or more/Fourplex		Owner/Employee Units:	0	
9	Total Development Units:	100		
			Total Development Cost:	\$0
Total Development Cost: \$0 Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.				

<u>FUNDING INFORMATION</u>						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$571,979	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary Poinsetta Apartments, TDHCA Number 05025

<u>PUBLI</u>	<u>C COMMENT SUMMARY</u>
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Bl	ank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Lucio, District 27	S Points: 7 US Representative:Hinojosa, District 15, NC
TX Representative: Martinez, District 39	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: Rudy Villarreal, Mayor, S	Resolution of Support from Local Government 🔽
Arturo Guajardo, Superintendent of Schools, S	
Individuals/Businesses: In Support: 3	In Opposition: 0
Neighborhood Input:	

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

Poinsettia Resident Council, Edna Mandujano

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will ensure reconstruction of an obsolete property in need of demolition; it will ensure preservation of affordable housing and rental housing assistance; it will provide units for persons with disabilities; it will enhance the area via revitalization; it will instill pride in the community; it will provide decent, safe, sanitary affordable housing in the community; it will provide social services; it will give children options; and it will help deter crime.

General Summary of Comment:

Senator Lucio and Representative Martinez expressed their support for the development as very much needed housing development that will replace existing substandard and dilapidated housing. Local officials and the current resident council support the Development as critical to community revitalization and as a much needed benefit. Current residents expressed their support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of ten (10) vouchers from the City of Alamo Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.

Letter Score: 24 S or O: S



June 27, 2005

Development Information, Public Input and Board Summary Poinsetta Apartments, TDHCA Number 05025

RECOMMENDATION BY THE EXECUTIVE AWARD AND	D REVIEW ADVISORY COMMITTEE IS BA	SED ON:
9% HTC Competitive Cycle: Score: 194 Meeting a	Required Set-Aside Credit Amount:*	\$0
Recommendation: Pursuant to Section 49.6(c) of the 2005 QAP, if 05 of the \$2 million credit cap limitation would occur not to award this application because this decision set-aside and regional allocation goals.	r. Pursuant to Section 49.9(d)(5) of the QAP, s	taff has determined
HOME Loan:	Loan Amount:	\$0
Recommendation: N/A		
Housing Trust Fund Loan: Meeting a F	Required Set-Aside Loan Amount:	\$0
Recommendation: N/A		
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary **Mesa Vista Apartments, TDHCA Number 05026**

		RASIC DEVELOPIN	BASIC DEVELOPMENT INFORMATION						
Site Address:	Salinas St. at S	itites St.	Development #:	05026					
City:	Donna	Region: 1	Population Served:	Family					
County:	Hidalgo	Zip Code: 78	Zip Code: 78537 Allocation:						
HTC Set Aside	es: 🗆 At-Ri	sk \square Nonprofit \square U	SDA HTC Purpose/Activity:	NC					
HOME Set Asi	ides: \Box CHD	O Preservation G	Seneral						
Bond Issuer:	N/A								
	HTC Purpo		Acquisition, R=Rehabilitation, NC/ACQ=New Construre Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,					
			VELOPMENT TEAM						
Owner:		M.V. Housing, Ltd.							
Rick J. Deyoe - Phone: (512) 306-9206									
Developer:		M V Housing Developm	ent, LLC	nt, LLC					
Housing Gene	eral Contractor:	Safari Construction	Safari Construction						
Architect:		NorthField Design Asso	NorthField Design Associates						
Market Analys	st:	O'Connor & Associates	O'Connor & Associates						
Syndicator:		N/A							
Supportive Se	ervices:	Texas Inter-faith Housin	ng Corporation						
Consultant:		N/A							
		UNIT/BUILDING	INFORMATION						
<u>30%</u> 40	<u>0% 50% 60% </u>		Total Restricted Units:	76					
8	0 0 68		Market Rate Units:	0					
Type of E	Building:	5 units or more	Owner/Employee Units:	0					
Number of Residential Buildings: 5 Total Development Units:				76					

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$453,995	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Mesa Vista Apartments, TDHCA Number 05026

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: US Representative: Hinojosa, District 15, NC TX Senator: Lucio, District 27 S Points: 7 US Senator: NC TX Representative: Martinez, District 39 **Local Officials and Other Public Officials:** Resolution of Support from Local Government Mayor/Judge: Ricardo Morales, Mayor, S Bob Gonzalez, Executive Director, City of Donna Housing Authority, S Individuals/Businesses: In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Lucio and Representative Martinez expressed their support for the Development as helping to fulfill the growing need for affordable housing in Donna. Local officials and residents expressed their support for the Development as needed to replace outdated, substandard housing. A community agency expressed its support for the Development as one that coincides with the City's community revitalization efforts.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of eight (8) vouchers from the City of Donna Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary **Mesa Vista Apartments, TDHCA Number 05026**

<u>RECOMM</u>	<u>IENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISOR</u>	<u>RY COMMITTEE IS BAS</u>	<u>ED ON:</u>
9% HTC Compet	titive Cycle: ✓ Score: 184 ☐ Meeting a Required Set-Aside	e Credit Amount:*	\$453,995
Recommendation:	Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 050 of the \$2 million credit cap limitation would occur. Pursuant to Section to award this application because this decision most effectively satisfie aside and regional allocation goals.	49.9(d)(5) of the QAP, sta	ff has determined
HOME Loan:		Loan Amount:	\$0
Recommendation:	N/A		
Housing Trust Fu	und Loan:	Loan Amount:	\$0
Recommendation:	N/A		
4% Housing Tax	Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation:	N/A		
Private Activity B	ond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation:	N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Timber Village Apartments, TDHCA Number 05027

BASIC DEVELOPMENT INFORMATION						
Site Address: 2707 Norwood St. at Loop 390				Development #:	05027	
City:	Marsha	II	Region:	Region: 4 Population Served:		
County:	Harrison	n	Zip Code:	75670	Allocation:	Rural
HTC Set Aside	es:	At-Risk	\square Nonprofit	\square USDA	HTC Purpose/Activity:	NC
HOME Set Asi	ides:	CHDO	\square Preservation	☐ General		
Bond Issuer:	N/A					
	l	HTC Purpose/Ac			on, R=Rehabilitation, NC/ACQ=New Construction ation, ACQ/R=Acquisition and Rehabilitation	and Acquisition,
			OWNER AND	DEVELOF	PMENT TEAM	
Owner:			Timber Village, Ltd.			
	John O. Boyd - Phone: (512) 306-9206					
Developer: Timber Village Development, LLC						
Housing Gene	eral Cont	ractor:	Safari Construction			
Architect:			NorthField Design A	Associates		
Market Analys	st:		O'Connor & Associa	ates		
Syndicator:			N/A			
Supportive Se	ervices:		Texas Inter-faith Ho	ousing Corp	poration	
Consultant:			N/A			
	UNIT/BUILDING INFORMATION					
<u>30%</u> 40	<u> 50%</u>	60%		Tot	al Restricted Units:	76
8	0 0	68		Ма	rket Rate Units:	0
Type of E	Building:		5 units or more	, Ow	ner/Employee Units:	0
Number	Number of Residential Buildings: 5			5 Tot	al Development Units:	76

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$620,359	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Timber Village Apartments, TDHCA Number 05027

PUBLIC COMMENT SUMMARY					
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment					
State/Federal Officials with Jurisdiction:					
TX Senator: Eltife, District 1 S Points: 7 US Representative:Gohmert, District 1, NC					
TX Representative: Hughes, District 5 S Points: 7 US Senator: NC					
Local Officials and Other Public Officials:					
Mayor/Judge: ED Smith, Mayor, S Resolution of Support from Local Government					
Bryan Partee, District 6, S Alonza Williams, City Commissioner, S					
Ed Carlile, City Commissioner District 3, S Jack Hester, City Commissioner District 4, S					
Individuals/Businesses: In Support: 5 In Opposition: 0					
Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.					
We Care Community Group, Deedra Hawkins This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will promote revitalization; it will promote economic development and jobs; it enables lower income residents to afford to stay in the community; it ensures that every child will have a safe clean home environment; it will provide supportive services; it will promote positive living and advocacy for children; it is a proactive approach to the problems in the neighborhood; and there is a need for affordable housing.					
General Summary of Comment:					
Senator Eltife expressed his support of efforts to bring affordable housing projects to Marshall. Representative Hughes expressed his support for the Development as providing a very productive and family oriented environment for residents. Local officials expressed their support for the Development as one that will serve a great demand for affordable housing. One local economic development agency and one private citizen expressed their support for most needed affordable housing.					
There was general support from non-officials.					
There were no letters of opposition.					
CONDITIONS OF COMMITMENT					

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of eight (8) vouchers from the City of Marshall Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Timber Village Apartments, TDHCA Number 05027

RECOMM	<u>IENDATION BY THE EXECU</u>	<u> IIVE AWARD AND REVIEW ADVISORY</u>	<u> COMMITTEE IS BASI</u>	ED ON:
9% HTC Compe	titive Cycle: Score: 183	☐ Meeting a Required Set-Aside	Credit Amount:*	\$620,359
Recommendation:	of the \$2 million credit cap lim	the 2005 QAP, if 05024, 05025, 05026, 0502 nitation would occur. Pursuant to Section 4 ause this decision most effectively satisfies goals.	9.9(d)(5) of the QAP, staf	f has determined
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	und Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation:	N/A			
Private Activity B	Sond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Sevilla Apartments, TDHCA Number 05028

			BASIC DEVELOPI	<u>VIEINT TINFORIVIA</u>	HUN			
Site Address:	600 No	orth Airport D	r.		Development #:	05028		
City:	Weslad	co	Region:	11	Population Served:	Family		
County:	Hidalge	0	Zip Code: 7	Zip Code: 78596 Allocation: U				
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit \square	USDA	HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐	General				
Bond Issuer:	Bond Issuer: N/A							
		HTC Purpose/Ac			abilitation, NC/ACQ=New Construc /R=Acquisition and Rehabilitation	tion and Acquisition,		
				EVELOPMENT T				
Owner:			Sevilla Housing, Ltd.		<u> </u>			
Rick J. Deyoe - Phone: (512) 306-9206								
Developer: Sevilla Housing Development, LLC								
Housing General Contractor: Safari Construction								
Architect:			NorthField Design Ass	sociates				
Market Analys	st:		O'Connor & Associate	S				
Syndicator:			N/A					
Supportive Se	ervices:		Texas Inter-Faith House	sing Corporation	1			
Consultant:			N/A					
			UNIT/BUILDIN	G INFORMATIO	<u>DN</u>			
<u>30%</u> 40	0% <u>509</u>	<u>% 60%</u>		Total Restr	icted Units:	80		
8 (0 0	72		Market Rat	e Units:	0		
Type of E	Building:		Duplex/Fourplex	Owner/Emp	ployee Units:	0		
Number of Residential Buildings: 26			Total Deve	lopment Units:	80			

FUNDING INFORMATION							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$364,252	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Sevilla Apartments, TDHCA Number 05028

<u>PUBLIC</u>	COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blar	nk = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Lucio, District 27	O Points: -7 US Representative:Hinojosa, District 15, NC
TX Representative: Martinez, District 39	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: Joe V. Sanchez, Mayor, S	Resolution of Support from Local Government <a>
Anthony Covacevich, City Manager, S	
Jose Leal, Chairman, Weslaco Housing Authority,	S
Individuals/Businesses: In Support: 4	In Opposition: 0
Neighborhood Input:	
	antifiable Community Participation, whether scored or not, are summarized below. If this nunity Participation. Note that inelible letters received a score of 12.
Centerpoint Resident Council, Sylvia Burciaga	Letter Score: 24 S or O: S
While the letter from the organization was not e	eligible for points, their comment indicated that they support
	opment involves necessary rehabilitation of an existing
	d rental assistance under the Public Housing Program; it will
revitalization.	quality environment; and will provide needed amenities and
Sevilla Resident Council, Isabel C. De La Rosa	Letter Score: 24 S or O: S
	e for QCP and was issued a score of 24. The basis for their
	ide much-needed rehabilitation to the property while enabling
	vations would improve safety and the appearance; it will
	bbs; it will provide supportive services; there is a need for nsistent with the city's wishes as indicated by the city's

General Summary of Comment:

resolution of support.

Representative Martinez expressed his support for the Development as fulfilling the need for quality affordable housing. Local officials expressed support for the Development via a resolution passed by the Weslaco City Commission. Local residents expressed their support for the Development.

Senator Lucio originally expressed support for the Development in a letter, however Senator Lucio submitted a second letter before April 1 expressing his opposition to the Development as one that would not address the affordable housing shortage in the area as it rehabilitates existing units and does not include any additional units.

There was general support from non-officials.

There were no letters of opposition from non-officials.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

5B Entry: The 18 available points allowed under Item 5 were awarded under 5A. No points were awarded under 5B. Applicant would have



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Development Information, Public Input and Board Summary Sevilla Apartments, TDHCA Number 05028

qualified for 18 points under 5B.



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Development Information, Public Input and Board Summary **Sevilla Apartments, TDHCA Number 05028**

RECOIVIIVI	ENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISOR	A COMMINITIEE IS BASE	<u>:D ON:</u>
9% HTC Compet	titive Cycle: 🗹 Score: 181 🗆 Meeting a Required Set-Aside	Credit Amount:*	\$364,252
Recommendation:	Pursuant to Section 49.6(c) of the 2005 QAP, if 05024, 05025, 05026, 0502 of the \$2 million credit cap limitation would occur. Pursuant to Section 4 to award this application because this decision most effectively satisfies aside and regional allocation goals.	19.9(d)(5) of the QAP, staf	f has determined
HOME Loan:		Loan Amount:	\$0
Recommendation:	N/A		
Housing Trust Fu	und Loan: Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A		
4% Housing Tax	Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation:	N/A		
Private Activity B	ond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation:	N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Cimarron Springs Apartments, TDHCA Number 05029

BASIC DEVELOPMENT INFORMATION								
Site Address:	Southeas	st corner of	Kilpatrick and Dona	aho	Development #:	05029		
City:	Cleburne		Region:	3	Population Served:	Family		
County:	Johnson		Zip Code:	76031	Allocation:	Urban/Exurban		
HTC Set Aside	es:	At-Risk	\square Nonprofit		A HTC Purpose/Activity:	NC		
HOME Set Asi	des:	CHDO	☐ Preservation	□ Gene	eral			
Bond Issuer:	Bond Issuer: N/A							
	HT	ΓC Purpose/Act			isition, R=Rehabilitation, NC/ACQ=New Construbilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,		
			OWNER AN	D DEVEL	OPMENT TEAM			
Owner:			LHD Cimarron Spri	ings, LP				
			Ron Hance - Phone: (512) 527-9335					
Developer:			LH Development, LP					
Housing Gene	eral Contra	actor:	N/A					
Architect:			Cross Architects, PLLC					
Market Analys	st:		Mark Temple Real	Estate S	ervices			
Syndicator:			Related Capital					
Supportive Se	ervices:		N/A					
Consultant:			Watermark Consul	ting				
			<u>UNIT/BUILI</u>	DING IN	FORMATION .			
<u>30%</u> 40	<u> 50%</u>	<u>60%</u>		-	Total Restricted Units:	149		
0 (0 149	0		I	Market Rate Units:	7		
Type of E	Building:		5 units or more	e (Owner/Employee Units:	0		
Number of Residential Buildir			gs: 1	1	Total Development Units:	156		

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$1,185,000	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



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Development Information, Public Input and Board Summary Cimarron Springs Apartments, TDHCA Number 05029

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Averitt, District 22 S Points: 7 US Representative:Edwards, District 17, NC
TX Representative: Orr, District 58 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: John Warren, Mayor Pro-Tem, S Resolution of Support from Local Government ✓
Individuals/Businesses: In Support: 1 In Opposition: 0
Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If the section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
East Cleburne Brotherhood, Charles Fuller Letter Score: 24 S or O: S This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the city of Cleburne is growing; it needs safe housing; it needs clean housing; it needs affordable housing; and the location selected is the best choice for the apartment complex.
General Summary of Comment:
Senator Averitt and Representative Orr expressed their support for the Development as one that will provide assistance in an area where current resources are limited. Local officials and citizens expressed their support for the Development as a much needed addition to the district.
There was general support from a non-official.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Nicks Additional and the control of the date of the control of the

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



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Development Information, Public Input and Board Summary Cimarron Springs Apartments, TDHCA Number 05029

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	Y COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 180	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: The application has a tied sco	re with 05095 and loses the tie. Therefore,	it is not recommended fo	r an award.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Saddlewood Springs Apartments, TDHCA Number 05031

	BASIC DEVELOPMENT INFORMATION							
Site Address:	1300 N.	Misty Mead	dows Dr.		Development #:	05031		
City:	Granbur	У	Region:	3	Population Served:	Family		
County:	Hood		Zip Code:	76031	Allocation:	Rural		
HTC Set Aside	es:	At-Risk	☐ Nonprofit ☐	USDA	HTC Purpose/Activity:	NC		
HOME Set Asi	des:	CHDO	☐ Preservation ☐	General				
Bond Issuer:	Bond Issuer: N/A							
	Н	TC Purpose/Ad			R=Rehabilitation, NC/ACQ=New Construction on, ACQ/R=Acquisition and Rehabilitation	and Acquisition,		
			OWNER AND	DEVELOPM	<u>IENT TEAM</u>			
Owner:			LHD Saddlewood Sp	rings, LP				
			Ron Hance - Phone: (512) 527-9335					
Developer: LH Development, LP								
Housing General Contractor:			N/A					
Architect:			Cross Architects, PL	LC				
Market Analys	st:		Mark Temple Real E	state Servic	ces			
Syndicator:			Related Capital					
Supportive Se	ervices:		N/A					
Consultant:			Watermark Consulting	ng, Inc.				
			UNIT/BUILDI	NG INFOR	<u>MATION</u>			
<u>30%</u> <u>40</u>	<u> 50%</u>	<u>60%</u>		Total	Restricted Units:	76		
8	0 0	68		Mark	et Rate Units:	0		
Type of E	Building:		5 units or more	Own	er/Employee Units:	0		
Number of Residential Buildir			igs: 5	Total	Development Units:	76		

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$499,763	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Saddlewood Springs Apartments, TDHCA Number 05031

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PI	UBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC"	or Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Averitt, District 22	NC Points: 0 US Representative:Edwards, District 17, NC
TX Representative: Keffer, District 60	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support:	In Opposition: 0
Neighborhood Input:	
S .	for Quantifiable Community Participation, whether scored or not, are summarized below. If this Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:	
Representative Keffer expressed his support meet the housing needs of the citizens.	for the Development as consistent with the City of Granbury's plan to
There were no letters of opposition.	
CC	ONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finaliza	ation of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



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Development Information, Public Input and Board Summary Saddlewood Springs Apartments, TDHCA Number 05031

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\$0
region.
\$0
\$0
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June 27, 2005

Development Information, Public Input and Board Summary

Pineywoods Orange Development, TDHCA Number 05032

RASIC DEVELOPMENT INFORMATION									
Site Address:	Scatte	ered Sites in	East town Section of Ora	nge	Development #:	05032			
City:	Orang	e	Region: 5	Region: 5 Population Served: Family					
County:	Orang	е	Zip Code: 7	Zip Code: 77631 Allocation:					
HTC Set Asid	es:	☐ At-Risk	✓ Nonprofit □ l	JSDA H	HTC Purpose/Activity:	NC			
HOME Set As	sides:	\Box CHDO	☐ Preservation ☐ (General					
Bond Issuer:	N/A								
		HTC Purpose			litation, NC/ACQ=New Construction and	d Acquisition,			
				EVELOPMENT TEA	·				
Owner:			Pineywoods Old Town,		<u></u>				
			Douglas R. Dowler - Ph	none: (936) 637-7	'607				
Developer:			Pineywoods HOME Te	am Affordable Ho	ousing, Inc.				
Housing General Contractor: Moore Building Associates, LLP									
Architect:			Camp Design Group						
Market Analy	st:		Mark Temple Real Esta	ate Services					
Syndicator:			SunAmerica Affordable	Housing Partner	rs, Inc.				
Supportive S	ervices:		Pineywoods HOME Aff	ordable					
Consultant:			N/A						
	UNIT/BUILDING INFORMATION								
<u>30%</u> 4	<u>0%</u> <u>50</u>	<u>% 60%</u>		Total Restric	ted Units:	35			
4	0 0	32		Market Rate	Units:	1			
Type of I	Building	:	Detached Residence	Owner/Emplo	oyee Units:	0			
•				36					

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$436,690	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Pineywoods Orange Development, TDHCA Number 05032

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Williams, District 4 S Points: 7 US Representative:Brady, District 8, S
TX Representative: Deshotel, District 22 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: William Brown Claybar, Mayor, S Resolution of Support from Local Government
Mike Hamilton, State Representative District 19, S Sam Kittrell, City Manager, S
Carl K. Thibodeaux, Orange County Judge, S
Individuals/Businesses: In Support: 1 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Eastown Action Committee, Miller Jack Letter Score: 12 S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the development will provide clean, decent and affordable homes for community members; it is supported by the East Orange Neighborhood Revitalization Plan; and it will have a positive economic impact.
General Summary of Comment:
Congressman Brady expressed his support for the Development as one providing high-demand housing. Senator Williams expressed his support for the Development as one that will help address a need for affordable, moderate income housing for families who may not otherwise be able to afford it. Representative Deshotel expressed his support for the Development as helping to build a better Orange. Representative Hamilton expressed his support of the Development as a help to low-income families in desperate need of affordable housing. Local officials expressed their support as the Development will establish positive and productive neighborhoods that will promote positive growth and pride.
There was general support from non-officials.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



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Development Information, Public Input and Board Summary Pineywoods Orange Development, TDHCA Number 05032

<u>iee is based on:</u>
nount:* \$0
pe within its region.
ount: \$0
ount: \$0
nount: \$0
ount: \$0

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Waterford Parkplace, TDHCA Number 05033

			BASIC DEVE	LOPIVIEINI IINFO	RIVIATION			
Site Address:	1400 No	orth Eastma	an Rd.		Development #:	05033		
City:	Longvie	·W	Region:	4	Population Served:	Family		
County:	Gregg		Zip Code	e: 75601	Allocation:	Urban/Exurban		
HTC Set Aside	es:	At-Risk	Nonprofit	\square USDA	HTC Purpose/Activity:	NC		
HOME Set Asi	des:	CHDO	☐ Preservation	☐ General				
Bond Issuer:	N/A							
	!	HTC Purpose/Ad			R=Rehabilitation, NC/ACQ=New Construc , ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,		
			OWNER A	ND DEVELOPMI	ENT TEAM			
Owner:			Pineywoods Long	view HOME Te	am, Ltd.			
			Douglas R. Dowle	er - Phone: (936) 637-7607			
Developer:			Pineywoods HOM	1E Team Afforda	able Housing, Inc.			
Housing Gene	eral Cont	ractor:	Moore Building Associated, LLP					
Architect:			Camp Design Gro	oup				
Market Analys	st:		Mark Temple Rea	al Estate Service	es			
Syndicator:			SunAmerica Affor	dable Housing	Partners, Inc.			
Supportive Se	ervices:		Pineywoods HOM	IE Team Afforda	able Housing, Inc.			
Consultant:			N/A					
			<u>UNIT/BUII</u>	DING INFORM	<u>ATION</u>			
<u>30%</u> 40	<u>)%</u> 50%	60%		Total	Restricted Units:	150		
16	า 3	137		Marke	t Rate Units:	6		

Total Development Units: 156 Number of Residential Buildings: 51

Detached

Residence/Townhome

16

0

Type of Building:

137

Total Development Cost: \$0

Owner/Employee Units:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

<u>FUNDING INFORMATION</u>						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$1,045,330	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

0



June 27, 2005

Development Information, Public Input and Board Summary Waterford Parkplace, TDHCA Number 05033



June 27, 2005

Development Information, Public Input and Board Summary Waterford Parkplace, TDHCA Number 05033

<u>PU</u>	IBLIC COMMENT SUMMARY	
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" o	or Blank = No comment	
State/Federal Officials with Jurisdiction:		
TX Senator: Eltife, District 1	S Points: 7 US Representative:Gohmert, District 1, NC	
TX Representative: Merritt, District 7	S Points: 7 US Senator: NC	
Local Officials and Other Public Officials:		
Mayor/Judge: Daryl Williams, Mayor, S	Resolution of Support from Local Government	
Kevin Brady, U.S. Representatives, S	Dr. Andy Mack, Council Member District 4, S	
Bill Stoudt, County Judge, S		
Individuals/Businesses: In Support: 0	In Opposition: 0	
Neighborhood Innut:		

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Congressman Brady expressed his support for the Development as one providing high-demand housing. Senator Eltife expressed his support for the Development. Representative Merritt expressed his support for the Developments as necessary to meet the increasing demands and needs of residents in search of affordable housing. Local officials expressed their support as welcome to address a continuing housing shortage.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of 15 vouchers from the City of Longview Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Waterford Parkplace, TDHCA Number 05033

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADV	SORY COMMITTEE IS BASED ON:
9% HTC Competitive Cycle: ✓ Score: 170 ☐ Meeting a Required Set-A	side Credit Amount:* \$0
Recommendation: Not Recommended: Does not have a competitive enough score with	hin its allocation type within its region.
HOME Loan:	Loan Amount: \$0
Recommendation: N/A	
Housing Trust Fund Loan: Meeting a Required Set-As	ide Loan Amount: \$0
Recommendation: N/A	
4% Housing Tax Credits with Bond Issuance:	Credit Amount: \$0
Recommendation: N/A	
Private Activity Bond Issuance with TDHCA:	Bond Amount: \$0
Recommendation: N/A	

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary The Gardens of Taylor, LP, TDHCA Number 05034

			RASIC DEVELOPINI	ENT INFORMATION				
Site Address:	317 SI	oan St.		Develo	pment #: 05034			
City:	Taylor		Region: 7	Population	Served: Elderly			
County:	Willian	nson	Zip Code: 76	574 A	llocation: Rural			
HTC Set Aside	es:	\square At-Risk	\square Nonprofit \square U	SDA HTC Purpose	e/Activity: NC			
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐ G	eneral				
Bond Issuer:	N/A							
		HTC Purpose/A		Acquisition, R=Rehabilitation, NC/ACQ= Rehabilitation, ACQ/R=Acquisition and R				
			OWNER AND DE	VELOPMENT TEAM				
Owner:			Continental Realty, Inc.	_				
			George D. Hopper - Pho	one: (785) 266-6133				
Developer:			Continental Realty, Inc.					
Housing General Contractor: Conti			Continental Constructio	Continental Construction of Kansas, Inc.				
Architect:			Dennis A. Haugh, AIA-A	Dennis A. Haugh, AIA-Architect, Hedeen Architect				
Market Analys	st:		Apartment Market Data	Research Service				
Syndicator:			Boston Capital Holdings	, LLC				
Supportive Se	ervices:		N/A					
Consultant:			N/A					
			<u>UNIT/BUILDING</u>	INFORMATION				
<u>30%</u> 40	0 <u>%</u> 50	<u>% 60%</u>		Total Restricted Units:	36			
· <u></u>	0 0			Market Rate Units:	0			
Type of I	Building:	:	Duplex/Triplex	Owner/Employee Units:	0			
• •	_	lential Buildir		Total Development Units:	36			
				Total Development Cost:	\$0			

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$280,388	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary The Gardens of Taylor, LP, TDHCA Number 05034

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary The Gardens of Taylor, LP, TDHCA Number 05034

RECOMMENDATION BY THE EXEC	<u>Cutive Award and review advisor</u>	<u>Y COMMITTEE IS BA</u>	SED ON:
9% HTC Competitive Cycle: ✓ Score: 16	65	Credit Amount:*	\$0
Recommendation: Not Recommended: Does	not have a competitive enough score within it	s allocation type within	its region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuar	nce:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHC	CA:	Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

The Gardens of Acton, TDHCA Number 05035

	BASIC DEVELOPMENT INFORMATION						
Site Address:	Main S	Street, Acton			Development #:	05035	
City:	Granb	ury	Region:	3	Population Served:	Elderly	
County:	Hood		Zip Code:	76528	Allocation:	Rural	
HTC Set Aside	es:	\square At-Risk	☐ Nonprofit	USD/	A HTC Purpose/Activity:	NC	
HOME Set As	ides:	\Box CHDO	☐ Preservation	\square Gene	eral		
Bond Issuer:	N/A						
		HTC Purpose/Ad			isition, R=Rehabilitation, NC/ACQ=New Construction a ibilitation, ACQ/R=Acquisition and Rehabilitation	and Acquisition,	
			OWNER AND	DEVEL	OPMENT TEAM		
Owner:			Continental Realty,	Inc.			
			George D. Hopper -	- Phone:	(785) 266-6133		
Developer:			Continental Real Es	state, Ind	. .		
Housing General Contractor: Continental Construction of Kansas, Inc.							
Architect: Dennis A. Haugh, AIA-Architect							
Market Analys	st:		Apartment Market D	Data Res	search Service		
Syndicator:			Boston Capital Holo	dings, LL	.C		
Supportive Se	ervices:		N/A				
Consultant:			N/A				
			<u>UNIT/BUILD</u>	ING INI	FORMATION		
<u>30%</u> 40	<u> 50°</u>	<u>% 60%</u>		-	Total Restricted Units:	36	
4	0 0	32		1	Market Rate Units:	0	
Type of E	Building:		Duplex/Triplex	(Owner/Employee Units:	0	
Number	of Resid	lential Buildir	ngs: 15	5	Total Development Units:	36	
				-	Total Development Cost:	\$0	

FUNDING INFORMATION								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$263,118	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary The Gardens of Acton, TDHCA Number 05035

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Averitt, District 22 S Points: 7 US Representative:Edwards, District 17, NC
TX Representative: Keffer, District 60 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 1 In Opposition: 0
Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Averitt expressed his support for the Development as one that will ensure that senior citizens' housing needs are addressed. Representative Keffer expressed his support for the Development as one that will provide high quality, sage and affordable housing. One local official expressed his support as a benefit and a welcome addition to the community.
There was general support from non-officials.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary The Gardens of Acton, TDHCA Number 05035

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON: 9% HTC Competitive Cycle: ✓ Score: **164** ☐ Meeting a Required Set-Aside Credit Amount:* \$0 Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region. **HOME Loan:** \$0 Loan Amount: Recommendation: N/A Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside \$0 Loan Amount: Recommendation: N/A 4% Housing Tax Credits with Bond Issuance: Credit Amount: \$0 Recommendation: N/A **Bond Amount:** \$0 Private Activity Bond Issuance with TDHCA: Recommendation: N/A

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Gardens of Burkburnett LP, TDHCA Number 05036

BASIC DEVELOPMENT INFORMATION									
Site Address:	107 W	. Williams Dr		Developme	ent #: 05036				
City:	Burkb	urnett	Region: 2	Population Se	erved: Elderly				
County:	Wichit	a	Zip Code: 76	S354 Alloc	ation: Rural				
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit \square U	SDA HTC Purpose/Ad	ctivity: NC				
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐ G	Seneral					
Bond Issuer:	N/A								
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation								
			OWNER AND DE	VELOPMENT TEAM					
Owner:			Continental Realty, Inc.						
			George D. Hopper - Phone: (785) 266-6133						
Developer:			Continental Real Estate, Inc.						
Housing General Contractor:			Continental Construction of Kansas ,Inc.						
Architect:			Dennis A. Haugh, AIA-Architect						
Market Analyst: Apartment Market Data Research Service									
Syndicator: Boston Capital Holdings, LLC									
Supportive Services: N/A									
Consultant: N/A									
UNIT/BUILDING INFORMATION									
<u>30%</u> 40) <u>%</u> 50	<u>% 60%</u>		Total Restricted Units:	36				
4	0 0	32		Market Rate Units:	0				
Type of E	Building	:	Duplex/Triplex	Owner/Employee Units:	0				
Number of Residential Buildi			gs: 15	Total Development Units:	36				

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$278,608	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Gardens of Burkburnett LP, TDHCA Number 05036

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Estes, District 30 S Points: 7 US Representative:Thornberry, District 13, NC
TX Representative: Farabee, District 69 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Bill Vincent, Mayor, S Resolution of Support from Local Government
William Presson, Commissioner Precinct 4, S
Pat Norriss, Commissioner Precinct 2, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Estes expressed his support for the Development as one that will address the housing needs of the City of Burkburnett. Representative Farabee expressed his support for the Development as one which will serve a vital purpose for active senior citizens below the median family income. Local officials express their support of the Development as an asset to the community's housing inventory.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Gardens of Burkburnett LP, TDHCA Number 05036

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 165	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Gardens of White Oak LP, TDHCA Number 05037

BASIC DEVELOPMENT INFORMATION								
Site Address:	207 W	. Center Stre	eet		Development #:	05037		
City:	y: White Oak		Region:	4	Population Served:	Elderly		
County:	Gregg		Zip Code	7569	Allocation:	Urban/Exurban		
HTC Set Aside	es:	\square At-Risk	\square Nonprofit		DA HTC Purpose/Activity:	NC		
HOME Set Asi	ides:	\Box CHDO	\square Preservation	□ Gen	eral			
Bond Issuer:	N/A							
		HTC Purpose/Ac			quisition, R=Rehabilitation, NC/ACQ=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,		
			OWNER AN	ID DEVE	LOPMENT TEAM			
Owner:			Continental Realty	, Inc				
			George D. Hopper - Phone: (785) 266-6133					
Developer:			Continental Real Estate, Inc.					
Housing General Contractor:		Continental Construction of Kansas, Inc.						
Architect:			Dennis A. Haugh,	AIA-Arc	hitect			
Market Analyst:			Apartment Market Data Research Service					
Syndicator:			Boston Capital Holdings, LLC					
Supportive Se	ervices:		N/A					
Consultant:			N/A					
			<u>UNIT/BUIL</u>	DING IN	<u>IFORMATION</u>			
<u>30%</u> 40	<u>)%</u> <u>50</u>	<u>% 60%</u>			Total Restricted Units:	36		
4	0 0	32			Market Rate Units:	0		
Type of E	Building	• •	DuplexTriple	×	Owner/Employee Units:	0		
Number of	of Resid	dential Buildin	ngs: 1	5	Total Development Units:	36		

FUNDING INFORMATION								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$277,794	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Gardens of White Oak LP, TDHCA Number 05037

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Eltife, District 1 S Points: 7 US Representative:Gohmert, District 1, NC
TX Representative: Merritt, District 7 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Eltife expressed his support for the Development. Representative Merritt expressed his support for the Developments as necessary to meet the increasing demands and needs of residents in search of affordable housing.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of White Oak in the amount of at least \$36,036 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Gardens of White Oak LP, TDHCA Number 05037

RECOMMENDATION BY THE EXECUT	<u>IVE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 172	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Gardens of Mabank LP, TDHCA Number 05038

			BASIC DEVELOPIN	<u>/IENT INFORMA</u>	ATION .	
Site Address:	801 S	outh 2nd St.			Development #:	05038
City:	Mabar	nk	Region: 3	3	Population Served:	Elderly
County:	Kaufm	nan	Zip Code: 7	' 5147	Allocation:	Rural
HTC Set Aside	es:	\square At-Risk	\square Nonprofit \square I	USDA	HTC Purpose/Activity:	NC
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐ (General		
Bond Issuer:	N/A					
		HTC Purpose/Ad			abilitation, NC/ACQ=New Constructio /R=Acquisition and Rehabilitation	n and Acquisition,
			OWNER AND D	EVELOPMENT T	EAM	
Owner:			Continental Realty, Inc			
			George D. Hopper - Ph	none: (785) 266	-6133	
Developer:			Continental Real Estate	e, Inc.		
Housing Gen	eral Cor	ntractor:	Continental Construction	on of Kansas, Ir	nc.	
Architect:			Dennis A. Haugh, AIA-	Architect		
Market Analys	st:		Apartment Market Data	a Research Ser	vice	
Syndicator:			Boston Capital Holding	gs LLC		
Supportive Se	ervices:		N/A			
Consultant:			N/A			
			UNIT/BUILDING	G INFORMATIC	<u>DN</u>	
<u>30%</u> 40	<u> 50</u>	<u>% 60%</u>		Total Restr	ricted Units:	36
4	0 0	32		Market Rat	e Units:	0
Type of E	Building	:	Duplex/Triplex	Owner/Em	ployee Units:	0
Number	of Resid	dential Buildir	ngs: 15	Total Deve	lopment Units:	36

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$280,540	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Gardens of Mabank LP, TDHCA Number 05038

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: US Representative:, District 5, NC TX Senator: Deuell, District 2 S Points: 7 US Senator: NC TX Representative: Brown, District 4 **Local Officials and Other Public Officials:** Resolution of Support from Local Government Mayor/Judge: Larry Teague, Mayor, S Jeff Norman, City Councilman, S Wayne McDonald, City Councilman, S Tim Johnson, City Councilman, S Judy Junell, City Councilperson, S Individuals/Businesses: In Support: In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Deuell expressed his support for the Development as one that will provide area seniors the opportunity to reside in decent, safe and affordable housing. Representative Brown expressed her support for the Development as *a viable option for area seniors. Local officials expressed their support of the Development as much needed senior affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Mabank in the amount of at least \$36,036 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

Gardens of Mabank LP, TDHCA Number 05038

RECOIVIIVI	<u>Endation by the executi</u>	VE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	D ON:
9% HTC Competi	tive Cycle: Score: 164	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not I	nave a competitive enough score within its	allocation type within its	region.
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	nd Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity Bo	and Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

The Gardens of Tye, TDHCA Number 05039

			BASIC DEVELOPIN	<u>VIENT INFORIVIA</u>	<u>IIION</u>	
Site Address:	478 S	cott St.			Development #:	05039
City:	Tye		Region: 2	2	Population Served:	Elderly
County:	Taylor		Zip Code: 7	79563	Allocation:	Urban/Exurban
HTC Set Aside	es:	\square At-Risk	\square Nonprofit \square	USDA	HTC Purpose/Activity:	NC
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐	General		
Bond Issuer:	N/A					
		HTC Purpose/Ad			abilitation, NC/ACQ=New Construct (R=Acquisition and Rehabilitation	tion and Acquisition,
			OWNER AND D	EVELOPMENT T	EAM	
Owner:			Continental Realty, Inc			
			George D. Hopper - Ph	hone: (785) 266	-6133	
Developer:			Continental Real Estat	e, Inc.		
Housing Gen	eral Cor	ntractor:	Continental Construction	on of Kansas, Ir	nc.	
Architect:			Dennis A. Haugh, AIA-	-Architect		
Market Analys	st:		Apartment Market Data	a Research Ser	vice	
Syndicator:			Boston Capital Holding	gs, LLC		
Supportive Se	ervices:		N/A			
Consultant:			N/A			
			UNIT/BUILDING	G INFORMATIO	<u>N</u>	
<u>30%</u> 40	<u>0%</u> <u>50</u>	<u>% 60%</u>		Total Restr	icted Units:	36
4	0 0	32		Market Rat	e Units:	0
Type of E	Building	:	Duplex/Triplex	Owner/Emp	oloyee Units:	0
• •		dential Buildir	ngs: 15	Total Deve	lopment Units:	36

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$277,794	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary

The Gardens of Tye, TDHCA Number 05039

DUDUIC COMMENT SUMMADV
PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Fraser, District 24 S Points: 7 US Representative:Neugebauer, District 19, NC
TX Representative: Hunter, District 71 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Fraser expressed his support for the Development as one that will contribute significantly in assisting the need for quality, safe, affordable housing for area residents. Representative Hunter expressed his support for the Development as a great benefit to Taylor County.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary

The Gardens of Tye, TDHCA Number 05039

RECOMMENDATION BY THE EXECUTIV	<u>'E AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 174	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not ha	ve a competitive enough score within its	allocation type within its	region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Gardens of Gatesville LP, TDHCA Number 05040

			RASIC DEVELOPIVII	INT INFURIVIATION	
Site Address:	Adjace	ent to 328 Sta	ate School Rd.	Development #	: 05040
City:	Gates	ville	Region: 8	Population Served	: Elderly
County:	Corye	I	Zip Code: 76	528 Allocation	: Rural
HTC Set Asid	es:	\square At-Risk	\square Nonprofit \square U	SDA HTC Purpose/Activity	r: NC
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐ G	eneral	
Bond Issuer:	N/A				
		HTC Purpose/A		Acquisition, R=Rehabilitation, NC/ACQ=New Constr Rehabilitation, ACQ/R=Acquisition and Rehabilitation	
			OWNER AND DE	/ELOPMENT TEAM	
Owner:			Gardens of Gatesville, L	P	
			George D. Hopper - Pho	ne: (785) 266-6133	
Developer:			Continental Real Estate	Inc.	
Housing Gen	eral Cor	ntractor:	Continental Construction	of Kansas, Inc.	
Architect:			Dennis A. Haugh, AIA-A	rchitect	
Market Analy	st:		Apartment Market Data	Research Service	
Syndicator:			Boston Capital Holdings	, LLC	
Supportive S	ervices:		N/A		
Consultant:			N/A		
			<u>UNIT/BUILDING</u>	INFORMATION	
<u>30%</u> 4	<u>0%</u> <u>50</u>	<u>% 60%</u>		Total Restricted Units:	36
4	0 0			Market Rate Units:	0
Type of	Building	:	Duplex/Triplex	Owner/Employee Units:	0
Number	of Resid	lential Buildir	nas: 15	Total Development Units:	36

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$278,454	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary **Gardens of Gatesville LP, TDHCA Number 05040**

PUBLIC COMMENT S	SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment	
State/Federal Officials with Jurisdiction:	
TX Senator: Averitt, District 22 S Points:	US Representative:Carter, District 31, NC
TX Representative: Miller, District 59 S Points:	US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC Res	solution of Support from Local Government
Individuals/Businesses: In Support: 0 In Oppositi	on: 0
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantifiable Commusection is blank, no letters were received for Quantifiable Community Participatio	
General Summary of Comment:	
Senator Averitt expressed his support for the Development as or current resources are limited. Representative Miller expressed his provide high quality, safe, and affordable housing.	•
There were no letters of opposition.	
CONDITIONS OF CO	MMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Gatesville in the amount of at least \$36,036 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Gardens of Gatesville LP, TDHCA Number 05040

RECOIVIIVI	<u>Endation by the executi</u>	VE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	D ON:
9% HTC Competi	tive Cycle: Score: 164	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not I	nave a competitive enough score within its	allocation type within its	region.
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	nd Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity Bo	and Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary San Diego Creek Apartments, TDHCA Number 05041

	BASIC DEVELOPMENT INFORMATION							
Site Address:	149	99 Eas	sterling Dr.				Development #:	05041
City:	Ali	се		Region:	10	Рор	oulation Served:	Family
County:	Jin	n Wells	3	Zip Code	: 783	32	Allocation:	Rural
HTC Set Asia	les:		At-Risk	\square Nonprofit		DA HTC F	Purpose/Activity:	NC
HOME Set A	sides	: 🗆	CHDO	\square Preservation	□ Ger	eral		
Bond Issuer:	N/A	4						
		HT	ΓC Purpose/Ac			quisition, R=Rehabilitation, Inabilitation, ACQ/R=Acquisi		tion and Acquisition,
				OWNER AN	ND DEVI	LOPMENT TEAM		
Owner:				San Diego Creek	Apartme	nts, Ltd.		
				Doak Brown - Pho	one: (713	3) 963-7568		
Developer: Brownstone Affordable Housing, Ltd.								
Housing General Contractor: N/A								
Architect:				Brownstone Archi	tects & I	Planners, Inc.		
Market Analy	/st:			Mark Temple Rea	l Estate	Services		
Syndicator:				MMA Financial, L	LC			
Supportive S	Servic	es:		N/A				
Consultant:				Leslie Holleman &	k Associa	ates, Inc.		
				UNIT/BUIL	DING II	IFORMATION .		
<u>30%</u> 4	<u>10%</u>	<u>50%</u>	<u>60%</u>			Total Restricted U	nits:	72
8	0	0	64			Market Rate Units:	:	0
Type of	Build	ling:		5 units or mo	re	Owner/Employee I	Units:	0
Number	of R	esiden	tial Buildin	gs:	6	Total Developmen	t Units:	72
						Total Developmen	t Cost:	\$0
			Note: Specific	c bedroom breakdowns and	d developm	ent costs will be available up	oon finalization of an unc	derwriting report

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$570,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary San Diego Creek Apartments, TDHCA Number 05041

PUBLIC COMM	ENT SUMMARY				
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment					
State/Federal Officials with Jurisdiction:					
TX Senator: Hinojosa, District 20 S Points	s: 7 US Representative:Hinojosa, District 15, NC				
TX Representative: Gonzalez Toureilles, District S Points	s: 7 US Senator: NC				
Local Officials and Other Public Officials:					
Mayor/Judge: Grace Saenz-Lopez, Mayor, S	Resolution of Support from Local Government				
Abraham Aguilar, City Council Member, S	Dorella V. Elizondo, Council Member, S				
Michael Esparza, City Council Member, S	Reymundo S. Garcia, Council Member, S				
Individuals/Businesses: In Support: 3 In Opp	position: 0				
Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable C section is blank, no letters were received for Quantifiable Community Partic	ommunity Participation, whether scored or not, are summarized below. If this ipation. Note that inelible letters received a score of 12.				
Alice Northwest Neighborhood Alliance, Cheryl Brown This association's letter was found to be eligible for QCF support as reflected in their letter is: the city needs affor revitalization area and the proposal would improve a vac development will improve the aeshetics of the surroundi development; the development includes units for persor bring in students for the newly built Alice ISD elementary	dable housing; the area has been declared a cant site that has been used for illegal dumping; the ng area thereby potentially triggering economic s with disabilities; and the family development will				
General Summary of Comment:					
Senator Hinojosa expressed his support for the Development as one that will address the affordable housing needs of the community. Representative Toureilles expressed her support for the Development as one that will provide affordable housing and needed social services. Local officials expressed their support of the Development as one answer to the existing housing problem in Alice.					
There was general support from non-officials.					
There were no letters of opposition.					
CONDITIONS OF COMMITMENT					

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of seven (7) vouchers from the City of Alice Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary San Diego Creek Apartments, TDHCA Number 05041

<u>N:</u>
on.

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary San Jose Apartments, TDHCA Number 05043

BASIC DEVELOPMENT INFORMATION								
Site Address:	2914 F	Roosevelt Av	e.		Development #:	05043		
City:	San A	ntonio	Region:	9	Population Served:	Family		
County:	Bexar		Zip Code	e: 78214	Allocation:	Urban/Exurban		
HTC Set Aside	es:	✓ At-Risk	\square Nonprofit	\square USDA	HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	des:	\Box CHDO	☐ Preservation	☐ General				
Bond Issuer:	N/A							
		HTC Purpose/Ad			R=Rehabilitation, NC/ACQ=New Construc n, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,		
			OWNER A	ND DEVELOPM	ENT TEAM			
Owner:			AIMCO Equity Se	ervices, Inc.				
			Paul Paterno - Phone: (310) 258-5122					
Developer:			AIMCO Equity Services, Inc.					
Housing Gene	eral Cor	ntractor:	LTB Construction	, Inc.				
Architect:			Duke Garwood A	rchitects, Inc.				
Market Analys	st:		Novogradac & Co	ompany, LLP				
Syndicator:			AIMCO Capital Ta	ax Credit Fund	VII			
Supportive Se	rvices:		Texas Interfaith					
Consultant:	Consultant: N/A							
			<u>UNIT/BUI</u>	LDING INFORM	<u>IATION</u>			
<u>30%</u> 40) <u>%</u> 50	<u>% 60%</u>		Total	Restricted Units:	220		
22	0 0	198		Marke	et Rate Units:	0		

FUNDING INFORMATION							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$1,200,000	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

5 units or more

20

Type of Building:

Number of Residential Buildings:

Owner/Employee Units:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

0

220



June 27, 2005

Development Information, Public Input and Board Summary San Jose Apartments, TDHCA Number 05043

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19 S Points: 7 US Representative:Cuellar, District 28, NC
TX Representative: Puente, District 119 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Ron H. Segovia, Councilman, District 3, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If the section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Mission San Jose Neighborhood Association, Armando Cortez Letter Score: 12 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the rehabilitation of the property will extend the affordability period thereby ensuring the long-term availability of affordable housing in San Antonio; the scope of the rehabilitation will greatly improve the quality of life for the existing tenants; the rehabilitation will benefit the property and the residents as part of the city's Historic River Improvement Overlay District and will encourage economic investment; and the rehabilitation will complement the Mission Trails Enhancement project.
General Summary of Comment:

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

CONDITIONS OF COMMITMENT



June 27, 2005

Development Information, Public Input and Board Summary San Jose Apartments, TDHCA Number 05043

RECOMMENDATION BY THE EXECUT	<u>ive award and review advisor'</u>	<u>Y COMMITTEE IS BASI</u>	ED ON:
9% HTC Competitive Cycle: ✓ Score: 155	✓ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not region.	have a competitive enough score within its	s allocation type and set-	aside within its
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Copperwood Apartments, TDHCA Number 05044

BASIC DEVELOPMENT INFORMATION								
Site Address:	4407 5	South Panthe	r Creek Dr.		Development #:	05044		
City:	The W	oodlands	Region: 6	6	Population Served:	Elderly		
County:	Montg	omery	Zip Code:	77381	Allocation:	Urban/Exurban		
HTC Set Aside	es:	✓ At-Risk	\square Nonprofit \square	USDA	HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐	General				
Bond Issuer:	N/A							
		HTC Purpose/Ac			abilitation, NC/ACQ=New Construc /R=Acquisition and Rehabilitation	tion and Acquisition,		
				DEVELOPMENT T				
Owner:			AIMCO Equity Service		<u> </u>			
			Paul Paterno - Phone: (310) 258-5122					
Developer: AIMCO Equity Services, Inc.								
Housing Gene	eral Con	tractor:	Gemstar Construction and Development, Inc.					
Architect:			Duke Garwood Archite	ects, Inc.				
Market Analys	st:		Apartment Market Data Research Service					
Syndicator:			AIMCO Capital Tax Credit Fund VII					
Supportive Se	ervices:		Texas Interfaith					
Consultant:			N/A					
UNIT/BUILDING INFORMATION								
<u>30%</u> 40	<u>)%</u> 50°	<u>% 60%</u>		Total Restr	icted Units:	300		
31 (0 0	269		Market Rat	e Units:	0		
Type of E	Building:		5 units or more	Owner/Emp	ployee Units:	0		
Number of Residential Buildir			igs: 2	Total Deve	lopment Units:	300		

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$1,058,943	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Copperwood Apartments, TDHCA Number 05044

PUE	BLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Williams, District 4	S Points: 7 US Representative:Brady, District 8, NC
TX Representative: Eissler, District 15	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support: 0	In Opposition: 0
Neighborhood Input:	
	r Quantifiable Community Participation, whether scored or not, are summarized below. If this ommunity Participation. Note that inelible letters received a score of 12.
The Woodlands Community Association, Inc.,,	Bruce Tough Letter Score: 24 S or O: S
support as reflected in their letter is: the pro- providing affordable housing; the scope of the existing tenants; the rehabilitation will bene	gible for QCP and was issued a score of 24. The basis for their operty has already served the community for twenty years in the rehabilitation will greatly improve the quality of life for the fit the property; and the proposal will extend the affordability ability of affordable housing for seniors in The Woodlands.

General Summary of Comment:

Senator Madla and Representative Puente expressed their support for the Development as providing high-quality, safe and affordable housing. One city official expressed his support for the Development as one that will address the needs of San Antonio.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Copperwood Apartments, TDHCA Number 05044

RECOMMENDATION BY THE EXECUT	ive award and review advisory	COMMITTEE IS BASE	<u>DON:</u>
9% HTC Competitive Cycle: Score: 163	✓ Meeting a Required Set-Aside	Credit Amount:*	\$1,058,943
Recommendation: Has a competitive score within	the At-Risk Set-Aside.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Longview Senior Apartment Community, TDHCA Number 05051

		BASIC DEVELOPM	ENT INFORMATION		
Site Address:	: 1600 Block of East Whaley Development #: 05051			05051	
City:	Longview	Region: 4	Region: 4 Population Served: E		
County:	Gregg	Zip Code: 75	Allocation:	Urban/Exurban	
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit □ U	SDA HTC Purpose/Activity:	NC	
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	Seneral		
Bond Issuer:	N/A				
	HTC Purpose/Ac		-Acquisition, R=Rehabilitation, NC/ACQ=New Construction, Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,	
		OWNER AND DE	VELOPMENT TEAM		
Owner:		Longview Senior Comm	nunity, LP		
		Brad Forslund - Phone:	(972) 550-7800		
Developer:		Churchill Residential, In	c.		
Housing Gene	eral Contractor:	ICI Construction, Inc.			
Architect:		GTF Design Associates			
Market Analys	st:	Ipser & Associates, Inc.			
Syndicator:		SunAmerica Affordable Housing Partners, Inc.			
Supportive Se	ervices:	LifeNet Community Behavioral Healthcare			
Consultant:		N/A			
		<u>UNIT/BUILDING</u>	INFORMATION .		
<u>30%</u> 40	<u>0% 50% 60%</u>		Total Restricted Units:	100	
0 (0 80 20		Market Rate Units:	0	
Type of E	Building:	5 units or more	Owner/Employee Units:	0	

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$870,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

14

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

100



June 27, 2005

Development Information, Public Input and Board Summary Longview Senior Apartment Community, TDHCA Number 05051

DUDU O COMMENTAL OUR MARA DV
PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Eltife, District 1 S Points: 7 US Representative:Gohmert, District 1, NC
TX Representative: Merritt, District 7 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
East Longview/Texas Street Crime Watch, Officer Don Sifrit Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the neighborhood is aging and the property will help meet the needs of elderly residents; the organization is always looking for residents to help participate in keeping the area safe and the seniors will be able to assist in this effort; the area has been targeted by the city for redevelopment; elderly housing will not increase the enrollment at the local schools; the architectural design is appropriate; the development will improve the tax base; and the new senior residents will increase retail sales.

General Summary of Comment:

Senator Eltife expressed his support for the Development. Representative Merritt expressed his support as necessary to meet the increasing demands and needs of residents in search of affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment for in-kind contributions from the City of Longview in the amount of at least \$110,000, or a commitment for CDBG funds from the City of Longview for an amount if at least \$105,000, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Longview Senior Apartment Community, TDHCA Number 05051

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISOR	RY COMMITTEE IS BA	SED ON:
9% HTC Competitive Cycle: ✓ Score: 185 ☐ Meeting a Required Set-Aside	e Credit Amount:*	\$870,000
Recommendation: Has a competitive score within its allocation type within its region.		
HOME Loan:	Loan Amount:	\$0
Recommendation: N/A		
Housing Trust Fund Loan: Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A		
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Essex Gardens Apartments, TDHCA Number 05053

			RASIC DEVELOPIN	<u>ILINI INFORMATI</u>	<u>ON</u>	
Site Address:	800 Cc	olumbus Rd.			Development #:	05053
City:	Sealy		Region: 6	Region: 6 Population Served: Family		
County:	Austin		Zip Code: 7	Zip Code: 77474 Allocation: Ru		
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit \square U	JSDA H	HTC Purpose/Activity:	NC
HOME Set Asi	ides:		☐ Preservation ☐ (General		
Bond Issuer:	N/A					
		HTC Purpose/Ac			litation, NC/ACQ=New Construction and Ac -Acquisition and Rehabilitation	equisition,
			OWNER AND D	EVELOPMENT TEA	ΔΝ/Ι	
Owner:			Essex Gardens Partne		<u>-11VI</u>	
Brian Cogburn - Phone: (713) 626-7796						
Developer: Hyperion Holdings, Inc.						
Housing General Contractor: William Taylor & Co.						
Architect: Thompson Nelson Group						
Market Analys	st:		National Realty Consu	ıltants		
Syndicator:	Syndicator: MMA Financial, LLC					
Supportive Se	ervices:		Sealy Independent Sch	nool District		
Consultant:			N/A			
			<u>UNIT/BUILDING</u>	G INFORMATION	 [
30% 40	0% <u>509</u>	% 60%		Total Restric	ted Units:	76
8 (0 0	68		Market Rate	Units:	0
Type of E	Building:		5 units or more	Owner/Emplo	oyee Units:	0
Number	of Resid	ential Buildin	Tatal Davids and Market			

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$489,443	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Essex Gardens Apartments, TDHCA Number 05053

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Armbrister, District 18 S Points: 7 US Representative:McCaul, District 10, NC TX Representative: Kolkhorst, District 13 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: NC Resolution of Support from Local Government ✓ Individuals/Businesses: In Support: 0 In Opposition: 0 Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this

General Summary of Comment:

Senator Armbrister expressed his support for the Development as affording a quality living environment for low income residents. Representative Kolkhorst expressed his support for the Development as a benefit to the community. The City of Sealy passed a resolution in support of the Development.

section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the Sealy Development Authority in the amount of at least \$77,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Essex Gardens Apartments, TDHCA Number 05053

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Residences at Eastland, TDHCA Number 05054

			<u>Basic Devel</u>	<u>.OPMEN</u>	<u>it informa</u>	<u>TION</u>	
Site Address:	5500 Ea	stland St.				Development	#: 05054
City:	Fort Wo	rth	Region:	3		Population Serve	d: Family
County:	Tarrant		Zip Code	: 761	19	Allocatio	n: Urban/Exurban
HTC Set Aside	es:	At-Risk	\square Nonprofit		DA	HTC Purpose/Activi	ty: NC
HOME Set Asi	ides:	CHDO	☐ Preservation	□ Ger	neral		
Bond Issuer:	N/A						
	ŀ	ITC Purpose/Ac				abilitation, NC/ACQ=New Cons R=Acquisition and Rehabilitat	
			OWNER AN	ID DEVI	ELOPMENT TI	EAM_	
Owner:			FW-Eastland Hou	sing Pa	rtners, Ltd.		
			Robert H. Voelker - Phone: (972) 745-0756				
Developer:	Developer: NuRock Development Group, Inc.						
Housing General Contractor:		NuRock Construction, LLC					
Architect: GTF Design Associates							
Market Analys	st:		James Sawyer &	Associa	tes, Inc.		
Syndicator:	Syndicator: RC California Affordable Housing Partners, LLC						
Supportive Se	ervices:		NuRock Housing I	oundat	tion I, Inc.		
Consultant:			N/A				
			<u>UNIT/BUIL</u>	DING II	NFORMATIO	<u>N</u>	
30% 40	0% 50%	60%			Total Restr	icted Units:	151
	<u> </u>	142			Market Rate	e Units:	7
Type of E	Building:		Townhom	ne	Owner/Emp	oloyee Units:	0
		ntial Buildin		R 4	Total Devel	lopment Units:	158

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$1,200,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

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Number of Residential Buildings:



June 27, 2005

Development Information, Public Input and Board Summary Residences at Eastland, TDHCA Number 05054

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Brimer, District 10 S Points: 7 US Representative:Burgess, District 26, NC
TX Representative: Veasey, District 95 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Donavan R. Wheatfall, Councilman, S
Individuals/Businesses: In Support: 1 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Eastland Estates Owner's Association, Tim Williams While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the townhomes will serve as a gateway to the community; the townhome will replace an eyesore in the area; it is low density and therefore compatible with the community; it will promote revitalization efforts; it will meet the needs of young families and senior citizens to create a more vibrant community; and it will provide an after-school program.
General Summary of Comment:
Senator Brimer expressed his support for the Development as a win-win situation for the neighborhood and for potential new residents. Representative Veasey expressed his support for the Development as a community benefit which enjoys widespread community support. Local officials expressed their support for the Development as an economic boost to the community.
There was general support from a non-official.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Fort Worth in the amount of at least \$2,000,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Residences at Eastland, TDHCA Number 05054

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June 27, 2005

Development Information, Public Input and Board Summary CityParc at Runyon Springs, TDHCA Number 05057

BASIC DEVELOPMENT INFORMATION								
Site Address: Lancaster Rd. at E.			Camp Wisdom Rd	•	Development #:	05057		
City:	Dallas		Region:	3	Population Served:	Family		
County:	Dallas		Zip Code:	7524	1 Allocation:	Urban/Exurban		
HTC Set Aside	es: [At-Risk	\square Nonprofit		A HTC Purpose/Activity:	NC		
HOME Set Asides: ☐ CHDO ☐ Preservation ☐ General								
Bond Issuer: N/A								
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation							
	OWNER AND DEVELOPMENT TEAM							
Owner:			Lone Star State He	ousing 3	, LP			
			Christopher C. Finlay - Phone: (904) 694-1015					
Developer:			Finlay Development, LLC					
Housing General Contractor:			Housing Construction, LLC					
Architect:			Parker & Associates					
Market Analys	st:		Apartment Market Data Research Service					
Syndicator:			Simpson Housing	Solution	s, LLC			
Supportive Se	ervices:		Texas Inter-Faith I	Manager	nent Corporation			
Consultant:			Michael Hartman					
			<u>UNIT/BUIL</u>	DING IN	<u>FORMATION</u>			
<u>30%</u> 40	<u> 50%</u>	<u>60%</u>			Total Restricted Units:	144		
5	0 111	28			Market Rate Units:	0		
Type of E	Building:		5 units or mor	e	Owner/Employee Units:	0		
Number	of Reside	ential Ruildin	uas.	6	Total Development Units:	144		

FUNDING INFORMATION									
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate				
Housing Tax Credits:	\$992,971	\$0	0	0	0				
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0				
HOME Fund Loan Amount:	\$0	\$0	0	0	0				
Bond Allocation Amount:	\$0	\$0	0	0	0				

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

6

Number of Residential Buildings:



June 27, 2005

Development Information, Public Input and Board Summary CityParc at Runyon Springs, TDHCA Number 05057

PUBLIC COMMENT SUMMARY	
Suide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment	
State/Federal Officials with Jurisdiction:	
X Senator: West, District 23 O Points: 0 US Representative:Johnson, District 30, NC	
X Representative: Giddings, District 109 S Points: 0 US Senator: NC	
ocal Officials and Other Public Officials:	
Mayor/Judge: NC Resolution of Support from Local Government ✓	
ndividuals/Businesses: In Support: 0 In Opposition: 0	
leighborhood Input:	
Il Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If the ection is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.	ir
Seneral Summary of Comment:	

General Summary of Comment:

Representative Giddings expressed her support for the Development as very important to the community.

Senator West expressed his opposition to the Development due to its proximity to the University of North Texas at Dallas and the developers failure to collaborate with the University.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Dallas in the amount of at least \$88,796 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary CityParc at Runyon Springs, TDHCA Number 05057

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Green Briar Village Apartments, TDHCA Number 05058

BASIC DEVELOPMENT INFORMATION									
Site Address: 601 Airport Dr.					Development #:	05058			
City:	Wichita Falls		Region:	2	Population Served:	Family			
County:	Wichit	a	Zip Code:	76306	Allocation:	Urban/Exurban			
HTC Set Aside	es:	\square At-Risk	☐ Nonprofit	USDA	HTC Purpose/Activity:	NC			
HOME Set Asi	des:	\Box CHDO	☐ Preservation ☐	General					
Bond Issuer:	N/A								
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation								
			OWNER AND	DEVELOP	MENT TEAM				
Owner:			SWHP Wichita Falls	s, LP					
			Randy Stevenson - Phone: (817) 261-5088						
Developer:			SWHP Development, LP						
Housing General Contractor:			N/A						
Architect:			Beeler Guest Owens Architects, LP						
Market Analys	st:		Mark Temple Real Estate Services						
Syndicator:			MMA Financial, LLC						
Supportive Se	rvices:		Residence Service Group						
Consultant:			Dan Allgeier						
			<u>UNIT/BUILD</u>	ING INFOR	MATION				
<u>30%</u> 40	<u> 50</u>	<u>% 60%</u>		Tota	al Restricted Units:	76			
				Mar	ket Rate Units:	0			
Type of E	Building:		5 units or more	Owi	ner/Employee Units:	0			
Number	Number of Residential Buildin			Tota	al Development Units:	76			

FUNDING INFORMATION									
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate				
Housing Tax Credits:	\$604,349	\$0	0	0	0				
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0				
HOME Fund Loan Amount:	\$0	\$0	0	0	0				
Bond Allocation Amount:	\$0	\$0	0	0	0				

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Green Briar Village Apartments, TDHCA Number 05058

PUBLIC COMMENT SUMMARY							
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment							
State/Federal Officials with Jurisdiction:							
TX Senator: Estes, District 30 S Points: 7 US Representative:Thornberry, District 13, S							
TX Representative: Farabee, District 69 S Points: 7 US Senator: NC							
Local Officials and Other Public Officials:							
Mayor/Judge: Arthur Bea Williams, Mayor, S Resolution of Support from Local Government							
Woodrow W. Gossom, Jr., County Judge, S							
Individuals/Businesses: In Support: 3 In Opposition: 0							
Neighborhood Input:							
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.							
East Lynwood Residents Organization, James Esther Letter Score: 24 S or O: S							
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will create needed affordable housing and a newly constructed project will be a visual benefit; the facility will provide the neighborhood with the opportunity for more jobs; there is a need for affordable housing for the Sheppard Air Force base area; the northern sector of Wichita Falls is underdeveloped; and the new property will create an increase in the tax base.							
General Summary of Comment:							
Congressman Thornberry expressed his support for the Development as an essential component for any growing community. Senator Estes and Representative Farabee expressed their support for the Development as one that will provide assistance in an area where current resources are limited. Local officials expressed community support for the Development in an area that has a significant need for newer, more affordable housing.							
There was general support from non-officials.							
There were no letters of opposition.							
CONDITIONS OF COMMITMENT							
Note: Additional conditions may be added upon finalization of an underwriting report.							

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Green Briar Village Apartments, TDHCA Number 05058

RECOMMENDATION BY THE EXECUT	<u>ive award and review advisor)</u>	COMMITTEE IS BASE	<u>DON:</u>
9% HTC Competitive Cycle: ✓ Score: 184	☐ Meeting a Required Set-Aside	Credit Amount:*	\$604,349
Recommendation: The application has a tied score	re with 05141 and wins the tie. Therefore, i	t is recommended for an	award.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

North Mountain Village, TDHCA Number 05060

BASIC DEVELOPMENT INFORMATION									
Site Address:	9435 [Diana Dr.			Development #:	05060			
City:	El Pas	0	Region: 1	Region: 13 Population Served:					
County: El Paso		Zip Code: 7	Zip Code: 79924 Allocation		Urban/Exurban				
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit \square	USDA	HTC Purpose/Activity:	NC			
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐	General					
Bond Issuer:	N/A								
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation								
	OWNER AND DEVELOPMENT TEAM								
Owner:			North Mountain Village	e, Ltd.					
			Ike J. Monty - Phone: (915) 599-1245						
Developer:			Investment Builders, Inc. & Three Mission						
Housing General Contractor:			Investment Builders, Inc.						
Architect:			Ron Brown Architects						
Market Analys	st:		Ipser & Associates, Inc.						
Syndicator:			MMA Financial, LLC						
Supportive Se	ervices:		YWCA Consumer Credit Counseling Service						
Consultant:			N/A						
			UNIT/BUILDIN	G INFORMATIO	N				
<u>30%</u> 40	0% <u>50</u>	<u>%</u> 60%		Total Restr	icted Units:	200			
20	20 0 0 180 Market Rate Units: 0								
Type of E	Building:	:	5 units or more	Owner/Emp	oloyee Units:	0			
Number	of Resid	dential Buildin	igs: 14	Total Devel	opment Units:	200			

FUNDING INFORMATION									
	Applicant Request	Department Analysis	Amort	Term	Rate				
Housing Tax Credits:	\$1,103,714	\$0	0	0	0				
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0				
HOME Fund Loan Amount:	\$0	\$0	0	0	0				
Bond Allocation Amount:	\$0	\$0	0	0	0				

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

North Mountain Village, TDHCA Number 05060

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Shapleigh, District 29 S Points: 7 US Representative:Reyes, District 16, NC
TX Representative: Pickett, District 79 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
John Cook, City Representative, S
Individuals/Businesses: In Support: 1 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Shapleigh expressed his support for the Development as one sorely needed in Northeast El Paso. One local official expressed his support for the Development as helping ease the need for affordable housing in El Paso.
There was general support from a non-official.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of eighteen (18) vouchers from the City of El Paso Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

North Mountain Village, TDHCA Number 05060

RECOMMENDATION BY THE EXECUT	<u>IVE AWARD AND REVIEW ADVISOR</u>	COMMITTEE IS BASE	ED ON:
9% HTC Competitive Cycle: ✓ Score: 164	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Santa Rosa Village, TDHCA Number 05069

	BASIC DEVELOPMENT INFORMATION						
Site Address: FM 506 at Color	ado	Development #:	05069				
City: Santa Rosa	Region: 11	Population Served:	Family				
County: Cameron	Zip Code: 78593	Allocation:	Rural				
HTC Set Asides: ✓ At-Ris	k ☑ Nonprofit ☐ USDA	HTC Purpose/Activity:	ACQ/R				
HOME Set Asides: ☐ CHDC	☐ Preservation ☐ General						
Bond Issuer: N/A							
HTC Purpos	e/Activity: NC=New Construction, ACQ=Acquisition, R= NC/R=New Construction and Rehabilitation,		nd Acquisition,				
	OWNER AND DEVELOPMEN	NT TEAM					
Owner:	VOA Texas Santa Rosa Village, LF	P					
	Lee Felgar - Phone: (817) 529-731	1					
Developer:	VOA Texas Housing Preservation,	Inc.					
Housing General Contractor:	Cordova Construction Co., Inc.						
Architect:	SGA Architects, LLP						
Market Analyst:	The Jack Poe Company						
Syndicator:	Syndicator: Red Capital Group						
Supportive Services:	Volunteers of America Texas, Inc.						
Consultant:	N/A						

UNIT/BUILDING INFORMATION							
<u>30%</u> <u>40%</u> <u>50%</u> <u>60</u>	60% Total Restricted Units: 53						
0 0 43 1	10		Market Rate Units:	0			
Type of Building: D	Type of Building: Detached Residence/Duplex Owner/Employee Units:						
Number of Residential Buildings: 30)	Total Development Units:	53			
			Total Development Cost:	\$0			
Note	Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.						

FUNDING INFORMATION									
	Applicant Request	Department Analysis	<u>Amort</u>	Term	<u>Rate</u>				
Housing Tax Credits:	\$151,058	\$0	0	0	0				
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0				
HOME Fund Loan Amount:	\$0	\$0	0	0	0				
Bond Allocation Amount:	\$0	\$0	0	0	0				



June 27, 2005

Development Information, Public Input and Board Summary Santa Rosa Village, TDHCA Number 05069

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27 NC Points: 0 US Representative:Hinojosa, District 15, NC
TX Representative: Escobar, District 43 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Solomon P. Ortiz, Member of Congress, S
Edna Tamayo, Commissioner, S
Individuals/Businesses: In Support: 1 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Congressman Ortiz expressed his support for the Development as one which will provide viable housing options for the community. Representative Escobar expressed his support for the Development as helping the community by providing affordable housing and needed social services. Local officials expressed their support for the Development as one which will have a positive impact on the community.
There was general support from a non-official.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Santa Rosa Village, TDHCA Number 05069

3

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Center Ridge, TDHCA Number 05070

		BASIC DEVEL	OPMENT INFO	<u>DRMATION</u>	
Site Address:	700 West Center S	t.		Development #:	05070
City:	Duncanville	Region:	3	Population Served:	Family
County:	Dallas	Zip Code:	75116	Allocation:	Urban/Exurban
HTC Set Aside	es: 🗆 At-Risk	Nonprofit	\square USDA	HTC Purpose/Activity:	ACQ/R
HOME Set Asi	des: CHDO	\square Preservation	☐ General		
Bond Issuer:	N/A				
	HTC Purpose/Ad			R=Rehabilitation, NC/ACQ=New Construc n, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
		OWNER AN	D DEVELOPM	ENT TEAM	
Owner:		700 West Center S	Street, LP		
		Lee Felgar - Phone	e: (817) 529-7	311	
Developer:		VOA Texas Housin	ng Preservatio	n, Inc.	
Housing Gene	eral Contractor:	Cordova Construct	tion Co., Inc.		
Architect:		SGA Architects, LL	.P		
Market Analys	st:	The Jack Poe Com	npany		
Syndicator:		Alliant Capital			
Supportive Se	rvices:	Volunteers of Ame	rica Texas, Ind	c .	
Consultant:		N/A			
		<u>UNIT/BUILI</u>	DING INFORM	<u>IATION</u>	
<u>30%</u> 40	<u> 50%</u> <u>60%</u>		Total	Restricted Units:	224
0 (180 44		Marke	et Rate Units:	0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

Owner/Employee Units:

Total Development Units:

Total Development Cost:

FUNDING INFORMATION								
Applicant Department <u>Request</u> <u>Analysis</u> <u>Amort</u> <u>Term</u> <u>Rate</u>								
Housing Tax Credits:	\$766,539	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

5 units or more

28

Type of Building:

Number of Residential Buildings:

0

224



June 27, 2005

Development Information, Public Input and Board Summary

Center Ridge, TDHCA Number 05070

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: West, District 23 S Points: 7 US Representative:Marchant, District 24, NC
TX Representative: Davis, District 111 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: David L. Green, Mayor, S Resolution of Support from Local Government
Kenneth A. Mayfield, Commissioner, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator West expressed his support for the Development. Representative Davis expressed her support for the Development as valuable to the community. Local officials expressed their support for the Development as consistent with overall local support of affordable housing for those in need.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Center Ridge, TDHCA Number 05070

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON: 9% HTC Competitive Cycle: ✓ Score: **165** ☐ Meeting a Required Set-Aside Credit Amount:* \$0 Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region. **HOME Loan:** \$0 Loan Amount: Recommendation: N/A Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside \$0 Loan Amount: Recommendation: N/A 4% Housing Tax Credits with Bond Issuance: Credit Amount: \$0 Recommendation: N/A **Bond Amount:** \$0 Private Activity Bond Issuance with TDHCA: Recommendation: N/A

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Villa San Benito, TDHCA Number 05073

BASIC DEVELOPMENT INFORMATION								
Site Address:	870 S	outh McCullo	ugh		Development #:	05073		
City:	San B	enito	Region: 11 Population Served: Family					
County:	Came	ron	Zip Code: 7	8586	Allocation:	Urban/Exurban		
HTC Set Aside	es:	✓ At-Risk	\square Nonprofit \square \square	JSDA	HTC Purpose/Activity:	ACQ/R		
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐ 0	General				
Bond Issuer:	N/A							
		HTC Purpose/Ad	ctivity: NC=New Construction, ACQ NC/R=New Construction and		abilitation, NC/ACQ=New Construction	ction and Acquisition,		
			OWNER AND DE	EVELOPMENT T	FAM			
Owner:			VOA Texas Villa San B					
			Lee Felgar - Phone: (8	17) 529-7311				
Developer:			VOA Texas Housing Pr	reservation, Inc	:.			
Housing Gene	eral Cor	ntractor:	Cordova Construction (Co., Inc.				
Architect:								
Market Analys	st:		The Jack Poe Compan	у				
Syndicator:			Red Capital Group					
Supportive Se	ervices:		Volunteers of America	Texas, Inc.				
Consultant:			N/A					
			UNIT/BUILDING	3 INFORMATIC	<u>N</u>			
<u>30%</u> 40	<u> 50′</u>	<u>% 60%</u>		Total Restr	ricted Units:	60		
0	0 48	3 12		Market Rat	e Units:	0		
Type of E	3uilding:		5 units or more	Owner/Em	ployee Units:	0		
Number	Number of Residential Buildings: 8 Total Development Units: 60							

FUNDING INFORMATION								
Applicant Department Request Analysis Amort Term Rate								
Housing Tax Credits:	\$166,367	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Villa San Benito, TDHCA Number 05073

TX Senator: Lucio, District 27 NC Points: 0 US Representative:Ortiz, District 27, S TX Representative: Solis, District 38 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: NC Resolution of Support from Local Government Individuals/Businesses: In Support: 1 In Opposition: 0 Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. General Summary of Comment:	
<u>PUBL</u>	pose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment al Officials with Jurisdiction: Lucio, District 27 NC Points: 0 US Representative:Ortiz, District 27, S Intative: Solis, District 38 Points: 7 US Senator: NC als and Other Public Officials: Process: NC Resolution of Support from Local Government Businesses: In Support: 1 In Opposition: 0 Process: No Resolution of Support from Local Government In Opposition: Note that inelible letters received a score of 12. Process: In Ortiz expressed his support for the Development as one that will provide affordable housing and all services to residents. Representative Solis expressed his support for the Development as one that will fe, reliable, cost saving solution to the current and future need of the community. One Local official
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or E	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Lucio, District 27	NC Points: 0 US Representative:Ortiz, District 27, S
TX Representative: Solis, District 38	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support: 1	In Opposition: 0
Neighborhood Input:	
General Summary of Comment:	
needed social services to residents. Representa-	tive Solis expressed his support for the Development as one that will

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Villa San Benito, TDHCA Number 05073

RECOMMENDATION BY THE EXECUT	<u>IVE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	<u>:D ON:</u>
9% HTC Competitive Cycle: ☐ Score: 138	✓ Meeting a Required Set-Aside	Credit Amount:*	\$166,367
Recommendation: Has a competitive score within	n the At-Risk Set-Aside.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Alamo Village, TDHCA Number 05074

			RASIC DEVELOPINI	<u>EINT INFORMIATI</u>	<u>UN</u>	
Site Address:	504 No	orth 9th St.			Development #:	05074
City:	Alamo		Region: 11	l	Population Served:	Family
County:	Hidalg	0	Zip Code: 78	3516	Allocation:	Urban/Exurban
HTC Set Aside	es:	✓ At-Risk	\square Nonprofit \square U	SDA F	HTC Purpose/Activity:	ACQ/R
HOME Set Asi	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation OWNER AND DEVELOPMENT TEAM Ner: VOA Texas Alamo Village, LP Lee Felgar - Phone: (817) 529-7311					
Bond Issuer:	N/A					
		HTC Purpose/Ac				tion and Acquisition,
					•	
Owner:						
Developer: VOA Texas Housing Preservation, Inc.						
Housing General Contractor: Cordova Construction Co., Inc.						
Architect: SGA Architects, LLP						
Market Analys	st:		The Jack Poe Company	/		
Syndicator:			Alliant Capital			
Supportive Se	rvices:		Volunteers of America T	Texas, Inc.		
Consultant:			N/A			
			<u>UNIT/BUILDING</u>	INFORMATION		
<u>30%</u> 40) <u>%</u> 50	<u>% 60%</u>		Total Restrict	ed Units:	56
0 () 45	 5 11		Market Rate	Units:	0
Type of E	Building:		Duplex	Owner/Emplo	yee Units:	0
Number of Residential Buildi			igs: 28	Total Develor	oment Units:	56

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$145,370	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary

Alamo Village, TDHCA Number 05074

<u>PUE</u>	BLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Lucio, District 27	NC Points: 0 US Representative:Hinojosa, District 15, NC
TX Representative: Martinez, District 39	NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Sylvia S. Handy, County Commissioner, Precin	ct 1, S
Individuals/Businesses: In Support: 1	In Opposition: 0
Neighborhood Input:	
3	r Quantifiable Community Participation, whether scored or not, are summarized below. If this ommunity Participation. Note that inelible letters received a score of 12.
General Summary of Comment:	
Local officials expressed their support for the D social services to residents.	evelopment as one that will provide affordable housing and needed
There was general support from a non-official.	
There were no letters of opposition.	
CON	IDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Alamo Village, TDHCA Number 05074

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Sphinx at Alsbury Villas, TDHCA Number 05077

		BASIC DEVELOPMENT INFO	<u>DRMATION</u>	
Site Address:	755 NE Alsbury Blv	d.	Development #:	05077
City:	Burleson	Region: 3	Population Served:	Family
County:	Tarrant	Zip Code: 76028	Allocation:	Urban/Exurban
HTC Set Aside	es: 🗆 At-Risk	\square Nonprofit \square USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des: CHDO	☐ Preservation ☐ General		
Bond Issuer:	N/A			
	HTC Purpose/Ac	tivity: NC=New Construction, ACQ=Acquisition, NC/R=New Construction and Rehabilitatio		tion and Acquisition,
		OWNER AND DEVELOPM	ENT TEAM	
Owner:		DCTC-Sphinx Development, LP		
		Jay O. Oji - Phone: (214) 342-14	00	
Developer:		Sphinx Development Corporation	١	
Housing Gene	eral Contractor:	Texas BBL, LLC		
Architect:		James, Harwick & Partners		
Market Analys	st:	Apartment Market Data Research	h Service	
Syndicator:		Wachovia Securities		
Supportive Se	rvices:	Social Services MGMT Consulta	nts, Inc.	
Consultant:		N/A		
		UNIT/BUILDING INFORM	<u>IATION</u>	
<u>30%</u> <u>40</u>	<u>0% 50% 60%</u>	Total	Restricted Units:	163
17 (0 0 153	Marke	et Rate Units:	7
Type of E	Building:	Owne	er/Employee Units:	0

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$1,112,442	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

0

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

170



June 27, 2005

Development Information, Public Input and Board Summary Sphinx at Alsbury Villas, TDHCA Number 05077

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Brimer, District 10 S Points: 7 US Representative:Barton, District 6, NC
TX Representative: Zedler, District 96 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Tom Vandergriff, County Judge, S Resolution of Support from Local Government
Roy C. Brooks, County Commissioner Precinct No. 1, S
Individuals/Businesses: In Support: 5 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Mistletoe Home Owners Association, Gary W. Havener Letter Score: 12 S or O: S
The original letter of support from the organization was not considered for points because in addition to deficiencies that went unresolved, the neighborhood also instructed the department in an email that there was confusion about their involvement and that they did not want any involvement with the project at all.
General Summary of Comment:
Senator Brimer expressed his support of the Development as one that will help address a growing need for affordable housing for the community. Representative Zedler and local officials expressed their support for the Development.
There was general support from non-officials.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Sphinx at Alsbury Villas, TDHCA Number 05077

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE I	2 RAZED ON:
9% HTC Competitive Cycle: ✓ Score: 175 ☐ Meeting a Required Set-Aside Credit Amoun	t:* \$0
Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type w	ithin its region.
HOME Loan: Loan Amount:	: \$0
Recommendation: N/A	
Housing Trust Fund Loan: Meeting a Required Set-Aside Loan Amount:	: \$0
Recommendation: N/A	
4% Housing Tax Credits with Bond Issuance: Credit Amoun	t: \$0
Recommendation: N/A	
Private Activity Bond Issuance with TDHCA: Bond Amount	: \$0
Recommendation: N/A	

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Cambridge Villas, TDHCA Number 05080

			BASIC DEVEL	<u>OPMENT II</u>	IFORIVIATION .	
Site Address:	800 D	essau Road			Development #:	05080
City:	Pfluge	erville	Region:	7	Population Served:	Elderly
County:	Travis		Zip Code:	78660	Allocation:	Urban/Exurban
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit	\square USDA	HTC Purpose/Activity:	NC
HOME Set Asi	ides:	\Box CHDO	☐ Preservation	☐ Genera	I	
Bond Issuer:	N/A					
		HTC Purpose/A			ion, R=Rehabilitation, NC/ACQ=New Constructation, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
			OWNER AN	D DEVELO	PMENT TEAM	
Owner:			Cambridge Villas A	\partments	LP	
			Scott McGuire - Ph	none: 51262	266197	
Developer:			McGuire Developn	nent, LTD		
Housing Gene	eral Cor	ntractor:	Pacesetter Multi-F	amily Cons	truction LLC	
Architect:			Rodriquez & Simo	n Design A	ssociates	
Market Analys	st:		Apartment Market	Data Resea	arch Service	
Syndicator:			Related Capital Co	mpany		
Supportive Se	ervices:		N/A			
Consultant:			N/A			
			<u>UNIT/BUIL</u>	DING INFO	RMATION	
<u>30%</u> 40	<u>)%</u> <u>50</u>	<u>% 60%</u>		To	tal Restricted Units:	200
21	0 0) 179		Ma	arket Rate Units:	0
Type of E	Building	:	Fourple	ex Ov	vner/Employee Units:	0
Number	of Resid	dential Buildi	nas: 5	; ₂ To	tal Development Units:	208

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$1,200,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Cambridge Villas, TDHCA Number 05080

PUE	BLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or	<u> </u>
State/Federal Officials with Jurisdiction:	
TX Senator: Barrientos, District 14	S Points: 7 US Representative:McCaul, District 10, NC
TX Representative: Strama, District 50	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Karen Sonleitner, County Commissioner Precin	nct 2, S
Individuals/Businesses: In Support: 1	In Opposition: 0
Neighborhood Input:	
3	or Quantifiable Community Participation, whether scored or not, are summarized below. If this community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:	
complementary services. Representative Stramfulfilling Travis County's continuing need for hor	ne Development as one which provides a mix of affordable units and na expresses his support for the Development as one that will assist in using to seniors below 30% AMFI. One local official expressed support the shortage of affordable housing for seniors.
There was general support from a non-official.	
There were no letters of opposition.	
CON	NDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Cambridge Villas, TDHCA Number 05080

9% HTC Competitive Cycle: ✓ Score: 175 ☐ Meeting a Required Set-Aside Credit Amount:* \$0 Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region to the property of the prope
HOME Loan: Recommendation: N/A Housing Trust Fund Loan: Recommendation: N/A Recommendation: N/A 4% Housing Tax Credits with Bond Issuance: Credit Amount: \$0 Credit Amount: \$0 Credit Amount: \$0
Recommendation: N/A Housing Trust Fund Loan:
Housing Trust Fund Loan: Recommendation: N/A 4% Housing Tax Credits with Bond Issuance: Meeting a Required Set-Aside Loan Amount: \$0 Credit Amount: \$0
Recommendation: N/A 4% Housing Tax Credits with Bond Issuance: Credit Amount: \$0
4% Housing Tax Credits with Bond Issuance: Credit Amount: \$0
Ψ·
Recommendation: N/A
Recommendation: 1971
Private Activity Bond Issuance with TDHCA: Bond Amount: \$0
Recommendation: N/A

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Sphinx at Luxar, TDHCA Number 05082

BASIC DEVELOPMENT INFORMATION					
Site Address:	3110 Cockrell Hill F	Rd.	Development #:	05082	
City:	Dallas	Region: 3	Population Served:	Family	
County:	Dallas	Zip Code: 752	33 Allocation:	Urban/Exurban	
HTC Set Aside	es: 🗆 At-Risk	\square Nonprofit \square US	DA HTC Purpose/Activity:	NC	
HOME Set Asi	des: CHDO	☐ Preservation ☐ Ge	neral		
Bond Issuer:	N/A				
	HTC Purpose/Ad		equisition, R=Rehabilitation, NC/ACQ=New Constructer enabilitation, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,	
		OWNER AND DEV	ELOPMENT TEAM		
Owner:		SDC Luxar Investments,	_P		
		Jay O. Oji - Phone: (214)	342-1400		
Developer: Sphinx Development Corporation					
Housing General Contractor: Texas BBL, LLC					
Architect: James, Harwick & Partners					
Market Analyst: Apartment Market Data Research Service					
Syndicator: Wachovia Securities					
Supportive Services: Social Services MGMT Consultants, Inc.					
Consultant: State Street Housing Advisors, LP					
<u>UNIT/BUILDING INFORMATION</u>					
<u>30%</u> <u>40</u>	<u>0% 50% 60%</u>		Total Restricted Units:	96	
10 (0 90		Market Rate Units:	5	
Type of F	Buildina:	Townhome	Owner/Employee Units:	0	

FUNDING INFORMATION							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$887,230	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

7

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

100



June 27, 2005

Development Information, Public Input and Board Summary

Sphinx at Luxar, TDHCA Number 05082

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: West, District 23 S Points: 7 US Representative: Johnson, District 30, NC
TX Representative: Davis, District 111 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Donald W. Hill, Deputy Mayor Pro Team, Resolution of Support from Local Government ✓
Helen Giddings, State Representative District 109, S John Wiley Price, Dallas County Commissioner, District 3, S
Dr. Maxine Thornton-Reese, City Councilmember District Steve Salazar, District 6 Councilmember, S 4, S
Individuals/Businesses: In Support: 58 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Deed Restriction Advisory Committee, Kate Gary Letter Score: 24 S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the developer worked with the organization in drafting the restrictive covenants that will govern the development; the development is what the majority of home owners want for the area; the developer was willing to work with the community; and the developer has a good reputation for quality work.
Kimball United Neighborhood Association, Charletta Compton Letter Score: 24 S or O: S

General Summary of Comment:

No response to def. received.

Congresswoman Johnson expressed her support for the Development as one that will provide a decent, safe, and secure living environment. Senator West expressed his support for the Development as one that will provide needed affordable housing for his district. Representative Davis expressed her support for the Development as a source of community pride for years to come. Representative Giddings expressed her support for the Development as one that will be within the financial means of many citizens in this area of Dallas. Local officials and community residents expressed their support for the Development as one that will enhance the quality of life for the community and provide needed affordable housing stock for future growth.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Sphinx at Luxar, TDHCA Number 05082

RECOMMENDATION BY THE EXECUT	<u>ive award and review advisory</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 186	☐ Meeting a Required Set-Aside	Credit Amount:*	\$887,230
Recommendation: Has a competitive score within	its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary University Place Apartments, TDHCA Number 05084

BASIC DEVELOPMENT INFORMATION					
Site Address:	310 University		Development #:	05084	
City:	Wharton	Region: 6	Population Served:	Elderly	
County:	Wharton	Zip Code: 77	488 Allocation:	Rural	
HTC Set Aside	es: 🗆 At-Risk	\square Nonprofit \square U	SDA HTC Purpose/Activity:	NC/R	
HOME Set Asi	ides: CHDO	☐ Preservation	eneral		
Bond Issuer:	N/A				
	HTC Purpose/A		Acquisition, R=Rehabilitation, NC/ACQ=New Constructi Rehabilitation, ACQ/R=Acquisition and Rehabilitation	on and Acquisition,	
		OWNER AND DE	VELOPMENT TEAM		
Owner:		FDI-University Place, Ltd	d.		
		James W. Fieser - Phon	e: (281) 599-8684		
Developer:	Developer: Fieser Development, Inc.				
Housing Gene	eral Contractor:	LCJ Construction			
Architect:	Architect: David J. Albright				
Market Analys	Market Analyst: N/A				
Syndicator:		Paramount Financial Se	rvices		
Supportive Se	ervices:	SHARE Center			
Consultant:		N/A			
UNIT/BUILDING INFORMATION					
<u>30%</u> 40	0% <u>50%</u> <u>60%</u>		Total Restricted Units:	82	
	0 9 65		Market Rate Units:	0	
Type of E	Building:	5 units or more	Owner/Employee Units:	0	
Number of Residential Buildings: 1 Total Development Units: 82				82	

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$200,633	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$375,000	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary University Place Apartments, TDHCA Number 05084

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Armbrister, District 18 S Points: 7 US Representative:Paul, District 14, NC
TX Representative: Hegar, District 28 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Bryce D. Kocian, Mayor, S Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Armbrister expressed his support for the Development as filling the critical need for quality and affordable housing for low income citizens. Representative Hegar expressed his support for the Development as one that will

There were no letters of opposition.

CONDITIONS OF COMMITMENT

improve the community and would be a welcome addition. One local official expressed his support for the

Note: Additional conditions may be added upon finalization of an underwriting report.

Development as one that will provide decent housing in the City of Wharton.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 1. The applicant applied for \$375,000.00 TDHCA HOME funds. In the event that the Department does not award HOME funds to this application, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary University Place Apartments, TDHCA Number 05084

RECOMMENDATION BY THE EXECU	<u> (Ive Award and Review Advisor)</u>	<u>Y COMMITTEE IS BASE</u>	ED ON:
9% HTC Competitive Cycle: ✓ Score: 167	☐ Meeting a Required Set-Aside	Credit Amount:*	\$200,633
Recommendation: Has a competitive score within	n its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: Note that recommendations for	or HOME funds will be made to the Board or	n July 14, 2005	
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			
Recommendation: N/A Private Activity Bond Issuance with TDHCA:			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Oak Timbers-Fort Worth South, TDHCA Number 05088

BASIC DEVELOPMENT INFORMATION						
Site Address: 300 East Terrell Ave.				Development #:	05088	
City:	Fort Worth	Region:	3	Population Served:	Elderly	
County:	Tarrant	Zip Code	e: 76104	Allocation:	Urban/Exurban	
HTC Set Aside	es: 🗆 At-Risk	Nonprofit	\square USDA	HTC Purpose/Activity:	NC	
HOME Set Asi	des: CHDO	\square Preservation	☐ General			
Bond Issuer:	N/A					
	HTC Purpose/Ad			R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,	
		OWNER AN	ND DEVELOPM	IENT TEAM		
Owner:		Oak Timbers-Fort	Worth South,	LP		
	A.V. Mitchell - Phone: 8175420897					
Developer:		A.V. Mitchell				
Housing Gene	eral Contractor:	MCM Construction	n			
Architect:	Architect: Southwest Architects, Inc.					
Market Analys	Market Analyst: Ipser & Associates, Inc.					
Syndicator:	Syndicator: Guilford Capital Corporation					
Supportive Services: Senior Friends/H2U (Health, Happiness, You)						
Consultant: N/A						
<u>UNIT/BUILDING INFORMATION</u>						
30% 40	0% 50% 60%		Total	Restricted Units:	160	

UNIT/BUILDING INFORMATION					
<u>30%</u> <u>40%</u> <u>50%</u> <u>60%</u>		Total Restricted Units:	160		
17 0 0 151		Market Rate Units:	0		
Type of Building:	5 units or more	Owner/Employee Units:	0		
Number of Residential Buildings:	4	Total Development Units:	168		
		Total Development Cost:	\$0		
Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.					

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$1,200,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary Oak Timbers-Fort Worth South, TDHCA Number 05088

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Brimer, District 10 S Points: 7 US Representative:Burgess, District 26, NC
TX Representative: Veasey, District 95 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 1 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Near South Side Property Owners Association, Andrew Swartzfager Letter Score: 24 S or O: S This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the proposal encourages economic growth; the construction would clear pieces of land that have become overgrown with weeds and debris and remove blighted structures; it will help strengthen the infrastructure for the area; it will help reduce crime in the area; and improve law enforcement presence.
General Summary of Comment:
Senator Brimer expressed her support for the Development as one that will help address a growing need for affordable housing for seniors. Representative Veasey expressed his support for the Development as one that will fill a need for affordable senior housing in the community.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from Fort Worth South, Inc. in the amount of at least \$600,000, or a commitment from the Fort Worth Housing Finance Corporation in the amount of at least \$1,000,000, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
- 3. Receipt, review, and acceptance of evidence of a commitment of funding from the City of Fort Worth in the amount of at least \$350,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Oak Timbers-Fort Worth South, TDHCA Number 05088



June 27, 2005

Development Information, Public Input and Board Summary Oak Timbers-Fort Worth South, TDHCA Number 05088

RECOMMENDATION BY THE EXECUT	<u>ive award and review advisory</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 191	☐ Meeting a Required Set-Aside	Credit Amount:*	\$1,200,000
Recommendation: Has a competitive score within	its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Oak Timbers-Granbury, TDHCA Number 05090

		BASIC DEVELOPMENT	<u>NFORMATION</u>	
Site Address:	300 Davis Rd.		Development #:	05090
City:	Granbury	Region: 3	Population Served:	Elderly
County:	Hood	Zip Code: 76049	Allocation:	Rural
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit □ USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des: CHDO	☐ Preservation ☐ Gener	al	
Bond Issuer:	N/A			
	HTC Purpose/		sition, R=Rehabilitation, NC/ACQ=New Constructi- ilitation, ACQ/R=Acquisition and Rehabilitation	on and Acquisition,
		OWNER AND DEVELO	DPMENT TEAM	
Owner:		Oak Timbers-Granbury, LP		
		A.V. Mitchell - Phone: (817)	542-0897	
Developer:		A.V. Mitchell		
Housing Gene	eral Contractor:	MCM Construction		
Architect:		Southwest Architects, Inc.		
Market Analys	st:	Ipser & Associates, Inc.		
Syndicator:		Guilforde Capital Corporatio	า	
Supportive Se	ervices:	Senior Friends/H2U (Health,	Happiness, You)	
Consultant:		N/A		
		UNIT/BUILDING INF	ORMATION .	

	UNIT/BUILDING	INFORMATION		
<u>30%</u> <u>40%</u> <u>50%</u> <u>60%</u>		Total Restricted Units:	76	
8 0 0 68		Market Rate Units:	0	
Type of Building:	Fourplex	Owner/Employee Units:	0	
Number of Residential Buildings:	19	Total Development Units:	76	
		Total Development Cost:	\$0	
Note: Specific bedroom b	reakdowns and develop	oment costs will be available upon finalization of an underwriting rep	port.	

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$494,886	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary Oak Timbers-Granbury, TDHCA Number 05090

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Averitt, District 22 S Points: 7 US Representative: Edwards, District 17, NC TX Representative: Keffer, District 60 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: NC Resolution of Support from Local Government Individuals/Businesses: In Support: 0 In Opposition: 0 Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this

General Summary of Comment:

Senator Averitt expressed his support for the Development as one that will provide assistance in an area where current resources are limited and will ensure that senior citizens' housing needs are addressed. Representative Keffer expressed his support for the Development as one that will fill a need for affordable senior housing in the community.

section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Granbury in the amount of at least \$400,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Oak Timbers-Granbury, TDHCA Number 05090

RECOMMENDATION BY THE EXECUT	<u>ive award and review advisory</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 161	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Los Milagros Apartments, TDHCA Number 05091

			BASIC DEVELOP	<u>IVIENT INFORIVIA</u>	<u>MION</u>	
Site Address:	3600 E	Block of East	Mile 8 North Rd.		Development #:	05091
City:	Wesla	со	Region:	11	Population Served:	Family
County:	Hidalg	0	Zip Code:	78596	Allocation:	Urban/Exurban
HTC Set Aside	∋s:	\square At-Risk	□ Nonprofit □	USDA	HTC Purpose/Activity:	NC
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐	General		
Bond Issuer:	N/A					
		HTC Purpose/Ac			abilitation, NC/ACQ=New Construc /R=Acquisition and Rehabilitation	ction and Acquisition,
				DEVELOPMENT T		
Owner:			Los Milagros Apartme			
			Rowan Smith - Phone	e: (281) 550-7077	7	
Developer:			Texas Regional Prope	erties		
Housing Gene	eral Con	itractor:	Texas Regional Cons	struction		
Architect:			Clerkly Watkins Grou	р		
Market Analys	st:		Apartment Market Da	ta Research Ser	vice	
Syndicator:			Richman Group			
Supportive Se	ervices:		N/A			
Consultant:			N/A			
			<u>UNIT/BUILDIN</u>	IG INFORMATIC	<u>DN</u>	
<u>30%</u> 40	0% <u>509</u>	<u>% 60%</u>		Total Restr	ricted Units:	128
13	0 53	3 62		Market Rat	e Units:	0
Type of E	3uilding:		5 units or more	Owner/Em	ployee Units:	0
Number	of Resid	lential Buildin	gs: 8	Total Deve	lopment Units:	128

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$1,135,993	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Los Milagros Apartments, TDHCA Number 05091

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27 S Points: 7 US Representative:Hinojosa, District 15, NC
TX Representative: Martinez, District 39 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Joe V. Sanchez, Mayor, S Resolution of Support from Local Government ✓
Anthony Covacevich, City Manager, S
Jose Leal, Chairman, Weslaco Housing Authority, O
Individuals/Businesses: In Support: 1 In Opposition: 2
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Centerpoint Resident Council, Sylvia Burciaga Letter Score: 0 S or O: 0
This association's letter was found to be eligible for QCP and was issued a score of 0 (zero). The basis for their opposition as reflected in their letter is: approval of the application would result in an over-concentration of low income renters in that area; the crime rate will increase; there is a preference for greater geographic distribution of low income tenants; and the organization supports the position of the Weslaco City Council which denied a resolution to the application.

General Summary of Comment:

Senator Lucio expressed his support for the Development as one that will enable low income families to have access to quality housing where they are proud to reside. Representative Martinez expressed his support for the Development as one that will bring quality affordable housing to the community. Local officials expressed in a resolution their support for the Development as one that will help in meeting the needs for affordable housing.

The Chairman of the Weslaco Housing Authority expressed his opposition to the Development.

The Centerpoint Residents Association expressed, in a resolution, their opposition to the development due to a concentration of low income housing in their area and the lack of a wider choice of housing opportunities for low income renters.

There was general support from a non-official.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Los Milagros Apartments, TDHCA Number 05091

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	COMMITTEE IS BAS	<u>ED ON:</u>
9% HTC Competitive Cycle: ✓ Score: 158	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within it	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Vida Que Canta Apartments, TDHCA Number 05092

	BASIC DEVELOPMENT INFORMATION						
Site Address:	500 ft. N	orth of Sou	th Mile Rd. on Inspiration	Rd.	Development #:	05092	
City:	Mission		Region: 11	Рор	oulation Served:	Family	
County:	Hidalgo		Zip Code: 78	572	Allocation:	Urban/Exurban	
HTC Set Aside	es:	At-Risk	\square Nonprofit \square U	SDA HTC F	Purpose/Activity:	NC	
HOME Set Asi	ides:	CHDO	☐ Preservation ☐ G	eneral			
Bond Issuer: N/A							
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation							
			OWNER AND DE	VELOPMENT TEAM			
Owner:			Vida Que Canta Apartm				
	Ketinna Williams - Phone: (281) 550-7077						
Developer: Texas Regional Properties							
Housing General Contractor:			Texas Regional Construction				
Architect:			Clerkly Watkins Group				
Market Analys	st:		Apartment Market Data	Research Service			
Syndicator:			Richman Group				
Supportive Se	ervices:		Bozrah International Min	nistries			
Consultant:			Jeff Crozier				
UNIT/BUILDING INFORMATION							
<u>30%</u> 40	<u> 50%</u>	<u>60%</u>		Total Restricted U	nits:	160	
16	0 0	144		Market Rate Units:	:	0	
Type of E	Building:		5 units or more	Owner/Employee I	Units:	0	
Number	of Resider	ntial Buildin	ngs: 11	Total Developmen	t Units:	160	
				Total Developmen	t Cost:	\$0	

FUNDING INFORMATION					
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$953,820	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Vida Que Canta Apartments, TDHCA Number 05092

PUE	BLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Hinojosa, District 20	S Points: 7 US Representative:Doggett, District 25, NC
TX Representative: Flores, District 36	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support: 0	In Opposition: 0
Neighborhood Input:	
S .	or Quantifiable Community Participation, whether scored or not, are summarized below. If this community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:	
Representative Flores expressed his support for the community.	or the Development as one that will bring quality affordable housing to
There were no letters of opposition.	
CON	NDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization	on of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Mission in the amount of at least \$161,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Vida Que Canta Apartments, TDHCA Number 05092

RECOMMENDATION BY THE EXECUT	<u>ive award and review advisory</u>	COMMITTEE IS BASE	ED ON:
9% HTC Competitive Cycle: ✓ Score: 169	☐ Meeting a Required Set-Aside	Credit Amount:*	\$953,820
Recommendation: Has a competitive score within	n its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

San Juan Village, TDHCA Number 05094

			RASIC DEVELOPINE	INT INFURIVIATION			
Site Address:	400 No	orth Iowa		Development #:	05094		
City:	San Ju	ıan	Region: 11	Population Served:	Family		
County:	Hidalg	0	Zip Code: 78	Allocation:	Urban/Exurban		
HTC Set Aside	es:	✓ At-Risk	☐ Nonprofit ☐ US	SDA HTC Purpose/Activity:	ACQ/R		
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐ Ge	eneral			
Bond Issuer: N/A							
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation							
			OWNER AND DEV	<u>'ELOPMENT TEAM</u>			
Owner:			VOA Texas San Juan Vi	lage, LP			
Lee Felgar - Phone: (817) 529-7311							
Developer: VOA Texas Housing Preservation, Inc.							
Housing General Contractor:			Cordova Construction Co., Inc.				
Architect:			SGA Architects, LLP				
Market Analys	st:		The Jack Poe Company				
Syndicator:			Red Capital Group				
Supportive Se	ervices:		Volunteers of America To	exas, Inc.			
Consultant:			N/A				
UNIT/BUILDING INFORMATION							
30% 40	0 <u>%</u> 509	<u>% 60%</u>		Total Restricted Units:	86		
	0 69	<u> </u>		Market Rate Units:	0		
Type of E	Building:		Detached Residence	Owner/Employee Units:	0		
Number of Residential Buildings			lings: 46	Total Development Units:	86		

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$225,937	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary San Juan Village, TDHCA Number 05094

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27 NC Points: 0 US Representative:Hinojosa, District 15, NC
TX Representative: Martinez, District 39 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Individuals/Businesses: In Support: 2 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
One local official and one resident expressed support for the Development as one that will help address community housing needs by providing affordable housing and needed social services.
There was general support from non-officials.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary San Juan Village, TDHCA Number 05094

RECOMMENDATION BY THE EXEC	utive award and review advisory	<u>Y COMMITTEE IS BASI</u>	ED ON:
9% HTC Competitive Cycle: Score: 14	4	Credit Amount:*	\$225,937
Recommendation: Has a competitive score with	hin the At-Risk Set-Aside.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuan	ce:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHC	A:	Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Sphinx At Reese Court, TDHCA Number 05095

		BASIC DEVELOPMI	<u>ENT INFORMATION</u>		
Site Address:	1201 Ewing Ave.		Development #:	05095	
City:	Dallas	Region: 3	Population Served:	Family	
County:	Dallas	Zip Code: 75	216 Allocation:	Urban/Exurban	
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit □ U	SDA HTC Purpose/Activity:	NC	
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	eneral		
Bond Issuer: N/A					
	HTC Purpose/Ac		Acquisition, R=Rehabilitation, NC/ACQ=New Construct Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,	
		OWNER AND DE	VELOPMENT TEAM		
Owner:		SDC Ewing Courts, LP			
		Jay O. Oji - Phone: (214) 342-1400		
Developer:		Sphinx Development Co	prporation		
Housing Gene	eral Contractor:	Texas BBL, LLC			
Architect:		James, Harwick & Partn	ers		
Market Analys	st:	Apartment Market Data	Research Service		
Syndicator:		Wachovia Securities			
Supportive Se	rvices:	Social Services MGMT	Consultants, Inc.		
Consultant:		State Street Housing Ad	visors, LP		
UNIT/BUILDING INFORMATION					
<u>30%</u> <u>40</u>	<u>0% 50% 60%</u>		Total Restricted Units:	80	
9 (0 0 71		Market Rate Units:	0	
Type of E	Building:	Townhome	Owner/Employee Units:	0	

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$597,776	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

6

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

80

\$0



June 27, 2005

Development Information, Public Input and Board Summary Sphinx At Reese Court, TDHCA Number 05095

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: US Representative: Johnson, District 30, NC TX Senator: West, District 23 US Senator: NC TX Representative: Davis, District 111 **Local Officials and Other Public Officials:** Mayor/Judge: Donald W. Hill, Deputy Mayor Pro Team, Resolution of Support from Local Government Helen Giddings, State Representative, District 109, S Dr. Maxine Thornton-Reese, District 4, S Ed Oakley, Councilman District 3 City of Dallas, S John Wiley Price, Dallas County Commissioner District 3, S **Individuals/Businesses:** In Support: In Opposition: **Neighborhood Input:** All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. Cedar Oaks Home Owners Association, Willie G. Taylor, Jr. Letter Score: 24 S or O: S While the letter from the organization was not eligible for points, their comment indicated that they fully support the proposed development. Letter Score: 24 S or O: S ACORN, Melba Williams While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the neighborhood liked what they saw in the developer's presentation; the developer has a quality reputation; and the developer has given the neighborhood an opportunity for

input.

General Summary of Comment:

Congresswoman Johnson expressed her support for the Development as one that will provide a decent, safe and secure living environment. Senator West expressed his support for the Development as one that will provide must needed affordable housing to residents of his district. Representative Davis expressed her support for the Development as a source of community pride for years to come. Representative Giddings expressed her support for the Development as one designed to provide a decent, safe, and secure living environment for everyone. Local officials expressed their support for the Development as one that will help in meeting the needs for affordable housing.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Dallas in the amount of at least \$546,570.53, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the



June 27, 2005

Development Information, Public Input and Board Summary Sphinx At Reese Court, TDHCA Number 05095 local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Sphinx At Reese Court, TDHCA Number 05095

RECOMMENDATION BY THE EXECUTION	VE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	<u>ID ON:</u>
9% HTC Competitive Cycle: ✓ Score: 180	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: The application has a tied scor	e with 05029 and wins the tie. However, it	is still not recommended	for an award*
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Cathy's Pointe, TDHCA Number 05097

		BASIC DEVELOR	PMENT INFOR	<u>MATION</u>		
Site Address:	2701 North Grand	St.		Development #:	05097	
City:	Amarillo	Region:	1	Population Served:	Family	
County:	Potter	Zip Code:	79107	Allocation:	Urban/Exurban	
HTC Set Aside	es:	☐ Nonprofit ☐	USDA	HTC Purpose/Activity:	NC	
HOME Set Asi	des: CHDO	☐ Preservation ☐	General			
Bond Issuer:	Bond Issuer: N/A					
	HTC Purpose/Ad			Rehabilitation, NC/ACQ=New Construc ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,	
		OWNER AND	DEVELOPMEN	IT TEAM		
Owner:		Cathy's Pointe, Ltd.				
		Donald Pace - Phone: (321) 453-3127				
Developer:		CDHM Group, LLC				
Housing Gene	eral Contractor:	Charter Contractors, Inc.				
Architect:		LK Travis & Associat	tes, Inc.			
Market Analys	st:	Apartment Market Da	ata Research	Service		
Syndicator:		PNC Multifamily Cap	ital			
Supportive Se	ervices:	N/A				
Consultant: N/A						
		UNIT/BUILDII	ng informa	TION		
<u>30%</u> 40	<u>0% 50% 60%</u>		Total R	estricted Units:	120	
14	0 0 106		Market	Rate Units:	0	

Number of Residential Buildings: 18 Total Development Units: 120

Total Development Cost: \$0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

Owner/Employee Units:

FUNDING INFORMATION									
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate				
Housing Tax Credits:	\$757,752	\$0	0	0	0				
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0				
HOME Fund Loan Amount:	\$0	\$0	0	0	0				
Bond Allocation Amount:	\$0	\$0	0	0	0				

5 units or more/Fourplex

Type of Building:

0



June 27, 2005

Development Information, Public Input and Board Summary

Cathy's Pointe, TDHCA Number 05097

<u>PUB</u>	<u>LIC COMMENT SUMMARY</u>
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Seliger, District 31	S Points: 7 US Representative:Thornberry, District 13, NC
TX Representative: Swinford, District 87	NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Alan M. Taylor, City Manager, S	
Individuals/Businesses: In Support: 1	In Opposition: 78
Neighborhood Innut:	

<u>Neignbornood input:</u>

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Seliger expressed his support for the Development. One local official expressed his support for the Development as one that will help in meeting the needs for affordable housing. Broad opposition from the public cited an already high existence of low income housing, and concerns about the developer.

North Grand Villas, an existing affordable housing development adjacent to the proposed site, expressed its opposition to the Development as one that would have an adverse economic impact on North Grand Villas. They also oppose the Development as an inappropriate concentration of tax credit units for the community. Attorney Mitch Carthel expressed his opposition to the Development. Area residents expressed opposition to the Development on the basis of too many apartment projects already existing in the neighborhood.

There was general support from a non-official.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Cathy's Pointe, TDHCA Number 05097

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON: \$0 Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its region.

Recommendation: N/A

HOME Loan:

Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside \$0 Loan Amount:

Recommendation: N/A

4% Housing Tax Credits with Bond Issuance: Credit Amount: \$0

Recommendation: N/A

Bond Amount: Private Activity Bond Issuance with TDHCA:

Recommendation: N/A

\$0

\$0

Loan Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Madison Pointe, TDHCA Number 05099

BASIC DEVELOPMENT INFORMATION							
Site Address:	US 81 ar	nd Las Pal	mas Dr.		Development #:	05099	
City:	Cotulla		Region:	11	Population Served:	Family	
County:	La Salle		Zip Code:	78014	Allocation:	Rural	
HTC Set Aside	es:	At-Risk	☐ Nonprofit	USDA	HTC Purpose/Activity:	NC	
HOME Set As	ides:	CHDO	☐ Preservation ☐	General			
Bond Issuer:							
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation						
OWNER AND DEVELOPMENT TEAM							
Owner:			MM Pointe, Ltd.	MM Pointe, Ltd.			
			Donald Pace - Phone: (321) 453-3127				
Developer:			CDHM Group, LLC				
Housing General Contractor:			Charter Contractors, Inc.				
Architect:			LK Travis & Associates, Inc.				
Market Analyst: Apa			Apartment Market Data Research Service				
Syndicator: PNC Multifamily Capital			oital				
Supportive Se	ervices:		N/A				
Consultant: N/A							
			<u>UNIT/BUILD</u>	ING INFORM	<u>ATION</u>		
<u>30%</u> 40	<u>)%</u> <u>50%</u>	<u>60%</u>		Total	Restricted Units:	76	
9	0 0	67		Marke	t Rate Units:	0	
Type of E	Building:	5 uı	nits or more/Fourplex	Owne	r/Employee Units:	0	

FUNDING INFORMATION									
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate				
Housing Tax Credits:	\$619,762	\$0	0	0	0				
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0				
HOME Fund Loan Amount:	\$0	\$0	0	0	0				
Bond Allocation Amount:	\$0	\$0	0	0	0				

12

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

76

\$0



June 27, 2005

Development Information, Public Input and Board Summary Madison Pointe, TDHCA Number 05099

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Zaffirini, District 21 S Points: 7 US Representative: Cuellar, District 28, NC
TX Representative: King, District 80 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Juan R. Dominguez, Mayor, City of Cotull Resolution of Support from Local Government
Higinio Martinez, Jr, City Administrator, S
Joel Rodriguez, Jr, County Judge, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Zaffirini expressed her support for the Development as one that will provide affordable apartments with social amenities to tenants. Representative King expressed her support for the Development as one that will bring much needed affordable housing to the community. Local officials expressed their support for the Development as one that will help in meeting the needs for affordable housing.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

There were no letters of opposition.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Madison Pointe, TDHCA Number 05099

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	<u>D ON:</u>
9% HTC Competitive Cycle: ✓ Score: 170	☐ Meeting a Required Set-Aside	Credit Amount:*	\$619,762
Recommendation: Has a competitive score withi	n its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Tierra Blanca Apartments, TDHCA Number 05100

RASIC DEVELOPMENT INFORMATION									
Site Address:	: So	uth Av	e. K, North	of Austin Rd., South c	of Victory Dr.	Development #:	05100		
City:	He	reford		Region:	1	Population Served:	Family		
County:	De	af Smi	th	Zip Code:	79045	Allocation:	Rural		
HTC Set Asic	des:		At-Risk	☐ Nonprofit ☐	USDA	HTC Purpose/Activity:	NC		
HOME Set As	sides	: 🗆	CHDO	☐ Preservation ☐	General				
Bond Issuer: N/A									
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation									
OWNER AND DEVELOPMENT TEAM									
Owner: JKST Tierra Blanca Apartments, LP									
				Tammie Goldston - Phone: (806) 383-8784					
Developer:				KLT Associates, LP/Nations Construction Management					
Housing General Contractor: N/A									
Architect:				Cross Architects, PLL	С				
Market Analy	yst:			Apartment Market Dat	ta Research Se	ervice			
Syndicator:				Related Capital Comp	ated Capital Company				
Supportive S	Servic	es:		N/A					
Consultant:				N/A					
				<u>UNIT/BUILDIN</u>	IG INFORMATI	<u>ON</u>			
30% 4	10%	<u>50%</u>	60%		Total Res	tricted Units:	73		
8	0	0			Market Ra	ate Units:	3		
Type of	Build	ling:		5 units or more	Owner/Er	nployee Units:	0		
Number	of R	esiden	tial Buildir	gs: 5	Total Dev	elopment Units:	76		
ÿ					Total Dev	elopment Cost:	\$0		

FUNDING INFORMATION									
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate				
Housing Tax Credits:	\$615,000	\$0	0	0	0				
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0				
HOME Fund Loan Amount:	\$0	\$0	0	0	0				
Bond Allocation Amount:	\$0	\$0	0	0	0				

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Tierra Blanca Apartments, TDHCA Number 05100

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Seliger, District 31 S Points: 7 US Representative:Neugebauer, District 19, NC
TX Representative: Smithee, District 86 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government ✓
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Seliger and Representative Smithee expressed their support for the Development.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from either the City of Hereford in the amount of at least \$20,700.00 and the Hereford Economic Development Corporation in the amount of at least \$53,000, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.

Please note that if you only receive \$53,000 from Hereford Economic Development Corporation you will only be eligible for 6 points. Also, if you only receive \$20,700 from the City you will be eligible for 0 points.



June 27, 2005

Development Information, Public Input and Board Summary Tierra Blanca Apartments, TDHCA Number 05100

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Creek Crossing Senior Village, TDHCA Number 05101

BASIC DEVELOPMENT INFORMATION									
Site Address	: We	est of S	Soncy Rd.,	North of US Highw	vay 60	Development	#: 05101		
City:	Canyon			Region:	1	Population Serve	d: Elderly		
County:	Ra	ındall		Zip Code	e: 7901	5 Allocatio	n: Rural		
HTC Set Asid	des:		At-Risk	\square Nonprofit		DA HTC Purpose/Activit	y: NC		
HOME Set A	sides	: 🗆	CHDO	\square Preservation	□ Gen	eral			
Bond Issuer: N/A									
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation									
OWNER AND DEVELOPMENT TEAM									
Owner: JKST Creek Crossing Seniors, LP									
				Tammie Goldston - Phone: (806) 383-8784					
Developer:				KLT Associates, LP/Nations Construction Management					
Housing General Contractor:			actor:	N/A					
Architect: Cross Architects, PLLC									
Market Anal	yst:			Apartment Market	Data Re	esearch Service			
Syndicator:				Related Capital Company					
Supportive S	Servic	es:		N/A					
Consultant:				N/A					
				UNIT/BUII	DING IN	<u>IFORMATION</u>			
<u>30%</u> 4	40 <u>%</u>	<u>50%</u>	60%			Total Restricted Units:	73		
8	0	0	76			Market Rate Units:	3		
Type of	f Build	ling:		5 units or mo	re	Owner/Employee Units:	0		
Numbe	r of R	esiden	itial Buildin	gs:	1	Total Development Units:	76		
						Total Development Cost:	\$0		
			Note: Specific	c bedroom breakdowns an	d developme	ent costs will be available upon finalization of an	underwriting report		

<u>FUNDING INFORMATION</u>									
	Applicant Request	Department Analysis	Amort	Term	Rate				
Housing Tax Credits:	\$394,000	\$0	0	0	0				
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0				
HOME Fund Loan Amount:	\$0	\$0	0	0	0				
Bond Allocation Amount:	\$0	\$0	0	0	0				



June 27, 2005

Development Information, Public Input and Board Summary Creek Crossing Senior Village, TDHCA Number 05101

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Seliger, District 31 S Points: 7 US Representative:Thornberry, District 13, NC
TX Representative: Smithee, District 86 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Lois Rice, Mayor, S Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Seliger and Representative Smithee expressed their support for the Development. One local official expressed support for the Development as a much needed and appreciated addition to the Canyon area.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from either the City of Canyon in the amount of at least \$73,073 or the Canyon Economic Development Corporation in the amount of at least \$73,073, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Creek Crossing Senior Village, TDHCA Number 05101

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	<u>DON:</u>
9% HTC Competitive Cycle: ✓ Score: 166	☐ Meeting a Required Set-Aside	Credit Amount:*	\$394,000
Recommendation: The application has a tied sco	re with 05100 and wins the tie. Therefore, i	t is recommended for an	award.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Villa del Arroyo Apartments, TDHCA Number 05102

BASIC DEVELOPMENT INFORMATION						
Site Address:	1200 E	Block of Elm	St.		Development #:	05102
City:	Midlan	d	Region:	12	Population Served:	Family
County:	Midlan	d	Zip Code:	79705	Allocation:	Urban/Exurban
HTC Set Aside	es:	\square At-Risk	☐ Nonprofit ☐	USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des:	\Box CHDO	☐ Preservation ☐	General		
Bond Issuer:	N/A					
		HTC Purpose/Ad			R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
		·	OWNER AND	DEVELOPN	IENT TEAM	
Owner: Midland Villa del Arroyo, LP						
David Diaz - Phone: (432) 682-2520						
Developer: Midland Villa del Arroyo, LP						
Housing General Contractor: N/A						
Architect:			Architettura, Inc.			
Market Analys	st:		Mark Temple Real Es	state Servic	es	
Syndicator:			MMA Financial, LLC			
Supportive Se	ervices:		Midland Community	Developme	nt Corporation	
Consultant:			KLT Associates, LP			
			UNIT/BUILDII	NG INFORM	MATION	
<u>30%</u> 40	<u>)%</u> 50'	<u>% 60%</u>		Total	Restricted Units:	50
6	0 0	44		Mark	et Rate Units:	2
Type of E	Building:		Fourplex	Owne	er/Employee Units:	0
Number o	of Resid	lential Buildir	ngs: 13	Total	Development Units:	52

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$445,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary Villa del Arroyo Apartments, TDHCA Number 05102

PUBLIC CO	MMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = N	comment
State/Federal Officials with Jurisdiction:	
TX Senator: Seliger, District 31 S P	oints: 7 US Representative:Conaway, District 11, NC
TX Representative: Craddick, District 82 S P	oints: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: Michael J. Canon, Mayor, S	Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In	Opposition: 0
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantifial section is blank, no letters were received for Quantifiable Community l	ole Community Participation, whether scored or not, are summarized below. If this Participation. Note that inelible letters received a score of 12.
Comunidad in Action, Vicky Hailey	Letter Score: 24 S or O: S
support as reflected in their letter is: the development association; new housing will greatly improve the ge	neral area and nearby dilapidated homes; the computer an opportunity for personal growth; the development

General Summary of Comment:

Senator Seliger expressed his support for the Development. Representative Craddick expressed his support for the Development as one that will bring quality affordable housing to the community. One local official expressed support for the Development as one that will spur economic development in a distressed Midland neighborhood.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of four (4) vouchers from Central Texas Housing Assistance Programs, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Villa del Arroyo Apartments, TDHCA Number 05102

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	Y COMMITTEE IS BASE	<u>ED ON:</u>
9% HTC Competitive Cycle: ✓ Score: 183	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: The application has a tied sco	re with 05117 and loses the tie. Therefore,	it is not recommended fo	or an award.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Elm Grove Senior Village, TDHCA Number 05103

BASIC DEVELOPMENT INFORMATION								
Site Address:	West o	f Upland Av	e., South of 26th St., N	orth of 34th St.	Development #:	05103		
City:	Lubboo	ck	Region:	Region: 1 Population Served:				
County:	Lubboo	ck	Zip Code:	Zip Code: 79407 Allocation: U				
HTC Set Aside	es:	☐ At-Risk	☐ Nonprofit ☐	USDA	HTC Purpose/Activity:	NC		
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐	General				
Bond Issuer:	Bond Issuer: N/A							
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation							
			OWNER AND I	DEVELOPMENT TI	EAM_			
Owner: JKST Elm Grove Seniors, LP								
Tammie Goldston - Phone: (806) 383-8784								
Developer:	Developer: JKST Elm Grove Seniors, LP							
Housing General Contractor:			Nations Construction Management, Inc.					
Architect:			Cross Architects, PLL	_C				
Market Analys	st:		Apartment Market Da	ta Research Serv	vice			
Syndicator:			MMA Financial, LLC					
Supportive Se	ervices:		N/A					
Consultant:			N/A					
			<u>UNIT/BUILDIN</u>	IG INFORMATIO	<u>N</u>			
30% 40	0% 509	% 60%		Total Restri	cted Units:	96		
	<u> </u>	100		Market Rate	e Units:	5		
Type of E	Building:		5 units or more	Owner/Emp	oloyee Units:	0		
		ential Buildir	nas: 1	Total Devel	opment Units:	100		

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$740,000	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

1

Number of Residential Buildings:

\$0



June 27, 2005

Development Information, Public Input and Board Summary Elm Grove Senior Village, TDHCA Number 05103

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Duncan, District 28 NC Points: 0 US Representative:Neugebauer, District 19, NC
TX Representative: Isett, District 84 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Marc McDougal, Mayor, S Resolution of Support from Local Government
Jim Gilbreath, City Council, District 6, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Local officials expressed their support for the Development as one that will provide affordable housing to seniors in an under-served area of Lubbock.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from either the City of Lubbock in the amount of at least \$96,096 or the Lubbock Economic Development Corporation in the amount of at least \$96,096, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Elm Grove Senior Village, TDHCA Number 05103

9% HTC Competitive Cycle: ✓ Score: 154 ☐ Meeting a Required Set-Aside Credit Amount:*	\$0
Recommendation: Not Recommended: Does not have a competitive enough score within its allocation type within its r	egion.
HOME Loan: Loan Amount:	\$0
Recommendation: N/A	
Housing Trust Fund Loan: Meeting a Required Set-Aside Loan Amount:	\$0
Recommendation: N/A	
4% Housing Tax Credits with Bond Issuance: Credit Amount:	\$0
Recommendation: N/A	
Private Activity Bond Issuance with TDHCA: Bond Amount:	\$0
Recommendation: N/A	

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Landing at Moses Lake, TDHCA Number 05104

		BASIC DEVELOPMENT INFO				
Site Address:	Southwest Corner	of Loop 197 and 34th St. North	Development #:	05104		
City:	Texas City	Region: 6	Population Served:	Family		
County:	Galveston	Zip Code: 77590	Zip Code: 77590 Allocation: L			
HTC Set Aside	es:	\square Nonprofit \square USDA	HTC Purpose/Activity:	NC		
HOME Set Asi	des: CHDO	\square Preservation \square General				
Bond Issuer:	N/A					
	HTC Purpose/A	ctivity: NC=New Construction, ACQ=Acquisition, F NC/R=New Construction and Rehabilitation		tion and Acquisition,		
		OWNER AND DEVELOPMI	ENT TEAM			
Owner: Landing at Moses Lake, LP						
	Mike Lollis - Phone: (417) 866-3000					
Developer:		Grey Oaks Development				
Housing Gene	eral Contractor:	N/A				
Architect:		Melton Henry Architects				
Market Analys	st:	Mark Temple Real Estate Service	es			
Syndicator:		MMA Financial, LLC				
Supportive Se	Supportive Services: N/A					
Consultant: KLT Associates, LP						
		UNIT/BUILDING INFORM	<u>IATION</u>			
<u>30%</u> <u>40</u>	<u> 50%</u> <u>60%</u>	Total	Restricted Units:	96		
10 (0 100	Marke	et Rate Units:	4		

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$608,000	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Fourplex

25

Type of Building:

Number of Residential Buildings:

Owner/Employee Units:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

0

100

\$0



June 27, 2005

Development Information, Public Input and Board Summary Landing at Moses Lake, TDHCA Number 05104

PURIC CO	OMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank =	
State/Federal Officials with Jurisdiction:	No comment
TX Senator: Jackson, District 11	Points: 7 US Representative:Paul, District 14, NC Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support: 0	n Opposition:
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantif section is blank, no letters were received for Quantifiable Communit	iable Community Participation, whether scored or not, are summarized below. If this y Participation. Note that inelible letters received a score of 12.
General Summary of Comment:	
Senator Jackson expressed his support for the Develor community. Representative Eiland expressed his support the Texas City community.	pment as one that will be a tremendous benefit to the ort for the Development as one that will be a strong addition to
There were no letters of opposition.	
CONDITIO	NS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an	underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Landing at Moses Lake, TDHCA Number 05104

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Kingswood Village, TDHCA Number 05108

			BASIC DEVE	LOPMENT INFO	<u>ORMATION</u>		
Site Address:	: 521 South 27th Ave		e.		Development #:	05108	
City:	Edinburg		Region:	11	Population Served:	Family	
County:	Hidalg	0	Zip Code	e: 78539	Allocation:	Urban/Exurban	
HTC Set Aside	es:	✓ At-Risk	\square Nonprofit	\square USDA	HTC Purpose/Activity:	ACQ/R	
HOME Set Asi	des:	\Box CHDO	\square Preservation	\square General			
Bond Issuer:	N/A						
		HTC Purpose/Ac			R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,	
			OWNER AI	ND DEVELOPM	IENT TEAM		
Owner:			Kingswood South	27th, LP			
		Doug Gurkin - Phone: (512) 264-1020					
Developer:		EAH TX 2004, LP					
Housing General Contractor: Capital H		Capital Home Re	pair				
Architect:	Architect: Lloyd, Walker Jary & Associates						
Market Analys	Market Analyst: O'Connor & Associates						
Syndicator: Related Capital Company							
Supportive Se	ervices:		N/A				
Consultant:			DJ Welchel Cons	ulting			
			UNIT/BUI	LDING INFORM	MATION		
<u>30%</u> 40	<u>)% 50</u>	<u>% 60%</u>		Total	Restricted Units:	80	

<u>30% 40% 50% 60%</u>		Total Restricted Units:	80
0 0 0 80		Market Rate Units:	0
Type of Building: Deta	ched Residence	Owner/Employee Units:	0
Number of Residential Buildings: 80		Total Development Units:	80
_		Total Development Cost:	\$0
Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.			

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$349,985	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary

Kingswood Village, TDHCA Number 05108 DUBLIC COMMENT SHMMADY

FUBLIC COMMENT SUMMENT
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction:
TX Senator: Hinojosa, District 20 S Points: 7 US Representative:Hinojosa, District 15, NC
TX Representative: Pena, District 40 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 2 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Hinojosa and Representative Pena expressed their support for the development as one that will renovate existing units to a like new condition with a long-term commitment to affordability. Local officials expressed their support for the Development as one that will provide safe, decent, affordable housing.
There was general support from non-officials.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Kingswood Village, TDHCA Number 05108

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	<u> COMMITTEE IS BASI</u>	ED ON:
9% HTC Competitive Cycle: ☐ Score: 132	✓ Meeting a Required Set-Aside	Credit Amount:*	\$349,985
Recommendation: Has a competitive score within	n the At-Risk Set-Aside.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Country Village Apartments, TDHCA Number 05109

		BASIC DEVELOPMENT INF	<u>ORMATION</u>			
Site Address:	2401 North Lillie St	t.	Development #:	05109		
City:	San Angelo	Region: 12	Family			
County:	Tom Green	Zip Code: 76903	Allocation:	Urban/Exurban		
HTC Set Aside	es: 🗹 At-Risk	\square Nonprofit \square USDA	HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	des: CHDO	☐ Preservation ☐ General				
Bond Issuer:	N/A					
	HTC Purpose/A	ctivity: NC=New Construction, ACQ=Acquisitior NC/R=New Construction and Rehabilitate	n, R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,		
		OWNER AND DEVELOP	MENT TEAM			
Owner:		North Lillie, LP				
		Doug Gurkin - Phone: (512) 264-1020				
Developer: EAH TX 2005, LP		EAH TX 2005, LP				
Housing General Contractor: Concept Builders						
Architect: Lloyd, Walker Jary & Associates						
Market Analyst: O'Connor & Associates						
Syndicator:	Syndicator: Related Capital Company					
Supportive Se	rvices: N/A					
Consultant:		DJ Welchel Consulting				
		UNIT/BUILDING INFOR	MATION			
<u>30%</u> 40	<u>0% 50% 60%</u>	Tota	l Restricted Units:	160		
0 (0 160	Mari	ket Rate Units:	0		

	FUNDING INFO	<u>ORMATION</u>			
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$666,473	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

5 units or more

20

Type of Building:

Number of Residential Buildings:

Owner/Employee Units:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

0

160

\$0



June 27, 2005

Development Information, Public Input and Board Summary Country Village Apartments, TDHCA Number 05109

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Duncan, District 28 S Points: 7 US Representative:Conaway, District 11, NC
TX Representative: Campbell, District 72 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Duncan expressed his support for the Development as a positive contribution to the need for affordable housing that will provide a long term commitment to affordability. Representative Campbell expressed his support for the Development as one that will rehabilitate and preserve affordable housing.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Country Village Apartments, TDHCA Number 05109

IVE AWARD AND REVIEW ADVISOR)	<u>COMMITTEE IS BASE</u>	D ON:
✓ Meeting a Required Set-Aside	Credit Amount:*	\$666,473
n the At-Risk Set-Aside.		
	Loan Amount:	\$0
☐ Meeting a Required Set-Aside	Loan Amount:	\$0
:	Credit Amount:	\$0
	Bond Amount:	\$0
	✓ Meeting a Required Set-Aside n the At-Risk Set-Aside.	Loan Amount: Meeting a Required Set-Aside Loan Amount: Credit Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

St. Gerard Apartments, TDHCA Number 05113

			BASIC DEVELOPM	<u>ENT INFORMATION</u>	
Site Address:	100 C	ornejo Dr.		Development	#: 05113
City:	San B	enito	Region: 1	1 Population Serve	d: Family
County:	Came	ron	Zip Code: 78	3586 Allocation	n: Urban/Exurban
HTC Set Aside	es:	☐ At-Ris	sk \square Nonprofit \square U	JSDA HTC Purpose/Activi	ty: ACQ/R
HOME Set Asi	ides:		Preservation \Box	General	
Bond Issuer:	N/A				
		HTC Purpo		=Acquisition, R=Rehabilitation, NC/ACQ=New Con Rehabilitation, ACQ/R=Acquisition and Rehabilitat	
			OWNER AND DE	VELOPMENT TEAM	
Owner:			Cornejo Lopez Enterpri	ses, LP	
	Elia C. Lopez - Phone: (956) 639-2911				
Developer:	Developer: Cornejo Lopez Enterprises, LP				
Housing General Contractor: Ruben Rodriquez, Inc.					
Architect:	Architect: N/A				
Market Analys	Market Analyst: Novogradac & Company, LLP				
Syndicator:	Syndicator: JER Hudson Housing Capital				
Supportive Se	ervices:		Decision Makers, Inc.		
Consultant:			Anderson Capital, LLC		
UNIT/BUILDING INFORMATION					
<u>30%</u> 40	<u>)%</u> <u>50</u>	<u>%</u> 60%		Total Restricted Units:	65
7	0 0	58		Market Rate Units:	0
Type of E	Building	:	5 units or more/Duplex	Owner/Employee Units:	0
Number	of Resid	dential Bu	ldings: 31	Total Development Units:	65
				Total Development Cost:	\$0

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$311,941	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary St. Gerard Apartments, TDHCA Number 05113

P	UBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC"	
State/Federal Officials with Jurisdiction:	
TX Senator: Lucio, District 27	S Points: 7 US Representative:Ortiz, District 27, NC
TX Representative: Solis, District 38	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Gilberto Hinojosa, County Judge, S	
Individuals/Businesses: In Support:	5 In Opposition: 0
Neighborhood Input:	
	for Quantifiable Community Participation, whether scored or not, are summarized below. If this Community Participation. Note that inelible letters received a score of 12.
This association's letter was found to be support as reflected in their letter is: the creductions in crime and feels that the ren	zation, San Juanita Gallegos Letter Score: 24 S or O: S eligible for QCP and was issued a score of 24. The basis for their organization supports improvements to the neighborhood and ovation will help in this regard and will stop devaluing their raffiti; it will reduce the presence of drugs and drug dealing; it will
	I it will reduce the use of the property for dumping.
General Summary of Comment:	
Congressman Ortiz expressed his support fo	r the Development as one that will provide viable options to residents of

for the Development as one that will help in meeting the needs for affordable housing.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

San Benito. Senator Lucio expressed his support for the Development as one that will enhance the quality of life for residing at the complex. Representative Solis expressed his support for the Development as one that will provide adequate housing for underprivileged citizens. Local officials, organizations, and residents expressed their support

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of six (6) vouchers from the City of San Benito Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

St. Gerard Apartments, TDHCA Number 05113

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISOR	Y COMMITTEE IS BAS	SED ON:
9% HTC Competitive Cycle: ✓ Score: 196 ☐ Meeting a Required Set-Aside	Credit Amount:*	\$311,941
Recommendation: Has a competitive score within its allocation type within its region.		
HOME Loan:	Loan Amount:	\$0
Recommendation: N/A		
Housing Trust Fund Loan: Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A		
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Copperwood Seniors Apartments, TDHCA Number 05114

				BASIC DEVEL	<u>.OPMEN</u>	BASIC DEVELOPMENT INFORMATION			
Site Address:	NEC (of Smit	thstone	Drive and Someral	Orive and Somerall Drive Development #: 0511				
City:	Houst	on		Region:	Region: 6 Population Served: Elder				
County:	Harris	i		Zip Code	: 7708	4 Allocation:	Urban/Exurban		
HTC Set Asia	les:	☐ At	t-Risk	Nonprofit		A HTC Purpose/Activity:	NC		
HOME Set As	sides:	□ CH	HDO	\square Preservation	☐ Preservation ☐ General				
Bond Issuer:	N/A								
		HTC P	'urpose/Act			uisition, R=Rehabilitation, NC/ACQ=New Construc abilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,		
				OWNER AN	ID DEVE	LOPMENT TEAM			
Owner:	OWNER AND DEVELOPMENT TEAM wner: Houston Copperwood III, LP								
	Michael Robinson - Phone: (713) 850-7168								
Developer:	Developer: Robinson Capital & Investment, Inc.								
Housing General Contractor: RCI Construction, LLC									
Architect:	Architect: Hill & Frank Architects, Inc.								
Market Analy	Market Analyst: Butler Burgher, Inc.								
Syndicator:				SunAmerican Affo	rdable H	ousing Partners, Inc.			
Supportive S	Services:			Southwestern Hou	ısing Re	sources, Inc.			
Consultant:				N/A					
				<u>UNIT/BUIL</u>	DING IN	FORMATION			
<u>30%</u> 4	10% <u>50</u>	<u>% 60</u>	<u>0%</u>			Total Restricted Units:	72		
0	0 (7	72			Market Rate Units:	0		
Type of	Building	:		5 units or mo	re	Owner/Employee Units:	0		
Number of Residential Buildings:			gs:	3	Total Development Units:	72			
						Total Development Cost:	\$0		

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$518,137	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Copperwood Seniors Apartments, TDHCA Number 05114

<u>PUBI</u>	LIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or E	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Lindsay, District 7	NC Points: 0 US Representative:Culberson, District 7, NC
TX Representative: Van Arsdale, District 130	NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support: 0	In Opposition: 0
Neighborhood Input:	
5	Quantifiable Community Participation, whether scored or not, are summarized below. If this mmunity Participation. Note that inelible letters received a score of 12.
General Summary of Comment:	
No letters of support or opposition were received	I for this Development.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from Harris County in the amount of at least \$1,100,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Copperwood Seniors Apartments, TDHCA Number 05114

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADV	/ISORY COMMITTEE IS BASED ON:
9% HTC Competitive Cycle: ✓ Score: 154 ☐ Meeting a Required Set-	Aside Credit Amount:* \$0
Recommendation: Not Recommended: Does not have a competitive enough score w	ithin its allocation type within its region.
HOME Loan:	Loan Amount: \$0
Recommendation: N/A	
Housing Trust Fund Loan: Meeting a Required Set-A	side Loan Amount: \$0
Recommendation: N/A	
4% Housing Tax Credits with Bond Issuance:	Credit Amount: \$0
Recommendation: N/A	
Private Activity Bond Issuance with TDHCA:	Bond Amount: \$0
Recommendation: N/A	

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Wahoo Frazier Townhomes, TDHCA Number 05116

	BASIC DEVELOPMENT INFORMATION			
Site Address: East side of Blocks 4700-4900 Hatcher St. Development #: 09			05116	
City:	Dallas	Region: 3	Population Served:	Family
County:	Dallas	Zip Code: 75	210 Allocation:	Urban/Exurban
HTC Set Aside	es: 🗆 At-Risk	□ Nonprofit □ US	SDA HTC Purpose/Activity:	NC
HOME Set Asi	des: CHDO	☐ Preservation ☐ Ge	eneral	
Bond Issuer:	N/A			
	HTC Purpose/Ac		Acquisition, R=Rehabilitation, NC/ACQ=New Construct Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,
		OWNER AND DEV	/ELOPMENT TEAM	
Owner:		Wahoo Frazier, LP		
Lester Nevels - Phone: (214) 951-8327				
Developer:	Developer: Wahoo Development, Inc.			
Housing Gene	Housing General Contractor: N/A			
Architect:	Architect: Brown, Reynolds, Watford			
Market Analys	st:	CB Richard Ellis		
Syndicator:		N/A		
Supportive Se	ervices:	The Housing Authority of	f the City of Dallas, Texas	
Consultant:	Consultant: Coats, Rose, Yale, Ryman & Lee, P.C.			
		UNIT/BUILDING	INFORMATION	
<u>30%</u> 40	<u> 50%</u> <u>60%</u>		Total Restricted Units:	95
12 (0 106		Market Rate Units:	23
Type of E	Building:	Townhome	Owner/Employee Units:	0

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$929,611	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

23

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

118

\$0



June 27, 2005

Development Information, Public Input and Board Summary Wahoo Frazier Townhomes, TDHCA Number 05116

PUBL	IC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or E	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: West, District 23	S Points: 7 US Representative: Johnson, District 30, NC
TX Representative: Hodge, District 100	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government <a>
Individuals/Businesses: In Support: 0	In Opposition: 0
Neighborhood Input:	
	Quantifiable Community Participation, whether scored or not, are summarized below. If this mmunity Participation. Note that inelible letters received a score of 12.
Frazier Courts Resident Council, Geraldine Fulle	Letter Score: 24 S or O: S
support as reflected in their letter is: it create families in the area; it creates a mixed-incom	ible for QCP and was issued a score of 24. The basis for their is additional housing opportunities; it meets the needs of the community; it redevelops a community that has suffered from of services; the developer has included the neighborhood; and

General Summary of Comment:

Senator West expressed his support for the Development as one that will help in the transformation of the neighborhood by providing much needed affordable housing. Representative Hodge expressed her support for the Development as one that will meet the needs of the community while creating mixed income neighborhoods.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Wahoo Frazier Townhomes, TDHCA Number 05116

Y COMMITTEE IS BAS	ED ON:
Credit Amount:*	\$929,611
Loan Amount:	\$0
Loan Amount:	\$0
Credit Amount:	\$0
Bond Amount:	\$0
	Loan Amount: Credit Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Key West Village - Phase II, TDHCA Number 05117

			BASIC DEVEL	OPMEN	T INFORMATION	
Site Address:	ess: 1600 Clements St. Development #: 05			05117		
City:	Odess	a	Region:	Region: 12 Population Served: E		
County:	Ector		Zip Code	: 7976	Allocation:	Urban/Exurban
HTC Set Aside	es:	\square At-Risk	Nonprofit	□ usi	DA HTC Purpose/Activity:	NC
HOME Set Asi	des:	\Box CHDO	☐ Preservation	□ Ger	eral	
Bond Issuer:	N/A					
		HTC Purpose/Ad			quisition, R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,
			OWNER AN	ID DEVE	LOPMENT TEAM	
Owner:			Odessa Senior Ho	ousing P	artnership II, Ltd.	
	Bernadine Spears - Phone: (432) 333-1088					
Developer:	SWHP Development, LP					
Housing Gene	sing General Contractor: N/A					
Architect:	Architect: Beeler Guest Owens Architects, LP					
Market Analys	Market Analyst: Ipser & Associates, Inc.					
Syndicator:			MMA Financial, Ll	_C		
Supportive Se	ervices:		Housing Authority	of Odes	sa	
Consultant:			Dan Allgeier			
			UNIT/BUIL	DING II	NFORMATION	
<u>30%</u> <u>40</u>	<u> 50°</u>	<u>% 60%</u>			Total Restricted Units:	36
4 (0 0	32			Market Rate Units:	0
Type of E	Building:		Fourple	ex	Owner/Employee Units:	0
Number o	of Resid	lential Buildir	ngs:	9	Total Development Units:	36

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$179,585	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary Key West Village - Phase II, TDHCA Number 05117

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Seliger, District 31 S Points: 0 US Representative:Conaway, District 11, NC
TX Representative: West, District 81 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Larry L. Melton, Mayor, City of Odessa, S Resolution of Support from Local Government
Raymond Chavez, Chairperson, Odessa Housing Authority, S
Individuals/Businesses: In Support: 2 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If th section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Waymakers Neighborhood Association, Inc., Claudette Jones Letter Score: 24 S or O: S This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: seniors in the area need affordable housing; the development will enhance the area and improve the housing options within the neighborhood; it will encourage additional growth and revitalization; it will improve residential and commercial property values; it will aid in developing community pride; and it will discourage deterioration.
General Summary of Comment:
Senator Seliger expressed his support for the Development. Representative West expressed his support for the Development as one that will provide assistance in an area where current resources are limited. Local officials and one citizen expressed their support for the Development as one that will help in meeting the needs for affordable housing.
There was general support from non-officials.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be

requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Key West Village - Phase II, TDHCA Number 05117

RECOMMENDATION BY THE EXECUT	<u>IVE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 183	☐ Meeting a Required Set-Aside	Credit Amount:*	\$179,585
Recommendation: The application has a tied scor	re with 05102 and wins the tie. Therefore, i	t is recommended for an	award.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			
•			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Vista Verde I & II Apartments, TDHCA Number 05118

		BASIC DEVELOPMENT INFO	<u>ORMATION</u>		
Site Address:	810 & 910 North Fr	rio	Development #:	05118	
City:	San Antonio	Region: 9	Region: 9 Population Served: Far		
County:	Bexar	Zip Code: 78207	Allocation:	Urban/Exurban	
HTC Set Aside	es: 🗹 At-Risk	$lacktriangledown$ Nonprofit \Box USDA	HTC Purpose/Activity:	ACQ/R	
HOME Set Asi	des: CHDO	☐ Preservation ☐ General			
Bond Issuer:	N/A				
	HTC Purpose/Ad	ctivity: NC=New Construction, ACQ=Acquisition, NC/R=New Construction and Rehabilitation		tion and Acquisition,	
		OWNER AND DEVELOPM	IENT TEAM		
Owner:		810/910 North Frio St., LP			
Ronald C. Anderson - Phone: (210) 270-4600					
Developer:	Developer: Housing and Community Services, Inc.				
Housing Gene	Housing General Contractor: Brownstone Development, LP				
Architect:	Architect: GNB, Inc.				
Market Analys	Market Analyst: Butler Burgher, Inc.				
Syndicator:	Syndicator: JER Hudson Housing Capital				
Supportive Se	ervices:	Housing and Community Service	e,Inc.		
Consultant:		N/A			
		UNIT/BUILDING INFORM	MATION		
<u>30%</u> 40	<u> 50%</u> <u>60%</u>	Total	Restricted Units:	190	
19 (0 171	Mark	et Rate Units:	0	

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$1,126,771	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

5 units or more

15

Type of Building:

Number of Residential Buildings:

Owner/Employee Units:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

0

190

\$0



June 27, 2005

Development Information, Public Input and Board Summary Vista Verde I & II Apartments, TDHCA Number 05118

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Van De Putte, District 26 S Points: 7 US Representative:Gonzalez, District 20, NC
TX Representative: Villarreal, District 123 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Patti Radle, Councilwomen, District 5, S
ndividuals/Businesses: In Support: 123 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Vista Verde II Residents Advisory Council, G.B. Letter Score: 12 S or O: S
letter is: the development will allow residents to have central heat and air, thereby reducing the noisy window units and making the whole apartment climate comfortable; it will reduce utility bills for residents; it will modernize the grounds, adding safety featurs while making the property more accessible; and it will provide additional services such as computer training and after-school programs for children, which will enable residents to strive toward self-sufficiency.
Vista Verde I Residents Advisory Council, Mary Nela Letter Score: 12 S or O: S This association's letter was found to be ineligible, however the basis for their support as reflected in their letter is: the development will allow residents to have central heat and air, thereby reducing the noisy window units and making the whole apartment climate comfortable; it will reduce utility bills for residents; it will modernize the grounds, adding safety featurs while making the property more accessible; and it will provide additional services such as computer training and after-school programs for children, which will enable residents to strive toward self-sufficiency.
General Summary of Comment:
Senator Van de Putte expressed her support for the Development as one that will improve the lives of the 190 ndividuals/families currently residing in the development. Representative Villarreal expressed his support for the Development as one that will provide many beneficial programs and services to the tenants at no additional cost. Local officials, community organizations, and current residents expressed their support for the Development.
There was general support from non-officials.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

There were no letters of opposition.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of San Antonio in the amount of at least \$300,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice



Development Information, Public Input and Board Summary Vista Verde I & II Apartments, TDHCA Number 05118

will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.

3. Receipt, review, and acceptance of evidence of a commitment from the City of San Antonio in the amount of at least \$300,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Vista Verde I & II Apartments, TDHCA Number 05118

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW	ADVISORY COMMITTEE IS BAS	ED ON:
9% HTC Competitive Cycle: ☐ Score: 173 ✓ Meeting a Required	Set-Aside Credit Amount:*	\$1,126,771
Recommendation: Has a competitive score within the At-Risk Set-Aside.		
HOME Loan:	Loan Amount:	\$0
Recommendation: N/A		
Housing Trust Fund Loan: Meeting a Required S	et-Aside Loan Amount:	\$0
Recommendation: N/A		
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Las Palmas Garden Apartments, TDHCA Number 05119

		BASIC DEVELOP	MENT INFO	<u>PRMATION</u>	
Site Address: 1014 South San Ed		duardo St.		Development #:	05119
City:	San Antonio	Region:	9	Population Served:	Family
County:	Bexar	Zip Code:	78237	Allocation:	Urban/Exurban
HTC Set Aside	es: 🗹 At-Risk	✓ Nonprofit □	USDA	HTC Purpose/Activity:	ACQ/R
HOME Set Asi	des: CHDO	☐ Preservation ☐	General		
Bond Issuer:	N/A				
	HTC Purpose/A			R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
		OWNER AND	DEVELOPM	ENT TEAM	
Owner: TX Las Palmas Housing, LP					
	David Marquez - Phone: (210) 228-0560				
Developer:	Developer: UrbanProgress Corporation				
Housing Gene	eral Contractor:	Brownstone Develop	ment, LP		
Architect: LK Travis & Associates, Inc.					
Market Analyst: Apartment Market Data Research Service					
Syndicator:	Syndicator: JER Hudson Housing Capital, LLC				
Supportive Se	Supportive Services: Housing and Community Services, Inc.				
Consultant:		N/A			
		<u>UNIT/BUILDIN</u>	NG INFORM	<u>IATION</u>	
30% 40	0% 50% 60%		Total	Restricted Units:	100

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

Market Rate Units:

Owner/Employee Units:

Total Development Units:

Total Development Cost:

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$644,359	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

5 units or more

8

3

38

Type of Building:

59

Number of Residential Buildings:

0

0

0

100

\$0



June 27, 2005

Development Information, Public Input and Board Summary Las Palmas Garden Apartments, TDHCA Number 05119

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Van De Putte, District 26 S Points: 7 US Representative:Gonzalez, District 20, NC
TX Representative: Castro, District 125 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Enrique M. Barrera, Councilman, District 6, S Paul Elizondo, County Commissioner, Precinct 2, S
Richard M. Bocanegra, Superintendent, S
Individuals/Businesses: In Support: 89 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Community Workers Council, Lucy M. Hall Letter Score: 24 S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support
the proposed development because it will give people an opportunity to live in a top rate apartment with improvements and may help to increase the student enrollment in the Edgewood ISD.
improvements and may help to increase the student emolinent in the Edgewood 13D.
Prospect Hill Neighborhood Association, Jason Mata Letter Score: 24 S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support
the proposed development because: it will encourage new development and revitalize the area; it will modernize a very old property; it will provide a place for after school programs and tutoring; and will provide
a place for adult education and socializing.
Las Palmas Gardens Apartments Resident Council, Rosario Marty Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their
support as reflected in their letter is: the development will encourage new development and help revitalize
the area; the development will provide a building for after-school tutoring for area children; and the project
will modernize a very old building with new air conditioning and heating and make the units accessible for persons with disabilities.
Avenida Guadalupe Association, Manuel Leal III Letter Score: 24 S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because it will provide much needed decent, affordable housing for families
living in the area.
General Summary of Comment:
Congressman Gonzalez expressed his support for the Development as one that will fulfill a need for quality affordable
housing in the San Antonio area. Senator Van de Putte and Representative Castro expressed their support for the
Development as one that will provide many beneficial programs and services to tenants. Local officials and existing tenants expressed their support for the Development.
tonante expressed their support for the Development.
There was general support from non-officials.

CONDITIONS OF COMMITMENT

There were no letters of opposition.



June 27, 2005

Development Information, Public Input and Board Summary Las Palmas Garden Apartments, TDHCA Number 05119

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Las Palmas Garden Apartments, TDHCA Number 05119

RECOMM	<u>IENDATION BY THE EXECUT</u>	<u>IVE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
9% HTC Compet	titive Cycle: Score: 167	✓ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not region.	have a competitive enough score within its	allocation type and set-a	side within its
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	und Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity B	ond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Twelve Oaks Apartments, TDHCA Number 05122

			BASIC DEVELOPME	<u>:NI INFORMATION</u>				
Site Address:	2405 H	ighway 12		Development #	<i>‡</i> : 05122			
City:	Vidor		Region: 5	Population Served	d: Family			
County:	Orange	;	Zip Code: 77	662 Allocation	n: Rural			
HTC Set Aside	es: [At-Risk	\square Nonprofit \square U	SDA HTC Purpose/Activity	y: NC			
HOME Set Asi	ides: [☐ Preservation ☐ G	eneral				
Bond Issuer:	N/A							
		HTC Purpose/Ac		Acquisition, R=Rehabilitation, NC/ACQ=New Const Rehabilitation, ACQ/R=Acquisition and Rehabilitation				
			OWNER AND DEV	VELOPMENT TEAM				
Owner:			Vidor Twelve Oaks, LP					
			Ike Akbari - Phone: (409) 724-0020					
Developer: Itex Developers, LLC								
Housing Gene	eral Cont	ractor:	N/A					
Architect:			N/A					
Market Analys	st:		The Gerald Teel Co.					
Syndicator:			Related Capital					
Supportive Se	ervices:		Housing Authority of the	City of Port Arthur				
Consultant:			Gannon Outsourcing, In-	С.				
			UNIT/BUILDING	INFORMATION				
<u>30%</u> 40	0% <u>50%</u>	<u>60%</u>		Total Restricted Units:	70			
8	0 0	62		Market Rate Units:	0			
Type of E	Building:		5 units or more	Owner/Employee Units:	0			
	•	ential Buildir	ngs: 6	Total Development Units:	70			
· ·			-	Total Development Cost:	\$0			

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$433,832	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Twelve Oaks Apartments, TDHCA Number 05122

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: US Representative:Brady, District 8, NC TX Senator: Williams, District 4 S Points: **US Senator:** NC TX Representative: Hamilton, District 19 **Local Officials and Other Public Officials:** Resolution of Support from Local Government Mayor/Judge: Joe Hopkins, Mayor, City of Vidor, S Carl K. Thibodeaux, Orange County Judge, S Robert E. Madding, Superintendent, S Beamon Minton, Commissioner, Precinct 4, S Individuals/Businesses: In Support: In Opposition: **Neighborhood Input:**

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Congressman Brady expressed his support for the Development. Senator Williams expressed his support for the Development as one that will address a need for affordable, moderate income housing. Representative Hamilton expressed his support for the Development as one that will bring good, decent housing for those who otherwise cannot afford it. Local officials expressed their support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of seven (7) vouchers from the Port Arthur Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Twelve Oaks Apartments, TDHCA Number 05122

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	<u> COMMITTEE IS BASI</u>	ED ON:
9% HTC Competitive Cycle: $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary TownParc at Amarillo, TDHCA Number 05124

BASIC DEVELOPMENT INFORMATION Site Address: Woodward Ave. & Kirkland Dr. 05124 Development #: City: Amarillo Region: Population Served: Family 1 County: Potter Zip Code: 79106 Allocation: Urban/Exurban ☐ At-Risk ☐ Nonprofit HTC Set Asides: NC HTC Purpose/Activity: ☐ Preservation ☐ General **HOME Set Asides:**

Bond Issuer: N/A

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

OWNER AND DEVELOPMENT TEAM

Owner: Lone Star State Housing, LP

Christopher C. Finlay - Phone: (904) 694-1015

Developer: Finlay Development, LLC
Housing General Contractor: Finlay Construction, LLC

Applies & Associates

Architect: Parker & Associates

Market Analyst: Apartment Market Data Research Service

Syndicator: Simpson Housing Solutions, LLC

Supportive Services: Texas Inter-Faith Management Corporation

Consultant: Michael Hartman

UNIT/BUILDING INFORMATION

Total Restricted Units: 144 30% 40% 50% 60% Market Rate Units: 0 15 0 0 129 Owner/Employee Units: 0 Type of Building: 5 units or more **Total Development Units:** 144 Number of Residential Buildings: 6 **Total Development Cost:** \$0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$931,177	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		



June 27, 2005

Development Information, Public Input and Board Summary TownParc at Amarillo, TDHCA Number 05124

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Seliger, District 31 S Points: 7 US Representative: Thornberry, District 13, NC TX Representative: Swinford, District 87 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: NC Resolution of Support from Local Government Alan M. Taylor, City Manager, S Individuals/Businesses: In Support: 0 In Opposition: 0 Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Seliger expressed his support for the Development. Representative Swinford expressed his support for the Development as one that will address the safe, affordable housing needs of Amarillo. One local official expressed in a resolution their support for the Development as one that will help in meeting the needs for affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Amarillo in the amount of at least \$88,796, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

TownParc at Amarillo, TDHCA Number 05124

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY	Y COMMITTEE IS BAS	ED ON:
9% HTC Competitive Cycle: ✓ Score: 160 ☐ Meeting a Required Set-Aside	Credit Amount:*	\$931,177
Recommendation: Has a competitive score within its allocation type within its region.		
HOME Loan:	Loan Amount:	\$0
Recommendation: N/A		
Housing Trust Fund Loan: Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A		
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary La Villita Apartments Phase II, TDHCA Number 05125

BASIC DEVELOPMENT INFORMATION								
Site Address:	2828 F	Rockwell Dr.			Development #:	05125		
City:	Brown	sville	Region: 1	1 F	Population Served:	Family		
County:	Came	on	Zip Code: 7	8520	Allocation:	Urban/Exurban		
HTC Set Aside	es:	\square At-Risk	\square Nonprofit \square l	JSDA HT	C Purpose/Activity:	NC		
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐ (General				
Bond Issuer:	N/A							
		HTC Purpose/Ad	ctivity: NC=New Construction, ACC NC/R=New Construction and			tion and Acquisition,		
			OWNER AND D	EVELOPMENT TEAM	<u>l</u>			
Owner:			Housing Associates of	Brownsville II, Ltd.				
			Mark Musemeche - Ph	one: (713) 522-414	1			
Developer: M Group LLC								
Housing Gene	eral Cor	tractor:	Muse Limited Inc.					
Architect:			M group Architects Inc.					
Market Analys	st:		Ipser & Associates, Inc.					
Syndicator:			MMA Financial LLC					
Supportive Se	ervices:		N/A					
Consultant:			N/A					
			UNIT/BUILDING	G INFORMATION				
<u>30%</u> 40	0% <u>50</u>	<u>% 60%</u>		Total Restricted	d Units:	80		
	0 0			Market Rate Un	nits:	0		
Type of E			5 units or more	Owner/Employe	ee Units:	0		
• • • • • • • • • • • • • • • • • • • •	ŭ	lential Buildir		Total Developm	nent Units:	80		
Number	oi ivesic	citiai bulluli	193.	Total Developm		\$0		
	Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.							

<u>FUNDING INFORMATION</u>							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$558,290	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		



June 27, 2005

Development Information, Public Input and Board Summary La Villita Apartments Phase II, TDHCA Number 05125

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PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27 S Points: 7 US Representative:Ortiz, District 27, NC
TX Representative: Oliveira, District 37 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Congressman Ortiz expressed his support for the Development as one that will provide viable options to residents of Brownsville. Senator Lucio expressed his support for the Development as one that will provide much needed

There were no letters of opposition.

CONDITIONS OF COMMITMENT

apartments designated for low income families. Representative Oliveira expressed his support for the Development

Note: Additional conditions may be added upon finalization of an underwriting report.

as one that will meet the needs of low and very low income households.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Brownsville in the amount of at least \$281,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary La Villita Apartments Phase II, TDHCA Number 05125

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	<u>Y COMMITTEE IS BASI</u>	ED ON:
9% HTC Competitive Cycle: ✓ Score: 169	☐ Meeting a Required Set-Aside	Credit Amount:*	\$558,290
Recommendation: Has a competitive score within	n its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Navigation Pointe, TDHCA Number 05127

	BASIC DEVELOPMENT INFORMATION						
Site Address:	909 S. Navigation	Blvd.		Development #:	05127		
City:	Corpus Christi	Region:	10	Population Served:	Family		
County:	Nueces	Zip Code	: 78405	Allocation:	Urban/Exurban		
HTC Set Aside	es: 🗆 At-Risk	Nonprofit	\square USDA	HTC Purpose/Activity:	NC		
HOME Set Asi	des: CHDO	☐ Preservation	☐ General				
Bond Issuer:	N/A						
	HTC Purpose/A			R=Rehabilitation, NC/ACQ=New Construc n, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,		
		OWNER AN	ID DEVELOPM	ENT TEAM			
Owner:		C.C.T. Navigation	-Cameron, LP				
		Manish Verma - P	hone: (210) 24	0-8376			
Developer:		GMAT III Developr	ment, Ltd.				
Housing Gene	eral Contractor:	Galaxy Builders, L	.td.				
Architect:		Chiles Architects,	Inc.				
Market Analys	st:	Apartment Market	Data Researc	n Service			
Syndicator:		Paramount Finance	cial Group, Inc.				
Supportive Services: Merced Housing Texas							
Consultant: Commercial Investment Services, Inc.							
	UNIT/BUILDING INFORMATION						

<u>UNIT/BUILDING INFORMATION</u>					
<u>30%</u> <u>40%</u> <u>50%</u> <u>60%</u>		Total Restricted Units:	124		
13 0 0 111		Market Rate Units:	8		
Type of Building: more/T	5 units or ownhome/Fourplex	Owner/Employee Units:	0		
Number of Residential Building	s: 18	Total Development Units:	124		
		Total Development Cost:	\$0		

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

	FUNDING INFO	<u>ORMATION</u>			
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$800,000	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0



June 27, 2005

Development Information, Public Input and Board Summary Navigation Pointe, TDHCA Number 05127



June 27, 2005

Development Information, Public Input and Board Summary Navigation Pointe, TDHCA Number 05127

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Hinojosa, District 20 TX Representative: Herrero, District 34 S Points: 7 US Representative: Ortiz, District 27, NC TX Representative: Herrero, District 34 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: Samuel L. Neal, Jr, Mayor, City of Corpus Resolution of Support from Local Government Individuals/Businesses: In Support: 0 In Opposition: 0 Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Hinojosa expressed his support for the Development as one that will provide much needed affordable housing in the Corpus Christi area. Representative Herrero expressed his support for the Development as one that will be an added enhancement to a growing community. The City of Corpus Christi expressed its support for the Development as one that will help in meeting the needs for affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Corpus Christi in the amount of at least \$125,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Navigation Pointe, TDHCA Number 05127

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISOR)	<u> COMMITTEE IS BASI</u>	<u>ED ON:</u>
9% HTC Competitive Cycle: ✓ Score: 164	☐ Meeting a Required Set-Aside	Credit Amount:*	\$800,000
Recommendation: Has a competitive score within	n its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Rhias Oaks Apartments, TDHCA Number 05128

		BASIC DEVELOPN	<u>MENT INFORMATION</u>			
Site Address:	700 Gross Rd.		Development #:	05128		
City:	Mesquite	Region: 3	Population Served:	Family		
County:	Dallas	Zip Code: 7	75149 Allocation:	Urban/Exurban		
HTC Set Asides: ☐ At-Risk		\square Nonprofit \square I	USDA HTC Purpose/Activity:	NC		
HOME Set Asides: ☐ CHDO		☐ Preservation ☐ 0	General			
Bond Issuer:	N/A					
	HTC Purpose/Ac		Q=Acquisition, R=Rehabilitation, NC/ACQ=New Construc d Rehabilitation, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,		
		OWNER AND D	EVELOPMENT TEAM			
Owner:		Parkway Housing, LP				
		Ron Pegram - Phone: (817) 267-2492				
Developer:		RLP Development II, LLC				
Housing General Contractor:		Integrated Construction & Development, LP				
Architect:		KSNG Architects, Inc.				
Market Analyst:		Apartment Market Data Research Service				
Syndicator:		PNC Multifamily Capital				
Supportive Services:		N/A				
Consultant: N/A						
UNIT/BUILDING INFORMATION						
<u>30%</u> <u>40</u>	<u> 50%</u> 60%		Total Restricted Units:	200		
21 (0 179		Market Rate Units:	8		
Type of Building: 5 units or more Owner/Employee Units:			0			

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$1,170,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

10

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

208

\$0



June 27, 2005

Development Information, Public Input and Board Summary Rhias Oaks Apartments, TDHCA Number 05128

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Deuell, District 2 S Points: 7 US Representative:, District 5, NC
TX Representative: Reyna, District 101 0 Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Michael Coffey, Assist. Superintendent, O
Ted Barron, City Manager, O
Individuals/Businesses: In Support: 1 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
South Mesquite Property Owners Association, Roslyn Morris Letter Score: 24 S or O: S This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the market study supports that there is sufficient demand for the proposed development; the market area for the development is located within the boundaries of the neighborhood organization; the developer is providing a high standard of living for future residents; the property will provide on-site supportive services; the development will expand and improve the current infrastructure; and it will help to revitalize the area.
General Summary of Comment:
Senator Deuell expressed his support for the Development as one that will fulfill a need within the community for affordable and safe housing.
Representative Reyna expressed her opposition to the Development as one that is being located in an area which is already heavily populated with low income residents and families.
The Assistant Superintendent expressed his opposition due to the impact on the local elementary school.
The City of Mesquite expressed their opposition to the Development as the city's comprehensive plan has the primary intent to encourage a single family environment in this area.
There was general support from a non-official.
There were no letters of opposition from non-officials.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Rhias Oaks Apartments, TDHCA Number 05128

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary First Street Townhomes, TDHCA Number 05129

	BASIC DEVELOPMENT INFORMATION							
Site Address:	1300-1500 South 1	st St.	Development #:	05129				
City:	Sherman	Region: 3	Population Served:	Family				
County:	Grayson	Zip Code: 75	090 Allocation:	Urban/Exurban				
HTC Set Aside	es: 🗆 At-Risk	☐ Nonprofit ☐ US	SDA HTC Purpose/Activity:	NC				
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	eneral					
Bond Issuer:								
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation								
OWNER AND DEVELOPMENT TEAM								
Owner: Sherman First St. Townhomes Ltd.								
		Steve Rumsey - Phone:	(214) 893-4208					
Developer:		Rumsey Development, L	LC					
Housing Gene	eral Contractor:	N/A						
Architect: Cross Architects, PLLC								
Market Analyst: Ipser & Associates, Inc.								
Syndicator:	Syndicator: MMA Financial, LLC							
Supportive Se	ervices:	N/A						
Consultant:		N/A						
		UNIT/BUILDING	INFORMATION					
<u>30%</u> 40	<u> 50%</u> 60%		Total Restricted Units:	36				
0 (36 0		Market Rate Units:	0				
Type of E	Building:	Townhome	Owner/Employee Units:	0				

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$316,906	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

12

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

36



June 27, 2005

Development Information, Public Input and Board Summary First Street Townhomes, TDHCA Number 05129

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Estes, District 30 S Points: 7 US Representative:Hall, District 4, NC
TX Representative: Phillips, District 62 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Julie Ellis Starr, Mayor, S Resolution of Support from Local Government
L. Scott Wall, City Manager, O
Hazel Camp E.D., Housing Authority of Grayson County, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Congressman Hall expressed his support for the Development as one that will fulfill a need for quality, affordable housing in the City of Sherman. Senator Estes expressed his support for the Development as one that will provide a positive impact on the City of Sherman and surrounding areas. Representative Phillips expressed his support for the Development as one that will be an asset to the community. Local officials expressed their support for the Development as one that will help in meeting the needs for quality, affordable housing.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of three (3) vouchers from the Texoma Council of Governments, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary First Street Townhomes, TDHCA Number 05129

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Southpark Apartments, TDHCA Number 05130

		BASIC DEVE	LOPMENT INF	<u>ORMATION</u>			
Site Address:	9401 S. First Stree	t		Development #:	05130		
City:	Austin	Region:	7	Population Served:	Family		
County:	Travis	Zip Code	e: 78748	Allocation:	Urban/Exurban		
HTC Set Asides:		Nonprofit	\square USDA	HTC Purpose/Activity:	NC		
HOME Set Asi	des: CHDO	\Box Preservation	☐ General				
Bond Issuer:	N/A						
	HTC Purpose/A			n, R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,		
		OWNER AN	ND DEVELOP	MENT TEAM			
Owner:		A.T. South First-S	Slaughter, LP				
		Manish Verma - P	Phone: (210) 2	40-8376			
Developer:		GMAT III Develop	ment, Ltd.				
Housing Gene	eral Contractor:	Galaxy Builders, L	∟td.				
Architect:		Chiles Architects, Inc.					
Market Analyst:		Apartment Market Data Research Service					
Syndicator:		JER Hudson Housing Capital, LLC					
Supportive Se	ervices:	N/A					
Consultant:		Commercial Inves	stment Service	es, Inc.			
		UNIT/BUIL	LDING INFOR	MATION			

UNIT/BUILDING INFORMATION				
<u>30%</u> <u>40%</u> <u>50%</u> <u>60%</u>		Total Restricted Units:	192	
20 19 38 115		Market Rate Units:	0	
Type of Building:	5 units or more	Owner/Employee Units:	0	
Number of Residential Buildings:	9	Total Development Units:	192	
Ç		Total Development Cost:	\$0	
Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.				

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$955,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary Southpark Apartments, TDHCA Number 05130

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Wentworth, District 25 S Points: 7 US Representative:Smith, District 21, NC
TX Representative: Keel, District 47 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Raul Alvarez, Austin City Council, S Jeff Wentworth, Senate District 25, S
Samuel T Biscoe, County Judge, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Far South Austin Community Association, Betty Edgemond While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: they like the scale of the apartments and they are supportive of the need for housing for the working poor.
Park Ridge Homeowners Association, Rene Lara Letter Score: 24 S or O: S This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the developer has presented evidence that the property will not tolderate unruly, disruptive, or delinquent tenants; the project is not directly adjacent to homes in the neighborhood; and the board feels comfortable that the developer will keep open avenues of communication with the neighborhood.
Tanglewood Oaks Owners Association, Gary Trumbo Letter Score: 24 S or O: S While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: there is a need for affordable housing in all areas of town; they believe that the management is crucial to the success of the property; and that higher density, cluster design is good for urban sprawl.
General Summary of Comment:
Senator Wentworth expressed his support for the Development as one that will provide quality affordable housing in the Austin area. The City of Austin through a resolution expressed its support for the Development as one that will help in meeting the needs for affordable housing.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Austin in the amount of at least \$195,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice



June 27, 2005

Development Information, Public Input and Board Summary

Southpark Apartments, TDHCA Number 05130
will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Southpark Apartments, TDHCA Number 05130

9% HTC Competitive Cycle: ✓ Score: 171 ☐ Meeting a Required Set-Aside Recommendation: Not Recommended: Does not have a competitive enough score within HOME Loan: Recommendation: N/A Housing Trust Fund Loan: ☐ Meeting a Required Set-Aside Recommendation: N/A	n its allocation type within Loan Amount:	\$0 its region. \$0
HOME Loan: Recommendation: N/A Housing Trust Fund Loan: Meeting a Required Set-Aside	Loan Amount:	•
Recommendation: N/A Housing Trust Fund Loan:		\$0
Housing Trust Fund Loan:	e Loan Amount	
	e I oan Amount	
Recommendation: N/A	c Louit / titloutit.	\$0
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Birdsong Place Villas, TDHCA Number 05134

BASIC DEVELOPMENT INFORMATION							
Site Address:	Birdsong Dr. East o	of Garth	Development #:	05134			
City:	Baytown	Region: 6	Population Served:	Elderly			
County:	Harris	Zip Code: 77	521 Allocation:	Urban/Exurban			
HTC Set Aside	es: 🗆 At-Risk	$lacktriangledown$ Nonprofit \Box U	SDA HTC Purpose/Activity:	NC			
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	eneral				
Bond Issuer:	Bond Issuer: N/A						
	HTC Purpose/Ac		Acquisition, R=Rehabilitation, NC/ACQ=New Construction Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,			
		OWNER AND DE	VELOPMENT TEAM				
Owner:		Birdsong Place Villas, L	P				
		Les Kilday - Phone: (713) 914-9400					
Developer:		Kilday Partners, LLC					
Housing Gene	eral Contractor:	N/A					
Architect:	Architect: Jim Gwynn Architects						
Market Analyst: Apartment Market Data Research Service							
Syndicator: MMA Financial, LLC							
Supportive Se	Supportive Services: N/A						
Consultant:		Gannon Outsourcing Inc	Σ.				
		<u>UNIT/BUILDING</u>	INFORMATION				
<u>30%</u> 40	<u>)% 50% 60%</u>		Total Restricted Units:	96			
10	0 0 86		Market Rate Units:	0			
Type of E	Building:	5 units or more	Owner/Employee Units:	0			

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$740,099	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

2

Number of Residential Buildings:

96



June 27, 2005

Development Information, Public Input and Board Summary Birdsong Place Villas, TDHCA Number 05134

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Whitmire, District 15 S Points: 7 US Representative: Poe, District 2, NC TX Representative: Smith, District 128 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: NC Resolution of Support from Local Government Individuals/Businesses: In Support: 0 In Opposition: 0 Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this

section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. **General Summary of Comment:**

Senator Whitmire expressed his support for the Development as one that is designed to meet the quality, safe, affordable housing needs of the Baytown area. Representative Smith expressed his support for the Development as one that will give seniors the chance to reside in decent, safe, and affordable housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Baytown in the amount of at least \$96,096, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
- 2. Receipt, review, and acceptance of evidence of a commitment of six (6) vouchers from the City of Baytown, or a rental assistance subsidy in an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



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Development Information, Public Input and Board Summary Birdsong Place Villas, TDHCA Number 05134

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	Y COMMITTEE IS BASI	ED ON:
9% HTC Competitive Cycle: ✓ Score: 170	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Villas at German Spring, TDHCA Number 05135

BASIC DEVELOPMENT INFORMATION					
Site Address:	600-700 Block of E	. Torrey St.		Development #:	05135
City:	New Braunfels	Region:	9	Population Served:	Elderly
County:	Comal	Zip Code:	78130	Allocation:	Urban/Exurban
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit □	USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des: CHDO	☐ Preservation ✓	General		
Bond Issuer:	Bond Issuer: N/A				
	HTC Purpose/Ac			oilitation, NC/ACQ=New Construc R=Acquisition and Rehabilitation	tion and Acquisition,
		OWNER AND I	DEVELOPMENT TE	AM	
Owner:		Villas at German Spri	ng, LP		
		Les Kilday - Phone: (7	713) 914-9400		
Developer:		Kilday Partners, LLC			
Housing Gene	eral Contractor:	N/A			
Architect:		Jim Gwynn Architects	3		
Market Analys	st:	Apartment Market Da	ta Research Serv	ice	
Syndicator:		PNC Multifamily Capi	tal		
Supportive Se	ervices:	N/A			
Consultant:		N/A			
		UNIT/BUILDIN	IG INFORMATION	<u>\</u>	
<u>30%</u> <u>40</u>	<u> 50%</u> <u>60%</u>		Total Restric	cted Units:	96
10 (0 86		Market Rate	Units:	0
Type of E	Building:	5 units or more	Owner/Emp	loyee Units:	0

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$741,420	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$500,000	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

2

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

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June 27, 2005

Development Information, Public Input and Board Summary Villas at German Spring, TDHCA Number 05135

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Wentworth, District 25 TX Representative: Casteel, District 73 S Points: 7 US Representative: Smith, District 21, NC TX Representative: Casteel, District 73 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: NC Resolution of Support from Local Government In Opposition: 0 Neighborhood Input:

<u>Neignbornood input:</u>

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Wentworth expressed his support for the Development as one that will provide quality affordable housing for the elderly in the New Braunfels area. Representative Casteel expressed his support for the Development as one that will address the housing needs of the New Braunfels area. The City of New Braunfels expressed its support for the Development as one that will help in meeting the needs for affordable housing.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from TDHCA for either HOME or HTF funds in the amount of at least \$500,000 or a commitment from the City of New Braunfels in the amount of at least \$336,096 or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
- 3. It should be noted that points were awarded under scoring item 5A; however, the application is also eligible to receive points under 5B in the event that the funding under 5A can not be confirmed. In this case, evidence must be submitted of a commitment of nine (9) vouchers from the New Braunfels Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be reevaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Villas at German Spring, TDHCA Number 05135

RECOMM	ENDATION BY THE EXECUT	<u>IVE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	<u>-D ON:</u>
9% HTC Compet	itive Cycle: 🗹 Score: 174	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not	have a competitive enough score within its	allocation type within its	s region.
HOME Loan:			Loan Amount:	\$0
Recommendation:	Note that recommendations for	or HOME funds will be made to the Board of	n July 14, 2005	
Housing Trust Fu	ind Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	Note that recommendations for	r HTF funds will be made to the Board on .	July 14, 2005	
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity B	ond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Los Ebanos Apartments, TDHCA Number 05137

		BASIC DEVELOPIVIE	INT INFORMATION		
Site Address:	1103 Lincoln St.		Development #:	05137	
City:	Zapata	Region: 11	Population Served:	Elderly	
County:	Zapata	Zip Code: 78	O76 Allocation:	Rural	
HTC Set Aside	es: 🗆 At-Risk	☐ Nonprofit ✓ U	SDA HTC Purpose/Activity:	NC	
HOME Set As	ides: CHDO	☐ Preservation ☐ G	eneral		
Bond Issuer:	Bond Issuer: N/A				
	HTC Purpose/A		Acquisition, R=Rehabilitation, NC/ACQ=New Construc Rehabilitation, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,	
		OWNER AND DEV	/ELOPMENT TEAM		
Owner:		HVM Zapata II, Ltd.			
	Dennis Hoover - Phone: (512) 756-6809				
Developer:	Developer: HVM Housing, LLC				
Housing Gen	eral Contractor:	Hoover Construction, Inc	c .		
Architect:		W.S. Allen and Associat	es		
Market Analys	st:	Ipser & Associates, Inc.			
Syndicator:		BHHH, Inc.			
Supportive Se	ervices:	N/A			
Consultant:		N/A			
		UNIT/BUILDING	INFORMATION		
30% 40	0% 50% 60%		Total Restricted Units:	28	
	0 0 25		Market Rate Units:	0	
Type of E		Fourplex	Owner/Employee Units:	0	
	•	•			

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$65,042	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

7

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

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June 27, 2005

Development Information, Public Input and Board Summary Los Ebanos Apartments, TDHCA Number 05137

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Zaffirini, District 21 NC Points: 0 US Representative:Cuellar, District 28, NC
TX Representative: Guillen, District 31 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
David Morales, Zapata County Judge, S
Joe Rathmell, Zapata County Commissioner Precinct 3, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Local officials expressed their support for the Development as one that will be a great benefit to the community.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Los Ebanos Apartments, TDHCA Number 05137

RECOMMENDATION BY THE EXECUT	<u>ive award and review advisory</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: Score: 131	✓ Meeting a Required Set-Aside	Credit Amount:*	\$65,042
Recommendation: Has a competitive score within	the USDA Set-Aside.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary The Arbors at Rose Park, TDHCA Number 05141

		BASIC DEVELOPING	<u>VIENT INFORMAT</u>	<u>ION</u>	
Site Address:	2702 South 7th St.			Development #:	05141
City:	Abilene	Region: 2	2	Population Served:	Elderly
County:	Taylor	Zip Code: 7	79605	Allocation:	Urban/Exurban
HTC Set Aside	es: 🗆 At-Risk	\square Nonprofit \square	USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des: \square CHDO	☐ Preservation ☐	General		
Bond Issuer:	N/A				
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation					
			EVELOPMENT TE		
Owner:		Abilene DMA Housing		Aivi	
Diana McIver - Phone: (512) 328-3232					
Developer:		DMA Development Co	mpany, LLC		
Housing Gene	eral Contractor:	Global Construction Co	ompany, LLC		
Architect:		Chiles Architects, Inc.			
Market Analys	st:	Integra Realty Resource	ces		
Syndicator:		Related Capital Compa	any		
Supportive Se	rvices:	N/A			
Consultant:		N/A			
		UNIT/BUILDIN	G INFORMATIO	<u>N</u>	
30% 40	<u>0% 50% 60%</u>		Total Restric	cted Units:	77
8 (0 69		Market Rate	Units:	3
Type of E	Building:	5 units or more	Owner/Emp	loyee Units:	0
Number	of Residential Buildin	igs: 8	Total Develo	opment Units:	80

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$647,474	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$138,000	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary The Arbors at Rose Park, TDHCA Number 05141

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Fraser, District 24 S Points: 7 US Representative:Thornberry, District 13, NC
TX Representative: Hunter, District 71 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Norm Archibald Mayor, S Resolution of Support from Local Government
Sam J. Chase, City Council, Place 1, S
John Hill, Abilene City Councilman, Place 4, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Amarillo-Highland Neighborhood, John Inman Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is:the location is ideal for seniors due to nearby amenities; the design is appropriate for the population and will have excellent on-site amenities; the developer is working with a neighborhood association architecture committee on the design; and the developer is a quality developer.
General Summary of Comment:
Senator Fraser expressed his support for the Development as one that will contribute significantly in assisting the need for quality, safe, affordable housing for seniors residents of Abilene and Taylor County. Representative Hunter expressed his support for the Development as it will address a definite need for affordable housing in the community. Local officials expressed their support for the Development as one that will help in meeting the needs for affordable senior housing.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary The Arbors at Rose Park, TDHCA Number 05141

RECOMMENDATION BY THE EXECUT	<u> IIVE AWARD AND REVIEW ADVISOR'</u>	Y COMMITTEE IS BAS	ED ON:
9% HTC Competitive Cycle: ✓ Score: 184	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: The application has a tied sco	ore with 05141 and loses the tie. Therefore,	it is not recommended for	or an award.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: Note that recommendations for	or HTF funds will be made to the Board on .	July 14, 2005	
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Wesleyan Retirement Homes, TDHCA Number 05142

			BASIC DEVELOPI	<u>Ment informa</u>	<u>ation</u>		
Site Address:	1105 \$	South Church	St.		Development #:	05142	
City:	Georg	etown	Region: 7	7	Population Served:	Elderly	
County:	Willian	nson	Zip Code: 7	78626	Allocation:	Urban/Exurban	
HTC Set Aside	es:	\square At-Risk	✓ Nonprofit	USDA	HTC Purpose/Activity:	ACQ/R	
HOME Set Asi	des:	\Box CHDO	☐ Preservation ☐	General			
Bond Issuer:	N/A						
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation						
			OWNER AND D	EVELOPMENT T	<u>EAM</u>		
Owner:			Georgetown Senior Ho	ousing, LP			
			Chris Spence - Phone:	: (512) 863-2528	3		
Developer:			Wesleyan Homes, Inc.				
Housing Gene	eral Cor	ntractor:	The Covenant Group				
Architect:			Chiles Architects, Inc.				
Market Analys	st:		O'Connor & Associate	S			
Syndicator:			N/A				
Supportive Se	rvices:		N/A				
Consultant:			Diana McIver & Assoc	iates			
			UNIT/BUILDIN	G INFORMATIO	<u>DN</u>		
<u>30%</u> 40	<u> 50</u>	<u>% 60%</u>		Total Restr	ricted Units:	50	
6 () 0	44		Market Rat	e Units:	1	
Type of Building: 5 units or more Owner/Employee Units:					ployee Units:	0	
Number of Residential Buildin			ngs: 1	Total Deve	lopment Units:	51	

FUNDING INFORMATION							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$372,791	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$250,000	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Wesleyan Retirement Homes, TDHCA Number 05142

PUBLIC COMMENT SUMMARY	
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment	
State/Federal Officials with Jurisdiction:	
TX Senator: Ogden, District 5 S Points: 7 US Represe	entative:Carter, District 31, NC
TX Representative: Gattis, District 20 S Points: 7 US Senator:	: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC Resolution of Support	ort from Local Government 🔽
Individuals/Businesses: In Support: 0 In Opposition: 0	
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whosection is blank, no letters were received for Quantifiable Community Participation. Note that inelible	· · · · · · · · · · · · · · · · · · ·
Heart of Georgetown Neighborhood Association, Renee Hanson	Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a s support as reflected in their letter is: there is tremendous need for senior hou location is ideal for senior development because of amenities; the development Georgetown in its efforts to maintain a viable downtown; the design and ame and the developer is a quality builder and a respected community member.	using in Georgetown; the ent will support downtown
General Summary of Comment:	

Senator Ogden and Representative Gattis expressed their support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of five (5) vouchers from the City of Georgetown Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Wesleyan Retirement Homes, TDHCA Number 05142

RECOMMENDATION BY TH	<u>IE EXECUTIVE AWARD AND REVII</u>	EW ADVISORY COMMITTEE IS BA	<u>ased on:</u>
9% HTC Competitive Cycle: ✓ So	core: 192	ed Set-Aside Credit Amount:*	\$372,791
Recommendation: Has a competitive	score within its allocation type within i	ts region.	
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Require	d Set-Aside Loan Amount:	\$0
Recommendation: Note that recomme	endations for HTF funds will be made to	o the Board on July 14, 2005	
4% Housing Tax Credits with Bond	d Issuance:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with	n TDHCA:	Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Spring Garden V, TDHCA Number 05146

		BASIC DEVELOPMENT IN	<u>FORMATION</u>				
Site Address:	200 North Spring E	Branch Trail	Development #:	05146			
City:	Springtown	Region: 3	Population Served:	Family			
County:	Parker	Zip Code: 76082	Allocation:	Rural			
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit ☐ USDA	HTC Purpose/Activity:	NC			
HOME Set Asi	des: CHDO	☐ Preservation ☐ Genera					
Bond Issuer:	N/A						
	HTC Purpose/A		on, R=Rehabilitation, NC/ACQ=New Construction ation, ACQ/R=Acquisition and Rehabilitation	n and Acquisition,			
		OWNER AND DEVELOR	PMENT TEAM				
Owner:		AHPC Spring Garden V, LP					
		A. G. Swan - Phone: 8172205	5585				
Developer:		Affordable Housing of Parker	County, Inc.				
Housing Gene	eral Contractor:	Affordable Housing of Parker County, Inc.					
Architect:		L.P. Carter					
Market Analys	st:	Integra Realty Resources					
Syndicator:		N/A					
Supportive Se	ervices:	Affordable Housing of Parker County, Inc.					
Consultant:		Diana McIver & Associates					
		UNIT/BUILDING INFO	<u>RMATION</u>				
<u>30%</u> 40	<u> 50%</u> 60%	To	al Restricted Units:	40			
4 () 16 20	Ma	rket Rate Units:	0			

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$292,831	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$600,000	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Duplex

20

Type of Building:

Number of Residential Buildings:

Owner/Employee Units:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

0

40



June 27, 2005

Development Information, Public Input and Board Summary Spring Garden V, TDHCA Number 05146

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Estes, District 30 S Points: 7 US Representative: Granger, District 12, S TX Representative: King, District 61 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: Wayne La Cava, Mayor Pro-Tem , S Resolution of Support from Local Government Craig Estes, Senator, District 30, S Individuals/Businesses: In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Estes and Representative King expressed their support for the Development as one that will benefit the working class families of the city of Springtown. Mayor Pro-Tem La Cava expressed his support for the Development as the kind of housing that is needed in Springtown. Congresswoman Granger emphasized her support for the area's senior citizen population to receive affordable housing.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from TDHCA for HOME funds in the amount of at least \$600,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Spring Garden V, TDHCA Number 05146

<u>ve award and review advisory</u>	COMMITTEE IS BASE	<u>D ON:</u>
☐ Meeting a Required Set-Aside	Credit Amount:*	\$292,831
its allocation type within its region.		
	Loan Amount:	\$0
r HOME funds will be made to the Board or	n July 14, 2005	
☐ Meeting a Required Set-Aside	Loan Amount:	\$0
	Credit Amount:	\$0
	Bond Amount:	\$0
	 ☐ Meeting a Required Set-Aside its allocation type within its region. HOME funds will be made to the Board or ☐ Meeting a Required Set-Aside 	its allocation type within its region. Loan Amount: HOME funds will be made to the Board on July 14, 2005 Meeting a Required Set-Aside Loan Amount: Credit Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary **Courtland Square Apartments, TDHCA Number 05149**

BASIC DEVELOPMENT INFORMATION							
Site Address:	3500 Blo	ock of West	t 8th St.		Development #:	05149	
City:	Odessa		Region:	12	Population Served:	Family	
County:	Ector		Zip Code:	79764	Allocation:	Urban/Exurban	
HTC Set Aside	es:	At-Risk	\square Nonprofit \square	USDA	HTC Purpose/Activity:	NC	
HOME Set Asides: ☐ CHDO ☐ Preservation ☐ General							
Bond Issuer: N/A							
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation						
			OWNER AND D	EVELOPMENT T	<u>TEAM</u>		
Owner:			Courtland Square Part	tners, LP			
			Bert Magill - Phone: (713) 785-6006				
Developer:			San Jacinto Realty Services, LLC				
Housing Gene	eral Contra	actor:	William Taylor & Co.				
Architect:			Thompson Nelson Group				
Market Analys	st:		Apartment Market Data Research Service				
Syndicator:			MMA Financial, LLC				
Supportive Se	ervices:		Odessa Housing Final	nce Corp.			
Consultant:			Magill Development C	ompany, LLC			
UNIT/BUILDING INFORMATION							
<u>30%</u> 40	<u> 50%</u>	<u>60%</u>		Total Rest	ricted Units:	128	
0 (0 102	26		Market Ra	te Units:	0	
Type of E	Building:		5 units or more	Owner/Em	ployee Units:	0	
Number of Residential Building			nas· 10	Total Deve	elopment Units:	128	

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$945,020	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

10

Number of Residential Buildings:



June 27, 2005

Development Information, Public Input and Board Summary **Courtland Square Apartments, TDHCA Number 05149**

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the Odessa Housing Finance Corporation in the amount of at least \$450,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Courtland Square Apartments, TDHCA Number 05149

RECOMMENDATION BY THE EXECUT	<u>TIVE AWARD AND REVIEW ADVISOR</u>	Y COMMITTEE IS BAS	ED ON:
9% HTC Competitive Cycle: ✓ Score: 176	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within it	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Deer Palms, TDHCA Number 05151

			BASIC DEVELO	SPIVIEINI IIV	FORMATION		
Site Address:	South	west Corner	of Deer Ave. and Ra	ilroad Dr.	Development #:	05151	
City:	El Pas	0	Region:	13	Population Served:	Family	
County:	El Pas	0	Zip Code:	Zip Code: 79924 Allocation: Urban/Exurba			
HTC Set Aside	es:	\square At-Risk	\square Nonprofit	\square USDA	HTC Purpose/Activity:	NC	
HOME Set As	ides:	\Box CHDO	☐ Preservation	☐ General			
Bond Issuer:	N/A						
		HTC Purpose/A			on, R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,	
					MENT TEAM		
Owner:			Tropicana Building		<u></u>		
Bobby Bowling - Phone: (915) 821-3550							
Developer: Tropicana Building Corporation							
Housing Gen	eral Cor	ntractor:	Tropicana Building Corporation				
Architect:			David Marquez A 8	kЕ			
Market Analys	st:		Zacour and Associa	ates			
Syndicator:			Sun America Afford	dable Housi	ng Solutions		
Supportive Se	ervices:		YWCA Credit Cour	nseling Serv	rice		
Consultant:			N/A				
			<u>UNIT/BUILE</u>	DING INFO	RMATION		
30% 40	<u> 50</u>	<u>% 60%</u>		Tot	al Restricted Units:	152	
	0 0			Ма	rket Rate Units:	0	
Type of E			Fourple	x Ow	ner/Employee Units:	0	
	Ū	lential Buildir	·	-	al Development Units:	152	
· · · · · · · · · · · · · · · · · · ·							

FUNDING INFORMATION								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$872,495	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Deer Palms, TDHCA Number 05151

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Shapleigh, District 29 TX Representative: Pickett, District 79 S Points: 7 US Representative: Reyes, District 16, NC TX Representative: Pickett, District 79 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: NC Resolution of Support from Local Government Individuals/Businesses: In Support: 2 In Opposition: 0 Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this

General Summary of Comment:

Senator Shapleigh expressed his support for the Development as one that will provide quality, safe, affordable housing for soldiers and residents of El Paso. Representative Pickett expressed his support for the Development as one that will satisfy the need for housing for the enlisted soldiers stationed in El Paso.

section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of fourteen (14) vouchers from the City of El Paso Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
- 3. Receipt, review, and acceptance of evidence of a commitment of funding from the Center Against Family Violence of at least \$225,500, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

Deer Palms, TDHCA Number 05151

RECOMMENDATION BY THE EXECUTIVE A	AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 173	Meeting a Required Set-Aside	Credit Amount:*	\$872,495
Recommendation: Has a competitive score within its a	allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Linda Vista Apartments, TDHCA Number 05152

BASIC DEVELOPMENT INFORMATION						
Site Address:	4866 H	lercules Ave			Development #:	05152
City:	El Paso		Region:	13	Population Served:	Family
County:	El Pas	0	Zip Code:	79907-	Allocation:	Urban/Exurban
HTC Set Aside	es:	☐ At-Risk	✓ Nonprofit	USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des:	\Box CHDO	☐ Preservation ☐	General		
Bond Issuer:	N/A					
		HTC Purpose/Ad			R=Rehabilitation, NC/ACQ=New Constructor, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
			OWNER AND	DEVELOPN	IENT TEAM	
Owner:			PV Community Deve	lopment Co	rporation	
			Bill Schlesinger - Pho	one: (915) 5	33-7057	
Developer:	Developer: PV Community Development Corporation					
Housing General Contractor: Tropicana Building Corporation						
Architect:			Boyd and Associates	;		
Market Analys	st:		Zacour and Associate	es		
Syndicator:			Sun America Afforda	ble Housing	g Partners	
Supportive Se	rvices:		YWCA Credit Counse	eling Servic	е	
Consultant:			N/A			
			<u>UNIT/BUILDI</u>	NG INFORM	MATION	
<u>30%</u> 40	<u> 509</u>	<u>% 60%</u>		Total	Restricted Units:	36
4 () 8	24		Mark	et Rate Units:	0
Type of E	Building:		Fourplex	Owne	er/Employee Units:	0
Number of Residential Buildi		ngs: 9	Total	Development Units:	36	

FUNDING INFORMATION							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$305,000	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Linda Vista Apartments, TDHCA Number 05152

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Shapleigh, District 29 S Points: 7 US Representative:Reyes, District 16, NC
TX Representative: Moreno, District 77 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Individuals/Businesses: In Support: 3 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Shapleigh expressed his support for the Development as one that will provide quality, safe, affordable housing for soldiers and residents of El Paso. Representative Moreno expressed his support for the Development as one that will be in place to house the elderly and the handicapped.
There was general support from non-officials.
There were no letters of opposition

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of four (4) vouchers from the City of El Paso Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits re-allocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
- 3. Receipt, review, and acceptance of evidence of a commitment of funding from the Center Against Family Violence of at least \$65,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Linda Vista Apartments, TDHCA Number 05152

RECOMMENDATION BY THE EXECUT	<u>ive award and review advisory</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 175	☐ Meeting a Required Set-Aside	Credit Amount:*	\$305,000
Recommendation: Has a competitive score within	n its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Mission Palms, TDHCA Number 05153

BASIC DEVELOPMENT INFORMATION							
Site Address:	3 Miles	South of Th	nompson Rd. off Soc	orro Rd.	Development #:	05153	
City:	y: San Elizario		Region:	13	Population Served:	Family	
County:	El Pas	0	Zip Code:	79849	Allocation:	Rural	
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit		A HTC Purpose/Activity:	NC	
HOME Set As	ides:	\Box CHDO	☐ Preservation	□ Gene	eral		
Bond Issuer:	N/A						
		HTC Purpose/A			isition, R=Rehabilitation, NC/ACQ=New Construction is literation, ACQ/R=Acquisition and Rehabilitation	on and Acquisition,	
			OWNER AN	D DEVEL	OPMENT TEAM		
Owner:			Tropicana Building	Corpora	tion		
			Bobby Bowling - Pl	hone: (91	5) 821-3550		
Developer:	Developer: Tropicana Building Corporation						
Housing Gene	Housing General Contractor: Tropicana Building Corporation						
Architect:			David Marquez A 8	ķΕ			
Market Analys	st:		Zacour and Associ	ates			
Syndicator:			SunAmerica Afford	lable Hou	using Partners		
Supportive Se	ervices:		YWCA Credit Cour	nseling S	ervice		
Consultant:			N/A				
			<u>UNIT/BUILI</u>	DING IN	FORMATION		
<u>30%</u> 40	0% <u>509</u>	<u>% 60%</u>		-	Total Restricted Units:	76	
8	0 39	29		I	Market Rate Units:	0	
Type of E	Building:		Fourple	x (Owner/Employee Units:	0	
Number of Residential Building			ngs: 1	9	Total Development Units:	76	

FUNDING INFORMATION								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$587,915	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Mission Palms, TDHCA Number 05153

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19 S Points: 7 US Representative:Reyes, District 16, NC
TX Representative: Quintanilla, District 75 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 2 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Madla expressed his support for the Development as one that is designed to address the needs of the growing community, especially for those who face financial hardships. Representative Quintanilla expressed his support for the Development as one that will pride much needed relief to some colonia residents.
There was general support from non-officials.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of twelve (12) vouchers from the City of El Paso Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Mission Palms, TDHCA Number 05153

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Canyon's Landing, TDHCA Number 05155

BASIC DEVELOPMENT INFORMATION							
Site Address:	s: Northeast and Nort		nwest Corner of Ch	nurch Dr. and A	ve. C Development #:	05155	
City:	Poteet		Region:	9	Population Served:	Family	
County:	Atasco	osa	Zip Code	e: 78065	Allocation:	Rural	
HTC Set Aside	es:	\square At-Risk	Nonprofit	\square USDA	HTC Purpose/Activity:	NC	
HOME Set Asi	ides:	\Box CHDO	\square Preservation	General			
Bond Issuer:	N/A						
		HTC Purpose/Ac			R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	n and Acquisition,	
			OWNER AN	ND DEVELOPM	ENT TEAM		
Owner:			Canyon's Landing, Ltd.				
			Gary M. Driggers - Phone: (210) 684-0679				
Developer:			Legacy Renewal, Inc.				
Housing Gene	eral Cor	ntractor:	David Anderson H	lome, Inc.			
Architect:			MSA of San Anton	nio			
Market Analys	st:		Novogradac & Co	mpany, LLP			
Syndicator:			MMA Financial W	arehousing, LL	С		
Supportive Services:			Legacy Renewal, Inc.				
Consultant:			N/A				
			<u>UNIT/BUIL</u>	LDING INFORM	<u>IATION</u>		
30% 40	0% 509	% 60%		Total	Restricted Units:	32	
<u> </u>			Market Data Unites				

			UNIT/BUILDING	INFORMATION	
<u>30%</u> <u>40%</u>	<u>50%</u>	<u>60%</u>		Total Restricted Units:	32
4 0	0	28		Market Rate Units:	0
Type of Build	ling:		Fourplex	Owner/Employee Units:	0
Number of R	esiden	tial Buildings:	0	Total Development Units:	32
		_		Total Development Cost:	\$0
		Note: Specific bedroom	breakdowns and develop	oment costs will be available upon finalization of an underwritin	g report.

FUNDING INFORMATION					
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$312,436	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$160,000	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0



June 27, 2005

Development Information, Public Input and Board Summary Canyon's Landing, TDHCA Number 05155

,
PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Zaffirini, District 21 S Points: 7 US Representative:Cuellar, District 28, NC
TX Representative: Gonzalez Toureilles, District S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If the section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Strawberry Hill Neighborhood Association, Oscar Montemayor Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: there is tremendous need for affordable housing in Poteet and Atascosa County; the property will generate an economic stimulus to the city and area; the property will provide much needed life skills supportive services to the residents; and the architectural style and building materials will enhance the neighborhood and complement the infrastructure improvements planned by the city through its revitalization plan.
General Summary of Comment:
Senator Zaffirini expressed her support for the Development as one that will help meet Poteet's growing need for safe, affordable housing for low income families. Representative Toureilles expressed her support for the Development as one that will be an asset t the community.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Canyon's Landing, TDHCA Number 05155

RECOMMENDATION BY THE EXECUTIVE A	<u>AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	<u>D ON:</u>
9% HTC Competitive Cycle: ✓ Score: 178	Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not have	a competitive enough score within its	allocation type within its	region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: Note that recommendations for HTF	funds will be made to the Board on J	uly 14, 2005	
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary The Villas at Costa Almadena, TDHCA Number 05158

BASIC DEVELOPMENT INFORMATION								
Site Address:	6000 E	Block of New	Branfels Ave.	Development #:	05158			
City:	San Ar	ntonio	Region: 9 Population Served:		Family			
County:	Bexar		Zip Code: 78	Allocation:	Urban/Exurban			
HTC Set Aside	es:	☐ At-Risk	✓ Nonprofit	SDA HTC Purpose/Activity:	. NC			
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐ G	eneral				
Bond Issuer:	N/A							
		HTC Purpose/A		Acquisition, R=Rehabilitation, NC/ACQ=New Construction, Rehabilitation, ACQ/R=Acquisition and Rehabilitation				
			OWNER AND DE	VELOPMENT TEAM				
Owner:			Costa Almadena, Ltd.					
			Susan R. Sheeran - Pho	Susan R. Sheeran - Phone: (210) 281-0234				
Developer:			Merced Housing Texas					
Housing Gen	eral Con	tractor:	NRP Contractors, LLC					
Architect:			Alamo Architect					
Market Analy	st:		Apartment Market Data	Research Service				
Syndicator:			Paramount Financial Gr	roup				
Supportive So	ervices:		Merced Housing Texas					
Consultant: NRP H			NRP Holdings, LLC					
			<u>UNIT/BUILDING</u>	INFORMATION				
30% 4	0% 509	% 60%		Total Restricted Units:	144			
<u> </u>	0 15			Market Rate Units:	6			
Type of Building:			5 units or more	Owner/Employee Units:	0			
Number of Residential Buildin			nas. 0	Total Development Units:	150			

	FUNDING INFO	<u>ORMATION</u>			
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$985,401	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

9

Number of Residential Buildings:

\$0



June 27, 2005

Development Information, Public Input and Board Summary The Villas at Costa Almadena, TDHCA Number 05158

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19 S Points: 7 US Representative:Smith, District 21, NC
TX Representative: Puente, District 119 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Ronaldo H. Segovia, Councilman District #3, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Highland Hills Neighborhood Association, Christel Villarreal Letter Score: 24 S or O: S This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will assist in the redevelopment of affordable housing; it will provide much-needed social services for the children in the area; the development team has worked actively with the neighborhood; and the team has a proven track record for long-term involvement in their projects.
General Summary of Comment:
Senator Madla expressed his support for the Development as one that is designed to address the needs of a growing community, especially for those that face financial hardships. Representative Puente expressed his support for the Development as one that will give families the chance to reside in high quality, safe, and affordable housing. Councilman Segovia expressed the developers efforts to work with the community.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of San Antonio for HOME funds in the amount of at least \$500,000 and a commitment from the City of San Antonio for fee waivers in the amount of \$100,000, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.

Please note that if only the fee waiver in the amount of \$100,000 is received, only 6 points will be awarded. Likewise, if only the HOME funds in the amount of \$500,000 are received, only 12 points will be awarded.



June 27, 2005

Development Information, Public Input and Board Summary The Villas at Costa Almadena, TDHCA Number 05158

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary San Juan Square, TDHCA Number 05159

		BASIC DEVELOPME	<u>ENT INFORMATION</u>	
Site Address:	Corner of South Za	rzamora St. and Ceralvo	St. Development #:	05159
City:	San Antonio	Region: 9	Population Served:	Family
County:	Bexar	Zip Code: 78	207 Allocation:	Urban/Exurban
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit □ U	SDA HTC Purpose/Activity:	NC
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	eneral	
Bond Issuer:	N/A			
	HTC Purpose/Ac		Acquisition, R=Rehabilitation, NC/ACQ=New Construct Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,
		OWNER AND DEV	VELOPMENT TEAM	
Owner:		San Juan Square, Ltd.		
		Henry A. Alvarez III - Ph	one: (210) 220-3308	
Developer:		San Antonio Housing De	evelopment Corporation	
Housing Gene	eral Contractor:	NRP Contractors, LLC		
Architect:		Alamo Architect		
Market Analys	st:	Apartment Market Data	Research Service	
Syndicator:		Paramount Financial Gro	oup	
Supportive Se	ervices:	San Antonio Housing Au	uthority	
Consultant:		NRP Holdings, LLC		
UNIT/BUILDING INFORMATION				
<u>30%</u> 40	<u> 50%</u> <u>60%</u>		Total Restricted Units:	137
15 (0 122		Market Rate Units:	6
Type of E	Building:	5 units or more	Owner/Employee Units:	0

<u>FUNDING INFORMATION</u>								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$1,000,000	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

10

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

143

\$0



June 27, 2005

Development Information, Public Input and Board Summary San Juan Square, TDHCA Number 05159

PUBLIC COM	IMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No	comment
State/Federal Officials with Jurisdiction:	
TX Senator: Van De Putte, District 26 S Po	ints: 7 US Representative:Gonzalez, District 20, NC
TX Representative: Puente, District 119 S Po	ints: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government 🔽
Patti Radle, Councilwomen, District 5, S	
Individuals/Businesses: In Support: 3 In C	Opposition: 0
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantifiable section is blank, no letters were received for Quantifiable Community Page 1	e Community Participation, whether scored or not, are summarized below. If this articipation. Note that inelible letters received a score of 12.
San Juan Homes Resident Council, Rose Bazan	Letter Score: 24 S or O: S

General Summary of Comment:

Senator Van de Putte expressed her support for the Development as one that will provide much needed affordable housing. Representative Puente expressed his support for the Development as one that will give families the chance to reside in high quality, safe, and affordable housing. Councilwoman Radle emphasized the need for low income housing in the area.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary San Juan Square, TDHCA Number 05159

RECOMMENDATION BY THE EXECUT	<u>IVE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	<u>DON:</u>
9% HTC Competitive Cycle: ✓ Score: 198	☐ Meeting a Required Set-Aside	Credit Amount:*	\$1,000,000
Recommendation: Has a competitive score within	n its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

The Alhambra, TDHCA Number 05160

BASIC DEVELOPMENT INFORMATION								
Site Address:	7100 I	Block of New	Laredo Highway		Development #:	05160		
City:	San Antonio		Region:	9	Population Served:	Elderly		
County:	Bexar		Zip Code:	7821	1 Allocation:	Urban/Exurban		
HTC Set Aside	es:	\square At-Risk	Nonprofit		HTC Purpose/Activity:	NC		
HOME Set Asi	ides:	\Box CHDO	☐ Preservation	\square Gen	eral			
Bond Issuer:	N/A							
		HTC Purpose/Ad			uisition, R=Rehabilitation, NC/ACQ=New Construct abilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,		
			OWNER AN	D DEVE	LOPMENT TEAM			
Owner:			The Alhambra Apa	rtments	Ltd.			
			Henry A. Alvarez III - Phone: (210) 220-3200					
Developer:			San Antonio Housing Development Corporation					
Housing Gene	eral Cor	ntractor:	NRP Contractors, LLC					
Architect:			Womack & Hampto	on Archi	tects, LLC			
Market Analys	st:		Apartment Market	Data Re	search Service			
Syndicator:			Paramount Financi	ial Grou	0			
Supportive Se	ervices:		San Antonio Housi	ng Auth	ority			
Consultant:			N/A					
			<u>UNIT/BUILI</u>	DING IN	FORMATION			
<u>30%</u> 40	<u>)%</u> <u>50</u>	<u>% 60%</u>			Total Restricted Units:	134		
14 (0 0	120			Market Rate Units:	6		
Type of E	Building	:	5 units or more	е	Owner/Employee Units:	0		
			Total Development Units:	140				

<u>FUNDING INFORMATION</u>								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$1,000,000	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary The Alhambra, TDHCA Number 05160

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19 S Points: 7 US Representative:Cuellar, District 28, NC
TX Representative: Leibowitz, District 117 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Richard Perez, District 4 Councilman, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Quintana Community Neighborhood Association, Vincent Jaskinia Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will help revitalize a corridor that has deteriorated through the years; it will provide much-needed affordable housing for seniors in the area; the owner has committed to continue to work and communicate with the neighborhood; and the development would be located in an area with amenities nearby.
General Summary of Comment:
Senator Madla expressed his support for the Development as one that will give families the chance to reside in high quality, safe, affordable housing. Representative Leibowitz expressed his support for the Development as one that will fill a need for elderly housing. The City of San Antonio expressed its support for the Development as it would fulfill a great need for affordable housing for the elderly in that area of San Antonio.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary The Alhambra, TDHCA Number 05160

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASI	ED ON:
9% HTC Competitive Cycle: ✓ Score: 191	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

LoneStar Park, TDHCA Number 05161

BASIC DEVELOPMENT INFORMATION							
Site Address:	Southwest Corner of FM 1417 and Flan		d. Development #:	05161			
City:	Sherman	Region: 3	Population Served:	Family			
County:	Grayson	Zip Code: 750	90 Allocation:	Urban/Exurban			
HTC Set Aside	es: 🗆 At-Risk	\square Nonprofit \square US	DA HTC Purpose/Activity:	NC			
HOME Set Asi	des: CHDO	☐ Preservation ☐ Ge	neral				
Bond Issuer:	N/A						
	HTC Purpose/Ac		cquisition, R=Rehabilitation, NC/ACQ=New Construent ehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,			
		OWNER AND DEV	ELOPMENT TEAM				
Owner:		Sherman LoneStar Park,	Ltd.				
		Steve Rumsey - Phone: (214) 893-4208				
Developer:		Rumsey Development, L	_C				
Housing Gene	eral Contractor:	N/A					
Architect:		Cross Architects, PLLC					
Market Analys	st:	Ipser & Associates, Inc.					
Syndicator:		MMA Financial, LLC					
Supportive Se	ervices:	N/A					
Consultant:		N/A					
		UNIT/BUILDING	NFORMATION				
<u>30%</u> 40	<u>0% 50% 60%</u>		Total Restricted Units:	120			
12	0 0 108		Market Rate Units:	0			
Type of E	Building:	Duplex	Owner/Employee Units:	0			

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$739,956	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

60

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

120

\$0



June 27, 2005

Development Information, Public Input and Board Summary

LoneStar Park, TDHCA Number 05161

<u>PU</u>	BLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" o	r Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Estes, District 30	S Points: 7 US Representative:Hall, District 4, S
TX Representative: Phillips, District 62	O Points: -7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
L. Scott Wall, City Manager, O	
Hazel Camp E.D., Housing Authority of Grayso	on County, S
Individuals/Businesses: In Support: 0	In Opposition: 1
Neighborhood Input:	
S .	or Quantifiable Community Participation, whether scored or not, are summarized below. If this

General Summary of Comment:

Congressman Hall expressed his support for the Development as one that will fill a need for quality, affordable housing in Sherman. Senator Estes expressed his support for the Development as one that will be an asset to the City of Sherman. The Grayson County Housing Authority expressed support for the Development as one that will provide much needed affordable housing for the area.

Representative Phillips first supported the Development, then rescinded that support due to opposition from the City of Sherman.

The City of Sherman expressed opposition to the Development due to its proximity to the City's industrial park. The site has not been approved by the Sherman Planning and Zoning Board and it lacks the final plat, streets, utilities, and site permits.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of eight (8) vouchers from the Texoma Council of Governments, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

LoneStar Park, TDHCA Number 05161

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Lodge at Silverdale Apartment Homes, TDHCA Number 05162

BASIC DEVELOPMENT INFORMATION								
Site Address:	FM 13	14 and Silve	dale Dr.		Development #:	05162		
City:	Conro	е	Region: 6	6	Population Served:	Elderly		
County:	Montg	omery	Zip Code: 7	77304	Allocation:	Urban/Exurban		
HTC Set Aside	es:	\square At-Risk	☐ Nonprofit ☐	USDA	HTC Purpose/Activity:	NC		
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐	General				
Bond Issuer:	N/A							
		HTC Purpose/Ac			=Rehabilitation, NC/ACQ=New Construct ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,		
			OWNER AND D	EVELOPME	NT TEAM			
Owner:			Conroe Lodge at Silve	rdale Apartr	ment Homes, LP			
			Michael Lankford - Pho	one: (713) 6	26-9655			
Developer:			Lankford Interests, LLC					
Housing Gene	eral Cor	ntractor:	Lankford Construction, LLC					
Architect:			Hill & Frank Architects	, Inc.				
Market Analys	st:		O'Connor & Associates	S				
Syndicator:			PNC Multifamily Capita	al				
Supportive Se	ervices:		Texas Post Oak Resid	lential Reso	urces, LLC			
Consultant:			Del Mar Development, LLC					
			UNIT/BUILDIN	G INFORMA	ATION			
<u>30%</u> 40	0% <u>50</u>	<u>% 60%</u>		Total R	estricted Units:	111		
	8 26			Market	Rate Units:	5		
Type of E	Building:		Fourplex	Owner	/Employee Units:	0		
Number of Residential Buildir		·	Total D	evelopment Units:	116			

FUNDING INFORMATION Applicant Department Request Analysis Amort Term Rate						
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary Lodge at Silverdale Apartment Homes, TDHCA Number 05162

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Staples, District 3 S Points: 7 US Representative:Brady, District 8, NC
TX Representative: Hope, District 16 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Jay Ross Martin, Mayor Pro Tem, S Resolution of Support from Local Government ✓
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Staples and Representative Hope expressed their support for the Development as one that will provide quality housing for seniors. The City of Conroe in a resolution expressed its support for the Development.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from Montgomery County Community Development in the amount of at least \$388,611, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Lodge at Silverdale Apartment Homes, TDHCA Number 05162

RECOMMENDATION BY THE EXEC	UTIVE AWARD AND REVIEW ADVISOR	Y COMMITTEE IS BA	SED ON:
9% HTC Competitive Cycle: ✓ Score: 17	3	Credit Amount:*	\$0
Recommendation: Not Recommended: Does n	ot have a competitive enough score within its	s allocation type within	its region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuan	ce:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHC	A:	Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Timber Pointe Apartment Homes, TDHCA Number 05163

BASIC DEVELOPMENT INFORMATION					
Site Address:	I-69 H	ghway at Loo	op 287	Development #:	05163
City:	Lufkin		Region: 5	Population Served:	Elderly
County:	Angeli	na	Zip Code: 759	Allocation:	Rural
HTC Set Asia	C Set Asides: \square At-Risk \square Nonprofit \square USDA HTC Purpose/Activity		SDA HTC Purpose/Activity:	NC	
HOME Set As	sides:	\Box CHDO	☐ Preservation ☐ Ge	eneral	
Bond Issuer: N/A					
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation					
OWNER AND DEVELOPMENT TEAM					
Owner: Lufkin Timber Pointe Apartment Homes, LP					
			Marc Caldwell - Phone: (713) 626-9655	
Developer:	Del Mar Development, LLC				
Housing General Contractor: Lankford Construction, LLC					
Architect:			Hill & Frank Architects, In	nc.	
Market Analy	/st:		O'Connor & Associates		
Syndicator:			PNC Multifamily Capital		
Supportive S	ervices:		Texas Post Oak Resider	itial Resources, LLC	
Consultant:			N/A		
			UNIT/BUILDING	INFORMATION	
30% 4	0% 50	% 60%		Total Restricted Units:	74
8	0 0	<u> </u>		Market Rate Units:	2
Type of	Building		Fourplex	Owner/Employee Units:	0
Number	of Resid	lential Buildin	•	Total Development Units:	76
				Total Development Cost:	\$0

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$578,333	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Timber Pointe Apartment Homes, TDHCA Number 05163

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Staples, District 3 S Points: 7 US Representative:Gohmert, District 1, NC
TX Representative: McReynolds, District 12 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Staples expressed his support for the Development as one that will provide quality affordable housing for seniors. Representative McReynolds expressed his support for the Development as one that is desperately needed in the area.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Timber Pointe Apartment Homes, TDHCA Number 05163

RECOMMENDATION BY THE EXECUT	<u> IIVE AWARD AND REVIEW ADVISOR</u>	Y COMMITTEE IS BAS	ED ON:
9% HTC Competitive Cycle: ✓ Score: 169	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	s allocation type within it	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Ridge Pointe Apartments, TDHCA Number 05164

	BASIC DEVELOPMENT INFORMATION					
Site Address:	1600 Block Bacon	Ranch Rd.	Development #:	05164		
City:	Killeen	Region: 8	Population Served:	Family		
County:	Bell	Zip Code: 765	Allocation:	Urban/Exurban		
HTC Set Aside	es: 🗆 At-Risk	☐ Nonprofit ☐ US	SDA HTC Purpose/Activity:	NC		
HOME Set Asi	des: CHDO	☐ Preservation ☐ Ge	eneral			
Bond Issuer:	ond Issuer: N/A					
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation					
		OWNER AND DEV	<u>'ELOPMENT TEAM</u>			
Owner: Killeen Ridge Pointe Apartments, LP						
Michael Lankford - Phone: (713) 626-9655						
Developer:		Lankford Interests, LLC				
Housing Gene	eral Contractor:	Lankford Construction, L	LC			
Architect:		Hill & Frank Architects, Ir	nc.			
Market Analys	st:	O'Connor & Associates				
Syndicator:		PNC Multifamily Capital				
Supportive Se	ervices:	Texas Post Oak Residen	tial Resources, LLC			
Consultant:		N/A				
		UNIT/BUILDING	<u>INFORMATION</u>			
<u>30%</u> 40	<u> 50%</u> 60%		Total Restricted Units:	164		
18 6	6 17 131		Market Rate Units:	8		
Type of E	Buildina:	5 units or more	Owner/Employee Units:	0		

	Applicant Request	Department Analysis	Amort	Term	Rate
Housing Tax Credits:	\$1,018,060	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

18

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

172

\$0



June 27, 2005

Development Information, Public Input and Board Summary Ridge Pointe Apartments, TDHCA Number 05164

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Fraser, District 24 S Points: 7 US Representative: Carter, District 31, NC TX Representative: Hupp, District 54 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: Maureen J. Jouett, Mayor, S Resolution of Support from Local Government ✓ Individuals/Businesses: In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Fraser expressed his support for the Development as one that will provide low cost housing for a growing population. Representative Hupp expressed her support for the Development as one that is very much needed in the district. The City of Killeen in a resolution expressed its support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Killeen in the amount of at least \$281,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
- 2. Receipt, review, and acceptance of evidence of a commitment of 11 vouchers from the Central Texas Housing Assistance Programs, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Ridge Pointe Apartments, TDHCA Number 05164

RECOMMENDATION BY THE EXECUT	<u>Ive award and review advisory</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 178	☐ Meeting a Required Set-Aside	Credit Amount:*	\$1,018,060
Recommendation: Has a competitive score within	its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Lincoln Park Apartments, TDHCA Number 05165

		BASIC DEVEL	OPMENT INFO	<u>RMATION</u>	
Site Address:	790 West Little Yor	k		Development #:	05165
City:	Houston	Region:	6	Population Served:	Family
County:	Harris	Zip Code:	77091	Allocation:	Urban/Exurban
HTC Set Aside	es: 🗆 At-Risk	☐ Nonprofit	\square USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des: CHDO	☐ Preservation	\square General		
Bond Issuer:	N/A				
	HTC Purpose/Ac			=Rehabilitation, NC/ACQ=New Construc ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
		OWNER AN	ID DEVELOPME	NT TEAM	
Owner:		Lincoln Park Apart	ments, LP		
		Horace Allison - Pl	hone: (713) 260	-0767	
Developer:		APV Redevelopme	ent Corporation		
Housing Gene	eral Contractor:	N/A			
Architect:		Rey de la Reza Ar	chitects, Inc.		
Market Analys	st:	O'Connor & Assoc	riates		
Syndicator:		J. E. R. Hudson He	ousing Capital		
Supportive Se	ervices:	N/A			
Consultant:		Gannon Outsourci	ng, Inc.		
		<u>UNIT/BUIL</u>	DING INFORMA	<u>ATION</u>	
<u>30%</u> <u>40</u>	<u> 50%</u> <u>60%</u>		Total F	Restricted Units:	200
143	7 50 0		Market	Rate Units:	50

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$1,200,000	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

5 units or more

28

Type of Building:

Number of Residential Buildings:

Owner/Employee Units:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

0

250

\$0



June 27, 2005

Development Information, Public Input and Board Summary Lincoln Park Apartments, TDHCA Number 05165

<u>PUB</u>	LIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Whitmire, District 15	S Points: 7 US Representative: Jackson-Lee, District 18, S
TX Representative: Turner, District 139	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Carol Mims Galloway, Houston City Council Me District 8, S	mber,
El Franco Lee, Commissioner, S	
Individuals/Businesses: In Support: 11	In Opposition: 1
Neighborhood Input:	
	Quantifiable Community Participation, whether scored or not, are summarized below. If mmunity Participation. Note that inelible letters received a score of 12.
Old Acres Homes Citizen Council, James Smith	Letter Score: 24 S or O: S
support as reflected in their letter is: it provious residents to improve their economic status to preserve existing affordable housing; it is condevelopment provides units for tenants at lo	lible for QCP and was issued a score of 24. The basis for their des affordable housing; it will provide greater incentive for the hrough jobs and training; the redevelopment of the property will nsistent with local affordable housing development plans; the wer income levels; it provides supportive services not otherwise thority's funds are mandated for the modernization of housing.
support as reflected in their letter is: the devimprove their economic status through jobs	pible for QCP and was issued a score of 24. The basis for their elopment will provide greater incentive for the residents to and training; the redevelopment of the property will preserve at provides units for tenants at lower income levels; and the

General Summary of Comment:

Congresswoman Lee expressed her support for the Development as one that will help to stabilize the surrounding community and preserve and upgrade existing affordable housing in the community. Senator Whitmore and Representative Turner expressed their support for the Development as one that will improve the quality of life for current residents and the surrounding community. Local officials expressed their support for the Development.

One citizen expressed his opposition to the Development, expressing that he is opposed to multiple low-income complexes being constructed in an area already saturated with federally funded housing projects.

There was general support from non-officials.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

this



June 27, 2005

Development Information, Public Input and Board Summary Lincoln Park Apartments, TDHCA Number 05165

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISOR	ORY COMMITTEE IS BAS	SED ON:
9% HTC Competitive Cycle: ✓ Score: 187 ☐ Meeting a Required Set-Asia	de Credit Amount:*	\$1,200,000
Recommendation: Has a competitive score within its allocation type within its region.		
HOME Loan:	Loan Amount:	\$0
Recommendation: N/A		
Housing Trust Fund Loan: Meeting a Required Set-Aside	e Loan Amount:	\$0
Recommendation: N/A		
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Hampton Port Apartments, TDHCA Number 05166

	BASIC DEVELOPMENT INFORMATION					
Site Address:	6130 V	Vooldridge R	Rd.		Development #:	05166
City:	Corpu	s Christi	Region:	10	Population Served:	Family
County:	Nuece	S	Zip Code	e: 78414	Allocation:	Urban/Exurban
HTC Set Aside	es:	✓ At-Risk	Nonprofit	\square USDA	HTC Purpose/Activity:	ACQ/R
HOME Set Asi	des:	\Box CHDO	☐ Preservation	☐ General		
Bond Issuer:	N/A					
		HTC Purpose/A			R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
			OWNER A	ND DEVELOPN	IENT TEAM	
Owner:			Hampton Port, Ltd	d.		
	Richard J. Franco - Phone: (361) 889-3349					
Developer:		Hampton Port, Ltd.				
Housing Gene	eral Cor	ntractor:	CMC Construction	n Management		
Architect:			Dykema Architect	s Inc.		
Market Analys	st:		The Siegel Group	ı		
Syndicator:			N/A			
Supportive Se	ervices:		Corpus Christi Ho	ousing Authority	/	
Consultant:			Madhouse Develo	opment Service	e, Inc.	
			<u>UNIT/BUII</u>	LDING INFORM	<u>MATION</u>	
<u>30%</u> 40	<u> 50</u> °	<u>% 60%</u>		Total	Restricted Units:	110
12 (0 0	98		Mark	et Rate Units:	0

<u>30%</u> <u>40%</u> <u>50%</u> <u>60%</u>		Total Restricted Units:	110
12 0 0 98		Market Rate Units:	0
Type of Building:	5 units or more	Owner/Employee Units:	0
Number of Residential Buildings:	10	Total Development Units:	110
-		Total Development Cost:	\$0
Note: Specific bedr	oom breakdowns and develo	pment costs will be available upon finalization of an unde	erwriting report.

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$438,949	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary **Hampton Port Apartments, TDHCA Number 05166**

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Hinojosa, District 20 S Points: 7 US Representative:Ortiz, District 27, NC
TX Representative: Luna, District 33 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Samuel L. Neal, Jr., Mayor, S Resolution of Support from Local Government
Individuals/Businesses: In Support: 1 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Hampton Port Apartments Resident Association, Mary Alvarez Letter Score: 12 S or O: S While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because it will improve the quality of living for the residents and the neighborhood.
Meadows Neighborhood Association, Samuel Munguia Letter Score: 12 S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: it will maintain the quality of living in the neighborhood, the rehabilitation will enhance and upgrade the surrounding neighborhood, and it will improve property values.
General Summary of Comment:
Senator Hinojosa expressed his support for the Development as one that will promote community revitalization and will provide safe, accessible, and affordable housing. Representative Luna expressed her support for the Development as one that will help meet the needs of Corpus Christi citizens. The City of Corpus Christi expressed its support for the Development.
There was general support from a non-official.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Hampton Port Apartments, TDHCA Number 05166

RECOMMENDATION BY THE EX	ECUTIVE AWARD AND REVIEW ADVISOR	Y COMMITTEE IS BAS	SED ON:
9% HTC Competitive Cycle: ☐ Score:	163	Credit Amount:*	\$438,949
Recommendation: Has a competitive score	within the At-Risk Set-Aside.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issu	ance:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDI	HCA:	Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Lakeview Park, TDHCA Number 05168

BASIC DEVELOPMENT INFORMATION						
Site Address:	Highw	ay 91, South	of 1916 State Highway 9	of 1916 State Highway 91 Development #: 051		
City:	Denis	on	Region: 3		Population Served:	Family
County:	Grays	on	Zip Code: 7	5020	Allocation:	Urban/Exurban
HTC Set Aside	es:	\square At-Risk	\square Nonprofit \square U	JSDA HT	C Purpose/Activity:	NC
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐ G	Seneral		
Bond Issuer:	N/A					
		HTC Purpose/Ad	ctivity: NC=New Construction, ACQ NC/R=New Construction and			ction and Acquisition,
			OWNER AND DE	VELOPMENT TEAN	Л	
Owner:			Denison Lakeview Park		-	
			Steve Rumsey - Phone	: (214) 893-4208		
Developer:	Developer: Rumsey Development, LLC					
Housing General Contractor: N/A						
Architect:			Cross Architects, PLLC			
Market Analys	st:		Ipser & Associates, Inc			
Syndicator:			MMA Financial, LLC			
Supportive Se	ervices:		N/A			
Consultant:			N/A			
UNIT/BUILDING INFORMATION						
30% 40	<u> 50</u>	% 60%		Total Restricte	d Units:	76
	0 0			Market Rate U	nits:	0
Type of E	Building	•	5 units or more	Owner/Employ	ee Units:	0
	Ū	dential Buildir		Total Developr	nent Units:	76
				Total Develop	nent Cost	0.2

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$463,334	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary

Lakeview Park, TDHCA Number 05168

PUBLIC COMMENT SUMMARY	
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment	
State/Federal Officials with Jurisdiction:	
TX Senator: Estes, District 30 S Points: 7 US Representative:Hall, District 4, S	
TX Representative: Phillips, District 62 S Points: 7 US Senator: NC	
Local Officials and Other Public Officials:	
Mayor/Judge: Bill Lindsay, Mayor, S Resolution of Support from Local Government	
Hazel Camp E.D., Housing Authority of Grayson County, N	
Individuals/Businesses: In Support: 0 In Opposition: 0	
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized be section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.	low. If thi
LifeSearch Property Owners Association, John Munson Letter Score: 24 S or O: S	
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is that the owners association is an organization of entities that combined represent an employment base of approximately 1,500 jobs (primarily in the medical field), which include lower wage jobs and many working single parents. These employees need affordable housing as well as elderly individuals who would like to reside near medical facilities.	
General Summary of Comment:	

Congressman Hall expressed his support for the Development as one that will fill a need for quality, affordable housing in Denison. Senator Estes and Representative Phillips expressed their support for the Development as one that will provide a positive impact on the City of Denison and surrounding areas. The City of Denison and the Grayson County Housing Authority expressed their support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of five (5) vouchers from the Texoma Council of Governments, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

Lakeview Park, TDHCA Number 05168

RECOMMENDATION BY THE EXECUTIVE	<u>/e award and review advisory</u>	COMMITTEE IS BASE	<u>D ON:</u>
9% HTC Competitive Cycle: ✓ Score: 178	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not have	ave a competitive enough score within its	allocation type within its	region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Estrella Del Mar, TDHCA Number 05169

	BASIC DEVELOPMENT INFORMATION					
Site Address:	Southwest Corner	of Fondern and Beltway 8		Development #:	05169	
City:	Houston	Region:	6	Population Served:	Elderly	
County:	Harris	Zip Code:	77085	Allocation:	Urban/Exurban	
HTC Set Aside	es: 🗆 At-Risk	Nonprofit	\square USDA	HTC Purpose/Activity:	NC	
HOME Set Asi	des: CHDO	☐ Preservation	\square General			
Bond Issuer:	N/A					
	HTC Purpose/			R=Rehabilitation, NC/ACQ=New Construc n, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,	
		OWNER AN	D DEVELOPM	ENT TEAM		
Owner:		H.T. Fondren-Beltw	vay 8, LP			
	Manish Verma - Phone: (210) 240-8376					
Developer:		GMAT III Developm	nent, LTD			
Housing Gene	eral Contractor:	Galaxy Builders, L	ΓD			
Architect:		Chiles Architects, In	nc.			
Market Analys	st:	Apartment Market I	Data Researc	h Service		
Syndicator:		N/A				
Supportive Se	Supportive Services: N/A					
Consultant:	Consultant: Commercial Investment Services, Inc.					
		UNIT/BUILE	DING INFORM	<u>IATION</u>		
<u>30%</u> 40	<u>0% 50% 60%</u>		Total	Restricted Units:	172	
18	0 0 154		Mark	et Rate Units:	0	

FUNDING INFORMATION									
	Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.								
			Total Development Cost:	\$0					
	Number of Residential Buildings:	17	Total Development Units:	172					
	Type of Building:	5 units or more	Owner/Employee Units:	0					

FUNDING INFORMATION							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$1,020,000	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		



June 27, 2005

Development Information, Public Input and Board Summary

Estrella Del Mar, TDHCA Number 05169

<u>PUBL</u>	IC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or B	lank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Ellis, District 13	NC Points: 0 US Representative:Green, District 9, NC
TX Representative: Allen, District 131	O Points: -7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Ada Edwards, Houston City Council Member, O	Joe Heard, Windsor Village Civic Club, President, O
Rita T. Foretich, President, Fondren Civic Club, C	
Individuals/Businesses: In Support: 0	In Opposition: 1
Neighborhood Input:	
	Quantifiable Community Participation, whether scored or not, are summarized below. If numerity Participation. Note that inelible letters received a score of 12.
their opposition as reflected in their letter is: t the appearance of the property; the property does not want apartments in their neighborho	ble for QCP and was issued a score of 0 (zero). The basis for here will be an increase in crime; there will be deterioration in does not seem properly designed; and that the organization bod. They also feel the community needs rehabilitation of quality of the housing will not be acceptable; and they desire
Fondren Civic Club, Rita Foretich	Letter Score: 0 S or O: 0
their opposition as reflected in their letter is: c also impact the environment of the neighborh another development; proximity to other affor of existing properties, not new construction; t	ble for QCP and was issued a score of 0 (zero). The basis for concern that the local pipeline will be disturbed, which would nood; concern that the development may be within one mile of dable housing; the observation that the city needs rehabilitation here is concern that the design is not appropriate for seniors; quality; and concern that the property will ultimately house

General Summary of Comment:

Representative Allen expressed her opposition to the Development as the community feels it has its fair share of affordable housing in the area.

City Council Member Edwards opposed the Development as the community reported to her that the developer had not met with the community to discuss the impact of the project on the community. Area citizens opposed the Development as it will not add to the local tax base. They feared the Development will go bankrupt as another local development did and will not be maintained as elderly housing, inviting more crime to the area and driving away investment.

There were no letters of support for the Development.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least \$300,000, or an amount

this



Development Information, Public Input and Board Summary Estrella Del Mar, TDHCA Number 05169

necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.

3. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least \$300,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

Estrella Del Mar, TDHCA Number 05169

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June 27, 2005

Development Information, Public Input and Board Summary Fairway Crossing, TDHCA Number 05171

RASIC DEVELOPMENT INFORMATION								
Site Address:	7229 F	erguson Rd.			Development #:	05171		
City:	Dallas	i	Region:	3	Population Served:	Family		
County: Dallas			Zip Code:	75228	Allocation:	Urban/Exurban		
HTC Set Asid	les:	\square At-Risk	✓ Nonprofit	USDA	HTC Purpose/Activity:	NC/R		
HOME Set As	sides:	\Box CHDO	☐ Preservation ☐	General				
Bond Issuer: N/A								
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=Acquisition and Rehabilitation							
	OWNER AND DEVELOPMENT TEAM							
Owner: Fairway Townhomes Housing, LP								
Len Vilicic - Phone: (214) 891-1402								
Developer:			Southwest Housing Do	evelopment Con	npany, Inc.			
Housing Ger	neral Cor	ntractor:	Affordable Housing Co	onstruction				
Architect:			Beeler Guest Owens	Architects, LP				
Market Analy	vst:		Apartment Market Dat	a Research Ser	vice			
Syndicator:			Wachovia Securities					
Supportive S	ervices:		Southwest Housing M	anagement Corp	poration			
Consultant:			N/A					
			<u>UNIT/BUILDIN</u>	G INFORMATIO	<u>DN</u>			
<u>30%</u> 4	<u>0% 50</u>	<u>% 60%</u>		Total Restr	ricted Units:	297		
0	0 25	<u> </u>		Market Rat	te Units:	13		
Type of	Building	<u>:</u>	5 units or more	Owner/Em	ployee Units:	0		
	Type of Building: 5 units or more Owner/Employee Units: 0 Number of Residential Buildings: 39 Total Development Units: 297							

FUNDING INFORMATION								
	Applicant Request	Department Analysis	Amort	Term	Rate			
Housing Tax Credits:	\$1,200,000	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

39

Number of Residential Buildings:



June 27, 2005

Development Information, Public Input and Board Summary Fairway Crossing, TDHCA Number 05171

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PUBLIC COMMENT SUMMARY	
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment	
State/Federal Officials with Jurisdiction:	
TX Senator: West, District 23 S Points: 7 US Representative: Johnson, District 30, S	
TX Representative: Keffer, District 107 S Points: 7 US Senator: NC	
Local Officials and Other Public Officials:	
Mayor/Judge: NC Resolution of Support from Local Government ✓	
Terri Hodge, State Representative, District 100, S	
Leo V. Chaney, Jr., Councilmember, S	
Individuals/Businesses: In Support: 1 In Opposition: 0	
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized be section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.	low. If this
Ferguson Road Initiative, Vikki J. Martin Letter Score: 24 S or O: S	
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the high quality and broad range of supportive services; the positive economic impact on the surrounding neighborhood and community; the rigorous tenant screening process which will encourage community stabilization; assured maintenance and security; the rehabilitation will improve the curb apepal, adding value to the neighborhood; and toe owners are willing to invest in a substantial rehabilitation as opposed to a mere "paint and patch" effort.	
General Summary of Comment:	
Congresswoman Johnson expressed her support for the Development as one that will provide affordable housing Dallas citizens who earn an annual income that is at or near the area median gross income. Senator West express his support for the Development as one that will pride much needed affordable housing. Representative Keffer expressed his support for the Development as one that will provide attractive, updated mixed-income residences. Representative Hodge expressed her support for the Development as one that will provide quality affordable house to individuals who may not otherwise have an opinion to experience this living environment. Local officials express their support for the Development.	ssed sing

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Fairway Crossing, TDHCA Number 05171

REVIEW ADVISORY COMMITTEE IS BA	SED ON:
Required Set-Aside Credit Amount:*	\$1,200,000
within its region.	
Loan Amount:	\$0
equired Set-Aside Loan Amount:	\$0
Credit Amount:	\$0
Bond Amount:	\$0
	within its region. Loan Amount: equired Set-Aside Loan Amount: Credit Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Arbor Bend Villas, TDHCA Number 05173

BASIC DEVELOPMENT INFORMATION								
Site Address:	6150 (Oakmont Trai	I		Development #:	05173		
City:	Fort Worth		Region:	3	Population Served:	Family		
County:	Tarrar	ıt	Zip Code	7613	32 Allocation:	Urban/Exurban		
HTC Set Aside	es:	☐ At-Risk	Nonprofit		DA HTC Purpose/Activity:	NC		
HOME Set Asi	ides:	\Box CHDO	\square Preservation	□ Gen	eral			
Bond Issuer:	Bond Issuer: N/A							
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation								
OWNER AND DEVELOPMENT TEAM								
Owner:			Arbor Bend Villas	Housing	, LP			
Len Vilicic - Phone: (214) 891-1402								
Developer:	Developer: Southwest Housing Development Company, Inc.							
Housing General Contractor:			Affordable Housing Construction					
Architect:			Beeler Guest Owe	ns Arch	itects, LP			
Market Analys	st:		Butler Burgher, Inc	Э.				
Syndicator:			MMA Financial, LL	.C				
Supportive Se	ervices:		Southwest Housin	g Mana	gement Corporation			
Consultant:			N/A					
			<u>UNIT/BUIL</u>	DING IN	<u>IFORMATION</u>			
<u>30%</u> 40	<u>)%</u> <u>50</u> '	<u>%</u> 60%			Total Restricted Units:	145		
0 (0 12	24 21			Market Rate Units:	7		
Type of E	Building	· ·	5 units or mor	е	Owner/Employee Units:	0		
Number o	of Resid	dential Buildin	igs: 1	0	Total Development Units:	152		

FUNDING INFORMATION							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$800,000	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Arbor Bend Villas, TDHCA Number 05173

<u>PUBI</u>	LIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or E	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Brimer, District 10	NC Points: 0 US Representative:Granger, District 12, NC
TX Representative: Mowery, District 97	NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Greg Gibson, Superintendent, N	
Chuck Silcox, Fort Worth City Council, O	
Individuals/Businesses: In Support: 1	In Opposition: 357

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

One citizen expressed support for the Development as one that will provide needed affordable housing.

Local officials expressed their opposition to the Development as it would negatively impact the local elementary school and is proposed to be built in an area saturated with apartment complexes. A local official could not provide comment because of an impending lawsuit between the Applicant and the city. There was very broad opposition from the public concerning school overcrowding, distrust of the developer, and a large concentration of traffic and apartments.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Arbor Bend Villas, TDHCA Number 05173

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	<u>Y COMMITTEE IS BAS</u>	SED ON:
9% HTC Competitive Cycle: ✓ Score: 156	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within i	ts region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

New Braunfels Gardens, TDHCA Number 05177

BASIC DEVELOPMENT INFORMATION							
Site Address:	6000 E	Block of South	h New Braunfels Ave.		Development #:	05177	
City:	San A	ntonio	Region: 9		Population Served:	Elderly	
County: Bexar			Zip Code: 78	8223	Allocation:	Urban/Exurban	
HTC Set Asid	es:	\square At-Risk	\square Nonprofit \square U	JSDA	HTC Purpose/Activity:	NC	
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐ G	General			
Bond Issuer:	N/A						
		HTC Purpose/Ac	ctivity: NC=New Construction, ACQ= NC/R=New Construction and		bilitation, NC/ACQ=New Construc R=Acquisition and Rehabilitation	tion and Acquisition,	
			OWNER AND DE				
Owner: New Braunfels 2 Housing, LP							
Len Vilicic - Phone: (214) 891-1402							
Developer:	Developer: San Antonio Affordable Housing, Inc						
Housing Gen	eral Cor	ntractor:	Affordable Housing Cor	nstruction			
Architect:			Beeler Guest Owens Ar	rchitects, LP			
Market Analy	st:		Apartment Market Data	Research Serv	vice .		
Syndicator:			Wachovia Securities				
Supportive S	ervices:		Southwest Housing Ma	nagement Corp	oration		
Consultant:			Southwest Housing Dev	velopment Com	ıpany, Inc.		
			UNIT/BUILDING	S INFORMATIO	<u>N</u>	!	
<u>30%</u> 4	<u>0%</u> <u>50</u>	<u>% 60%</u>		Total Restri	cted Units:	191	
0	0 16	30		Market Rate	e Units:	9	
Type of	Building	·	Fourplex	Owner/Emp	oloyee Units:	0	
• •	Type of Building: Fourplex Owner/Employee Units: 0 Number of Residential Buildings: 50 Total Development Units: 200						

FUNDING INFORMATION								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$1,200,000	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

New Braunfels Gardens, TDHCA Number 05177

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19 NC Points: 0 US Representative:Cuellar, District 28, NC
TX Representative: Puente, District 119 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Ron H. Segovia, Councilman, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
The City of San Antonio expressed its support for the Development as one that will fulfill a great need for affordable housing for low and moderate income elderly residents.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of San Antonio in the amount of at least \$675,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary New Braunfels Gardens, TDHCA Number 05177

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISOR	A COMMITTEE IS BASE	<u>-D ON:</u>
9% HTC Competitive Cycle: ✓ Score: 151 ☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not have a competitive enough score within its	s allocation type within its	s region.
HOME Loan:	Loan Amount:	\$0
Recommendation: N/A		
Housing Trust Fund Loan: Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A		
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Tuscany Court Townhomes, TDHCA Number 05178

BASIC DEVELOPMENT INFORMATION						
Site Address:	2208 1	4th Street		Development #	: 05178	
City:	Hondo	1	Region: 9	Population Served	: Family	
County:	Medina	a	Zip Code: 78	Allocation	: Rural	
HTC Set Aside	es:	\square At-Risk	\square Nonprofit \square U	SDA HTC Purpose/Activity	r: NC	
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐ G	Seneral		
Bond Issuer: N/A						
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation						
			OWNER AND DE	VELOPMENT TEAM		
Owner: Hambeck Ltd.						
Ronni Hodges - Phone: (512) 258-9194						
Developer: Alsace Developers, Inc.						
Housing Gene	Housing General Contractor: Charter Builders					
Architect:			L.K. Travis and Associa	tes		
Market Analys	st:		Novogradac & Compan	y, LLP		
Syndicator:			Raymond James Tax C	redit Funds, Inc.		
Supportive Se	ervices:		NewLife Housing Found	dation, Inc.		
Consultant:			N/A			
			UNIT/BUILDING	INFORMATION		
<u>30%</u> 40	<u> 50°</u>	<u>% 60%</u>		Total Restricted Units:	72	
13	5 4	50		Market Rate Units:	4	
Type of E	Building:		Townhome/Fourplex	Owner/Employee Units:	0	
Number	Number of Residential Buildings: 0 Total Development Units: 76					

FUNDING INFORMATION								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$58,521	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary **Tuscany Court Townhomes, TDHCA Number 05178**

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19 S Points: 7 US Representative:Bonilla, District 23, NC
TX Representative: King, District 80 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: James W. Danner, Mayor, S Resolution of Support from Local Government
James E. Barden, County Judge, S
Chris Mitchell, Medina County Precinct 1, N
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Madla expressed his support for the Development as one that will give families the chance to reside in high quality, safe, affordable housing. Representative King expressed his support for the Development. Local officials expressed its support for the Development as it would fulfill a great need for good affordable housing.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

CONDITIONS OF COMMITMEN

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

Please note that because the full six points requested was awarded for a firm commitment for in-kind contributions from the City of Hondo under scoring item 5A, the intent to apply for vouchers under scoring item 5B was not evaluated.



June 27, 2005

Development Information, Public Input and Board Summary Tuscany Court Townhomes, TDHCA Number 05178

9% HTC Competitive Cycle: ✓ Score: 154	RECOMMENDATION BY THE EXECUT	<u> </u>	COMMITTEE IS BA	SED ON:
HOME Loan: Recommendation: N/A Housing Trust Fund Loan: Recommendation: N/A 4% Housing Tax Credits with Bond Issuance: Recommendation: N/A Private Activity Bond Issuance with TDHCA: Loan Amount: \$0 Credit Amount: \$0 Bond Amount: \$0	9% HTC Competitive Cycle: ✓ Score: 154	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: N/A Housing Trust Fund Loan: Recommendation: N/A 4% Housing Tax Credits with Bond Issuance: Recommendation: N/A Private Activity Bond Issuance with TDHCA: Meeting a Required Set-Aside Loan Amount: \$0 Credit Amount: \$0 Bond Amount: \$0	Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within	its region.
Housing Trust Fund Loan: Recommendation: N/A 4% Housing Tax Credits with Bond Issuance: Recommendation: N/A Private Activity Bond Issuance with TDHCA: Meeting a Required Set-Aside Loan Amount: \$0 Credit Amount: \$0 Bond Amount: \$0	HOME Loan:		Loan Amount:	\$0
Recommendation: N/A 4% Housing Tax Credits with Bond Issuance: Credit Amount: \$0 Recommendation: N/A Private Activity Bond Issuance with TDHCA: Bond Amount: \$0	Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance: Recommendation: N/A Private Activity Bond Issuance with TDHCA: Credit Amount: \$0 Bond Amount: \$0	Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A Private Activity Bond Issuance with TDHCA: Bond Amount: \$0	Recommendation: N/A			
Private Activity Bond Issuance with TDHCA: Bond Amount: \$0	4% Housing Tax Credits with Bond Issuance):	Credit Amount:	\$0
Trivate Activity Bond issuance with TBHOA.	Recommendation: N/A			
Recommendation: N/A	Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
	Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary The Villages at Huntsville, TDHCA Number 05179

BASIC DEVELOPMENT INFORMATION					
Site Address:	FM 247 & Midway I	Rd.	Development #:	05179	
City:	Huntsville	Region: 6	Population Served:	Family	
County:	Walker	Zip Code: 773	40 Allocation:	Rural	
HTC Set Aside	es: 🗆 At-Risk	\square Nonprofit \square US	DA HTC Purpose/Activity:	NC	
HOME Set Asides: CHDO Preservation General					
Bond Issuer:	N/A				
	HTC Purpose/Ad		equisition, R=Rehabilitation, NC/ACQ=New Construct shabilitation, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,	
		OWNER AND DEV	ELOPMENT TEAM		
Owner:		Essex Village, LP			
	R. J. Collins - Phone: (512) 249-6240				
Developer:	Developer: Tejas Housing & Development, Inc.				
Housing Gene	eral Contractor:	Carter Contractors, Inc.			
Architect:		Chiles Architects, Inc.			
Market Analys	st:	Novogradac & Company,	LLP		
Syndicator:		Wachovia Securities			
Supportive Se	ervices:	Newlife Housing Foundat	on		
Consultant:		N/A			
		<u>Unit/Building</u> i	NFORMATION		
<u>30%</u> 40	<u>0%</u> <u>50%</u> <u>60%</u>		Total Restricted Units:	73	
8	0 0 65		Market Rate Units:	3	
Type of F	Buildina:	Townhome	Owner/Employee Units:	0	

	Applicant Request	Department Analysis	Amort	Term	Rate
Housing Tax Credits:	\$589,000	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

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Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

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June 27, 2005

Development Information, Public Input and Board Summary The Villages at Huntsville, TDHCA Number 05179

<u>PUBL</u>	IC COMMENT SUM	<u>IMARY</u>		
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or B	Blank = No comment			
State/Federal Officials with Jurisdiction:				
TX Senator: Ogden, District 5	S Points: 7	US Representat	ive:Brady, Distr	ict 8, NC
TX Representative: Kolkhorst, District 13	S Points: 7	US Senator:	NC	
Local Officials and Other Public Officials:				
Mayor/Judge: NC	Resolu	tion of Support fr	om Local Gove	rnment
Robert D. Pierce, Walker County Judge, S				
Individuals/Businesses: In Support: 3	In Opposition:	5		
Neighborhood Input:				
All Comments from neighborhoods that submitted letters for C section is blank, no letters were received for Quantifiable Con	,		,	
Community Outreach Partnership Association, C	hristopher McCall	Lette	er Score: 12	S or O: S

While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the development is a complete community with recretional facilities and a safe place for youth to play; it is aesthetically pleasing and provides an attractive revitalization for the community; it is hoped to increase property values; the developer has worked with the organization and established a strong rapport; the development will provide supportive services and have an on-site coordinator to assist with credit counseling, health and financial planning; it will hopefully attract more infrastructure improvements, and it will promote a better sense of community.

General Summary of Comment:

Senator Ogden expressed his support for the Development as one that has unanimous support from the City of Huntsville. Representative Kolkhorst expressed his support for the Development as one that will greatly help working families in need of affordable homes.

Local officials expressed their support for the Development.

General opposition cited existing vacancies in existing low income housing. One owner and one manager of an apartment complex in Huntsville expressed opposition to the Development, as well as 3 speakers and the public input forum, citing low demand, a high rate of construction of apartment complexes, an unhealthy rental market, and too many subsidies.

There was general support from non-officials.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary The Villages at Huntsville, TDHCA Number 05179

RECOMMENDATION BY THE EXECUT	<u>IVE AWARD AND REVIEW ADVISOR)</u>	COMMITTEE IS BASI	<u>ED ON:</u>
9% HTC Competitive Cycle: ✓ Score: 165	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Stone Hearst II, TDHCA Number 05181

BASIC DEVELOPMENT INFORMATION							
Site Address:	1650 E	ast Lucas D	r.	Develop	oment #: 05181		
City:	Beaum	nont	Region: 5	Population	Served: Family		
County:	Jeffers	son	Zip Code: 7	7703 All	ocation: Urban/Exurban		
HTC Set Aside	es:	\square At-Risk	\square Nonprofit \square U	SDA HTC Purpose/	/Activity: NC		
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐ G	eneral			
Bond Issuer:	Bond Issuer: N/A						
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation							
			OWNER AND DE	VELOPMENT TEAM			
Owner: Stone Way II LP							
R. J. Collins - Phone: (512) 249-6240							
Developer: Eastern Marketing Inc.							
Housing Gene	eral Cor	tractor:	Charter Contractors, Inc).			
Architect:			Cross Architects, PLLC				
Market Analys	st:		Novogradac & Compan	y, LLP			
Syndicator:			N/A				
Supportive Se	ervices:		Newlife Housing Found	ation			
Consultant:			N/A				
			UNIT/BUILDING	INFORMATION			
<u>30%</u> 40	0 <u>%</u> 509	<u>% 60%</u>		Total Restricted Units:	65		
	0 0	<u> </u>		Market Rate Units:	3		
Type of E	Building:		5 units or more	Owner/Employee Units:	0		
		lential Buildir	nas. 9	Total Development Units:	68		

FUNDING INFORMATION								
	Applicant Request	Department Analysis	Amort	Term	Rate			
Housing Tax Credits:	\$544,000	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

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Number of Residential Buildings:



June 27, 2005

Development Information, Public Input and Board Summary Stone Hearst II, TDHCA Number 05181

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Williams, District 4 S Points: 7 US Representative: Poe, District 2, NC TX Representative: Deshotel, District 22 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: Evelyn M. Lord, Mayor, S Carl R. Griffith, Jr., County Judge, S Individuals/Businesses: In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Williams expressed his support for the Development as one that will help address a need for affordable, moderate income housing for many individuals and families. Representative Deshotel expressed his support for the Development as one that will fill a serious need for high quality, safe, clean, and affordable multi-family rental housing. Local officials expressed its support for the Development.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Beaumont in the amount of at least \$65,065, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
- 3. Receipt, review, and acceptance of evidence of a commitment of funding from the New Life Housing Foundation in the amount of \$130,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Stone Hearst II, TDHCA Number 05181

<u>IVE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
have a competitive enough score within its	allocation type within its	region.
	Loan Amount:	\$0
☐ Meeting a Required Set-Aside	Loan Amount:	\$0
	Credit Amount:	\$0
	Bond Amount:	\$0
	☐ Meeting a Required Set-Aside have a competitive enough score within its	have a competitive enough score within its allocation type within its Loan Amount: Meeting a Required Set-Aside Loan Amount: Credit Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Hampton Chase Apartments, TDHCA Number 05184

RASIC DEVELOPMENT INFORMATION					
Site Address:	SH-155	Approx. 1-r	mile North of Loop 256	Developmen	t #: 05184
City:	Palestin	Э	Region: 4	Population Serv	ed: Family
County:	Anderso	n	Zip Code: 75	803 Allocati	ion: Rural
HTC Set Aside	es:	At-Risk	☐ Nonprofit ☐ U	SDA HTC Purpose/Activ	vity: NC
HOME Set As	ides:	CHDO	☐ Preservation ☐ G	eneral	
Bond Issuer:	N/A				
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation					
OWNER AND DEVELOPMENT TEAM					
Owner:			Hampton Chase Apartm	ents, LP	
Justin Zimmerman - Phone: (417) 883-1632					
Developer: Zimmerman Properties, LLC					
Housing Gen	eral Contr	actor:	Zimmerman Properties 0	Construction, LLC	
Architect:			Parker & Associates		
Market Analys	st:		Novogradac & Company	, LLP	
Syndicator:			Related Capital Compar	у	
Supportive Se	ervices:		Texas Interfaith Housing		
Consultant:			N/A		
			<u>UNIT/BUILDING</u>	INFORMATION	
30% 40	0% 50%	<u>60%</u>		Total Restricted Units:	75
	<u> </u>	67		Market Rate Units:	0
Type of E	Building:		5 units or more	Owner/Employee Units:	0
• •	•	ntial Buildin	igs: 5	Total Development Units:	76
Total Developmen					\$0

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$577,500	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Hampton Chase Apartments, TDHCA Number 05184

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Staples, District 3 S Points: 7 US Representative:, District 5, NC
TX Representative: Cook, District 8 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: George J. Foss, Mayor, S Resolution of Support from Local Government ✓
Mark Priestner, City Council, N
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Staples expressed his support for the Development as one that will fulfill an existing need for housing in Palestine. Representative Cook expressed his support for the Development. The City of Palestine expressed in a resolution its support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the Palestine Economic Development Corporation in the amount of at least \$77,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Hampton Chase Apartments, TDHCA Number 05184

RECOMMENDATION BY THE EXECU	TIVE AWARD AND REVIEW ADVISORY	<u> COMMITTEE IS BAS</u>	<u>SED ON:</u>
9% HTC Competitive Cycle: ✓ Score: 166	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	s allocation type within it	ts region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	e:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Market Place Apartments, TDHCA Number 05185

			RASIC DEVELOPINI	ENT INFORMATION		
Site Address:	Near th	ne Intersection	on of McClain & Looney S	St. De	evelopment #: 05	5185
City:	Brown	wood	Region: 2	Popu	lation Served: Eld	derly
County:	Brown		Zip Code: 76	8801	Allocation: R	Rural
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit \square U	SDA HTC Pu	rpose/Activity:	NC
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐ G	eneral		
Bond Issuer: N/A						
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation					on,	
			OWNER AND DE	VELOPMENT TEAM		
Owner:			Market Place Apartmen			
Justin Zimmerman - Phone: (417) 883-1632						
Developer:			Zimmerman Properties,	LLC		
Housing Gene	eral Con	tractor:	Zimmerman Properties	Construction, LLC		
Architect:			Parker & Associates			
Market Analys	st:		Apartment Market Data	Research Service		
Syndicator:			Related Capital Compa	ny		
Supportive Se	ervices:		Texas Interfaith Housing)		
Consultant:			N/A			
			UNIT/BUILDING	INFORMATION		
<u>30%</u> 40	0% <u>509</u>	<u>% 60%</u>		Total Restricted Unit	s:	59
6	0 0	53		Market Rate Units:		0
Type of E	Building:		5 units or more	Owner/Employee Ur	nits:	1
Number of Residential Buildings: 1 Total Development Units: 60						60

<u>FUNDING INFORMATION</u>						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$523,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Market Place Apartments, TDHCA Number 05185

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Fraser, District 24 S Points: 7 US Representative: Conaway, District 11, NC TX Representative: Keffer, District 60 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: Bert V. Massey, II, Mayor, S Resolution of Support from Local Government Robert R. Puente, State Representative 119, S Individuals/Businesses: In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Fraser expressed his support for the Development as one that will contribute significantly in assisting the need for quality, affordable multifamily housing for the residents of Brownwood. Representative Keffer expressed his support for the Development as one that will positively impact the effort to build and preserve healthy neighborhoods and communities. Representative Puente expressed his support for the Development as one that will address the housing need of San Antonio. The City of Brownwood expressed its support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Market Place Apartments, TDHCA Number 05185

RECOMMENDATION BY THE EXECUT	<u>IVE AWARD AND REVIEW ADVISOR)</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 167	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Deer Creek Apartments, TDHCA Number 05186

			RASIC DEVELOPINE	INT INFORMATION	
Site Address:	MLK S	treet at Wes	t Ellis St.	Development #	: 05186
City:	Levella	ind	Region: 1	Population Served	: Family
County:	Hockle	у	Zip Code: 79	336 Allocation	: Rural
HTC Set Aside	es:	☐ At-Risk	☐ Nonprofit ☐ US	SDA HTC Purpose/Activity	: NC
HOME Set As	ides:		☐ Preservation ☐ G	eneral	
Bond Issuer: N/A					
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation					
			OWNER AND DEV	/ELOPMENT TEAM	
Owner:			Zimmerman Deer Creek		
Justin Zimmerman - Phone: (417) 883-1632					
Developer:			Zimmerman Properties,	LLC	
Housing Gene	eral Con	tractor:	Zimmerman Properties 0	Construction, LLC	
Architect:			Parker & Associates		
Market Analys	st:		Apartment Market Data	Research Service	
Syndicator:			Related Capital Compan	у	
Supportive Se	ervices:		Texas Interfaith Housing		
Consultant:			N/A		
			UNIT/BUILDING	INFORMATION	
<u>30%</u> 40	<u>0%</u> 50%	<u>60%</u>		Total Restricted Units:	63
7	0 0	56		Market Rate Units:	0
Type of E	Building:		5 units or more	Owner/Employee Units:	0
71 3				63	

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$496,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Deer Creek Apartments, TDHCA Number 05186

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Duncan, District 28 NC Points: 0 US Representative:Neugebauer, District 19, NC
TX Representative: Jones, District 83 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Rick Osburn, City Manager, N
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Representative Jones expressed his support for the Development as one that will fill a great need for affordable housing in Levelland. The City of Levelland expressed its support for the Development.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Deer Creek Apartments, TDHCA Number 05186

RECOMMEN	NDATION BY THE EXECUTE	<u>VE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitiv	ve Cycle: ✓ Score: 158	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: N	Not Recommended: Does not h	nave a competitive enough score within its	allocation type within its	region.
HOME Loan:			Loan Amount:	\$0
Recommendation: N	N/A			
Housing Trust Fund	d Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N	N/A			
4% Housing Tax C	redits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N	N/A			
Private Activity Bor	nd Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N	N/A			
4% Housing Tax Control Recommendation: No Private Activity Bon	redits with Bond Issuance: N/A nd Issuance with TDHCA:			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Valley Creek Apartments, TDHCA Number 05187

BASIC DEVELOPMENT INFORMATION									
Site Address:	FM 105	3 and Twer	ntieth Street		Development #:	05187			
City:	Fort Sto	ockton	Region: 1	2	Population Served:	Family			
County:	Pecos		Zip Code: 7	9735	Allocation:	Rural			
HTC Set Aside	es: [At-Risk	☐ Nonprofit ☐ □	USDA	HTC Purpose/Activity:	NC			
HOME Set Asi	des:	CHDO	☐ Preservation ☐	General					
Bond Issuer:	Bond Issuer: N/A								
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation									
OWNER AND DEVELOPMENT TEAM									
Owner:			Zimmerman Valley View Apartments, LP						
			Justin Zimmerman - Phone: (417) 883-1632						
Developer:			Zimmerman Properties, LLC						
Housing General Contractor:			Zimmerman Properties Construction, LLC						
Architect:			Parker & Associates						
Market Analyst:			Apartment Market Data Research Service						
Syndicator:			Related Capital Company						
Supportive Services:			Texas Interfaith Housing						
Consultant:			N/A						
UNIT/BUILDING INFORMATION									
<u>30%</u> <u>40</u>	<u>)%</u> 50%	<u>60%</u>		Total Rest	ricted Units:	47			
0	0 0	47		Market Ra	te Units:	0			
Type of Building:			5 units or more	Owner/Em	ployee Units:	1			
Number of Residential Buildin			ngs: 3	Total Deve	elopment Units:	48			

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$382,500	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Valley Creek Apartments, TDHCA Number 05187

	PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC	" or Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Madla, District 19	NC Points: 0 US Representative:Bonilla, District 23, NC
TX Representative: Gallego, District 74	S Points: 7 US Senator: NC
Local Officials and Other Public Officials	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support:	0 In Opposition: 0
Neighborhood Input:	
S S	s for Quantifiable Community Participation, whether scored or not, are summarized below. If this le Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:	
Representative Gallego expressed his support	ort for the Development as one that will be a benefit to Fort Stockton.
There were no letters of opposition.	
<u>C</u>	ONDITIONS OF COMMITMENT
Nata Address Lander Communication and deal communication	

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Valley Creek Apartments, TDHCA Number 05187

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	<u> COMMITTEE IS BASE</u>	D ON:
9% HTC Competitive Cycle: ✓ Score: 120	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Windvale Park, TDHCA Number 05189

BASIC DEVELOPMENT INFORMATION									
Site Address:	44th St. off West I	Park Row	Development #:	05189					
City:	Corsicana	Region: 3	Population Served:	Family					
County:	Navarro	Zip Code: 75	Allocation:	Rural					
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit □ US	SDA HTC Purpose/Activity:	NC					
HOME Set Asides: ✓ CHDO		☐ Preservation ☐ G	eneral						
Bond Issuer:	N/A								
	HTC Purpose/		Acquisition, R=Rehabilitation, NC/ACQ=New Construct Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,					
		OWNER AND DEV	/ELOPMENT TEAM						
Owner:		Winvale Park, Ltd.	Winvale Park, Ltd.						
		Emanuel H. Glockzin, Jr Phone: (979) 846-8878							
Developer:		Ponderosa Plaza, Ltd.							
Housing Gene	eral Contractor:	Brazos Valley Construct	Brazos Valley Construction, Inc.						
Architect:		Myriad Designs, Inc.	Myriad Designs, Inc.						
Market Analys	st:	J. Mikeska & Company							
Syndicator:		Boston Capital Corporation							
Supportive Se	ervices:	Affordable Caring Housing, Inc.							
Consultant:		N/A							
UNIT/BUILDING INFORMATION									
<u>30%</u> 40	<u>0% 50%</u> <u>60%</u>		Total Restricted Units:	76					
0	0 46 30		Market Rate Units:	0					
Type of E	Building:	5 units or more	Owner/Employee Units:	0					

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$564,003	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$1,500,000	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

7

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

76



June 27, 2005

Development Information, Public Input and Board Summary Windvale Park, TDHCA Number 05189

<u>PUBLI</u>	IC COMME	NT SU	<u>MMARY</u>		
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or B	lank = No com	ment			
State/Federal Officials with Jurisdiction:					
TX Senator: Averitt, District 22	S Points	: 7	US Representativ	ve:Barton, District 6, NC	
TX Representative: Cook, District 8	S Points	: 7	US Senator:	NC	
Local Officials and Other Public Officials:					
Mayor/Judge: C. L. Brown, Mayor, N Resolution of Support from Local Government □					
Olin Nickelberry, County Commissioners, N					
George Walker, Mayor Pro Tem, N					
Individuals/Businesses: In Support: 0	In Opp	ositior	: 0		
Neighborhood Input:					

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Averitt expressed his support for the Development as one that will provide assistance in an area where current resources are limited. Representative Cook expressed his support for the Development. Local officials expressed their support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from TDHCA in the amount of at least \$1,500,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Windvale Park, TDHCA Number 05189

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Casa Edcouch, TDHCA Number 05191

	BASIC DEVELOPMENT INFORMATION							
Site Address:	28 Acr	es, West and	nd Adams Tracts		Development #:	05191		
City:	Edcou	ch	Region:	11	Population Served:	Family		
County:	Hidalg	0	Zip Code	: 7853	8 Allocation:	Rural		
HTC Set Aside	es:	\square At-Risk	Nonprofit		PA HTC Purpose/Activity:	NC		
HOME Set Asi	ides:	\Box CHDO	\square Preservation	□ Gen	eral			
Bond Issuer:	N/A							
		HTC Purpose/Ad			uisition, R=Rehabilitation, NC/ACQ=New Construction abilitation, ACQ/R=Acquisition and Rehabilitation	n and Acquisition,		
			OWNER AN	ID DEVE	LOPMENT TEAM			
Owner:			Edcouch Housing	Develop	ment LP			
			Monica Poss - Phone: (512) 474-5003					
Developer:			Rufino Contreras Affordable Housing Corporation					
Housing Gene	eral Cor	tractor:	N/A					
Architect:			Rodriquez & Simo	n Desigr	n Associates			
Market Analys	st:		Ipser &Associates, Inc.					
Syndicator:			SunAmerica Affordable Housing Partners					
Supportive Se	ervices:		La Union del Pueblo Entero					
Consultant:			N/A					
			<u>UNIT/BUIL</u>	DING IN	<u>IFORMATION</u>			
30% 40)% 50	<u>% 60%</u>			Total Restricted Units:	75		
8	0 0				Market Rate Units:	1		
Type of Building:			Fourple	ex	Owner/Employee Units:	0		
Number of Residential Buildi			nas: 1	19	Total Development Units:	76		

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$613,113	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$613,113	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary

Casa Edcouch, TDHCA Number 05191

<u>PUB</u> I	LIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or I	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Lucio, District 27	S Points: 7 US Representative:Hinojosa, District 15, NC
TX Representative: Pena, District 40	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: Ramiro Silva, Mayor, S	Resolution of Support from Local Government 🗸
Individuals/Businesses: In Support: 2	In Opposition: 0
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for	Quantifiable Community Participation, whether scored or not, are summarized below. If this

section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. **General Summary of Comment:**

Senator Lucio expressed his support for the Development as one that will be a significant factor in improving the quality of life for the residents of the City of Edcouch. Representative Pena expressed his support for the Development as one that will provide affordable housing that will assist in fulfilling the continuing need for low income families. The City of Edcouch expressed its support for the Development.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of seven (7) vouchers from City of Edcouch Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

Casa Edcouch, TDHCA Number 05191

RECOMMENDATION BY THE EXECUT	<u>IVE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 169	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Pioneer at Walnut Creek, TDHCA Number 05192

		BASIC DEVELO	PMENT INFO	<u>DRMATION</u>		
Site Address:	Sprinkle Cutoff, 100	0 yds North of Samsu	ıng Blvd. Inte	rsection Development #:	05192	
City:	Austin	Region:	7	Population Served:	Family	
County:	Travis	Zip Code:	78754	Allocation:	Urban/Exurban	
HTC Set Aside	es: 🗆 At-Risk	☐ Nonprofit	USDA	HTC Purpose/Activity:	NC	
HOME Set Asi	des: CHDO	☐ Preservation ☐	General			
Bond Issuer:	N/A					
	HTC Purpose/Ad			R=Rehabilitation, NC/ACQ=New Construc n, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,	
		OWNER AND	DEVELOPM	ENT TEAM		
Owner:		Felipe von, Inc.				
		Ty Cunningham - Ph	hone: (512) 3	338-9866		
Developer:		Felipe Von, Inc.				
Housing Gene	eral Contractor:	Michael J. Baldwin Interests, Inc.				
Architect:		Humphreys & Partners Architects				
Market Analys	st:	Aegis Group, Inc.				
Syndicator:		Guilford Capital Corporation				
Supportive Se	ervices:	N/A				
Consultant:		N/A				
		<u>UNIT/BUILD</u>	ING INFORM	<u>MATION</u>		
<u>30%</u> <u>40</u>	<u>0% 50%</u> <u>60%</u>		Total	Restricted Units:	200	
20 (0 180		Mark	et Rate Units:	0	

FUNDING INFORMATION					
	Applicant Request	Department Analysis	Amort	Term	Rate
Housing Tax Credits:	\$1,038,677	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

5 units or more

10

Type of Building:

Number of Residential Buildings:

Owner/Employee Units:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

0

200



June 27, 2005

Pioneer at Walnut Creek, TDHCA Number 05192

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Barrientos, District 14 NC Points: 0 US Representative:McCaul, District 10, NC
TX Representative: Strama, District 50 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Walnut Place Neighborhood Association, John Hutchison Letter Score: 12 S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the complex is designed to be attractive and aesthetically pleasing; there will be a strong property management team; and there will be an assurance of long term maintenance. The organization also indicated that they had no objection as long as the developer adhered to the parking issues they raised and they complied with the City of Austin watershed ordinances.
General Summary of Comment:
Representative Strama expressed his support for the Development as one that will assist in fulfilling Travis County's continuing need for housing.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Pioneer at Walnut Creek, TDHCA Number 05192

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	<u> COMMITTEE IS BAS</u>	<u>ED ON:</u>
9% HTC Competitive Cycle: ✓ Score: 152	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within it	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Park Place Apartments, TDHCA Number 05193

	BASIC DEVELOPMENT INFORMATION						
Site Address:	SE Cor	ner of Park	Street and Tower Ro	oad	Development #:	05193	
City:	Nacogo	doches	Region:	5	Population Served:	Elderly	
County:	Nacogo	doches	Zip Code:	7596	1 Allocation:	Rural	
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit		A HTC Purpose/Activity:	NC	
HOME Set Asi	des:	\square CHDO	☐ Preservation	□ Gen	eral		
Bond Issuer:	N/A						
		HTC Purpose/A	,	,	uisition, R=Rehabilitation, NC/ACQ=New Construction a abilitation, ACQ/R=Acquisition and Rehabilitation	nd Acquisition,	
			OWNER AN	D DEVE	LOPMENT TEAM		
Owner:			Zimmerman Park F	Place Ap	partments, LP		
			Justin Zimmerman	- Phone	e: (417) 883-1632		
Developer:			Zimmerman Properties, LLC				
Housing General Contractor:			Zimmerman Properties Construction, LLC				
Architect:			Parker & Associate	Parker & Associates			
Market Analys	st:		Novogradac & Company, LLP				
Syndicator:			Related Capital Company				
Supportive Se	ervices:		Texas Interfaith Housing				
Consultant:			N/A				
			<u>UNIT/BUIL</u>	DING IN	FORMATION		
<u>30%</u> 40) <u>%</u> 50%	<u>60%</u>			Total Restricted Units:	59	
6	0 0	53			Market Rate Units:	0	
Type of E	Building:		5 units or mor	е	Owner/Employee Units:	1	
Number of Residential Buildings:				1	Total Development Units:	60	
					Total Development Cost:	\$0	

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$523,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Park Place Apartments, TDHCA Number 05193

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: US Representative: Gohmert, District 1, NC TX Senator: Staples, District 3 TX Representative: Blake, District 9 S Points: 7 US Senator: NC **Local Officials and Other Public Officials:** Mayor/Judge: NC Resolution of Support from Local Government **Individuals/Businesses:** In Support: In Opposition: **Neighborhood Input:** All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Staples expressed his support for the Development as one that will generate jobs and improve the quality of life for current and future residents of the Nacogdoches area. Representative Blake expressed his support for the Development as one that will be a very valuable asset to the community.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Nacogdoches in the amount of at least \$211,000, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Park Place Apartments, TDHCA Number 05193

RECOMMENDATION BY THE EXECUTIVE	<u>/e award and review advisory</u>	COMMITTEE IS BASE	<u>D ON:</u>
9% HTC Competitive Cycle: ✓ Score: 172	☐ Meeting a Required Set-Aside	Credit Amount:*	\$523,000
Recommendation: Has a competitive score within i	its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Canyon View Apartments, TDHCA Number 05194

				BASIC DEVELOPM	ENT INFORMATION	<u>l</u>		
Site Address:	SE	corne	r of 10th S	st. at Whittenburg St.		Development #:	05194	
City:	Bor	ger		Region: 1	Р	opulation Served:	amily	
County:	Hut	chinso	on	Zip Code: 7	7009	Allocation:	Rural	
HTC Set Asid	des:		At-Risk	\square Nonprofit \square \square	JSDA HTC	C Purpose/Activity:	NC	
HOME Set As	sides:		CHDO	☐ Preservation ☐ (General			
Bond Issuer:	N/A							
		НТ	C Purpose/Ac	tivity: NC=New Construction, ACC NC/R=New Construction and		on, NC/ACQ=New Construction and Acqui- uisition and Rehabilitation	sition,	
				OWNER AND DI	VELOPMENT TEAM			
Owner:				Zimmerman Canyon Vi	ew Apartments, LP			
				Justin Zimmerman - Phone: (417) 883-1632				
Developer:				Zimmerman Properties, LLC				
Housing Gen	neral (Contra	ictor:	Zimmerman Properties Construction, LLC				
Architect:				Parker & Associates				
Market Analy	yst:			Apartment Market Data Research Service				
Syndicator:				Related Capital Company				
Supportive S	Service	es:		Texas Interfaith Housing				
Consultant:				N/A				
				UNIT/BUILDING	S INFORMATION			
<u>30% 4</u>	10%	<u>50%</u>	<u>60%</u>		Total Restricted	Units:	47	
5	0	0	42		Market Rate Uni	its:	0	
Type of Building:				5 units or more	Owner/Employe	e Units:	1	
Number of Residential Buildi			tial Buildir	igs: 3	Total Developme	ent Units:	48	
				-	Total Developme	ent Cost:	\$0	

FUNDING INFORMATION					
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$382,500	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Canyon View Apartments, TDHCA Number 05194

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Seliger, District 31 S Points: 7 US Representative:Thornberry, District 13, NC
TX Representative: Chisum, District 88 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Jeff Brain, Mayor, S Resolution of Support from Local Government
Judy Flanders, Council Member, S Charles Loftis, City Council Member, S
Meryl Barnett, Mayor Pro-Tem/City Council Member, S Charles Gillingham, City Council Member, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Seliger and Representative Chisum expressed their support for the Development. The City of Borger expressed its support for the Development as one that will greatly improve that availability of high quality, affordable housing for income qualified families.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Canyon View Apartments, TDHCA Number 05194

RECOMM	ENDATION BY THE EXECUTI	<u>VE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
9% HTC Competi	tive Cycle: Score: 164	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not I	nave a competitive enough score within its	allocation type within its	region.
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	nd Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity Bo	and Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary San Gabriel Senior Village, TDHCA Number 05195

		BASIC DEVELO	PMENT INFO	<u>PRMATION</u>	
Site Address:	1900, 1906 & 1910) Leander St.		Development #:	05195
City:	Georgetown	Region:	7	Population Served:	Elderly
County:	Williamson	Zip Code:	78626	Allocation:	Urban/Exurban
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit	USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des: CHDO	☐ Preservation ☐	General		
Bond Issuer:	N/A				
	HTC Purpose/A			R=Rehabilitation, NC/ACQ=New Construc n, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
		OWNER AND	DEVELOPM	ENT TEAM	
Owner:		DDC San Gabriel Se	enior Village,	Ltd.	
		Colby W. Denison -	Phone: (512	732-1226	
Developer:		DDC Residential, Ltd	d.		
Housing Gene	eral Contractor:	N/A			
Architect:		Architettura, Inc.			
Market Analys	st:	Mark C. Temple & A	ssociates, L	_C	
Syndicator:		MMA Financial, LLC			
Supportive Se	ervices:	N/A			
Consultant:		N/A			
		<u>UNIT/BUILDI</u>	NG INFORM	<u>IATION</u>	
30% 40	1% 50% 60%		Total	Restricted Units:	100

d Units: 100
nits: 0
ee Units: 0
nent Units: 100
nent Cost: \$0
m

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$785,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary San Gabriel Senior Village, TDHCA Number 05195

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Ogden, District 5 NC Points: 0 US Representative:Carter, District 31, NC
TX Representative: Krusee, District 52 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
ndividuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If the section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Heart of Georgetown Neighborhood Association, Renee L. Hanson Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: there is tremendous need for senior housing in Georgetown; the location is ideal for senior development because of amenities; the development team have shown their experience and quality; the design and amenities are desirable for seniors; and the developer's long-term goals are in the best interest of the city.

General Summary of Comment:

Representative Krusee expressed his support for the Development as one that will provide much needed affordable housing for the City of Georgetown.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Georgetown in the amount of at least \$360,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
- 3. It should be noted that points were awarded under scoring item 5A; however, the application is also eligible to receive points under 5B in the event that the funding under 5A can not be confirmed. In this case, evidence must be submitted of a commitment of nine (9) vouchers from The Housing Authority of the City of Georgetown, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be reevaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary San Gabriel Senior Village, TDHCA Number 05195

<u>RECOMMENDAT</u>	ION BY THE EXECUT	<u>ive award and review advisor'</u>	<u> COMMITTEE IS BASE</u>	<u>:D ON:</u>
9% HTC Competitive Cy	vcle: ✓ Score: 181	☐ Meeting a Required Set-Aside	Credit Amount:*	\$785,000
Recommendation: Has a d	competitive score withir	n its allocation type within its region.		
HOME Loan:			Loan Amount:	\$0
Recommendation: N/A				
Housing Trust Fund Loa	n:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A				
4% Housing Tax Credits	with Bond Issuance:	:	Credit Amount:	\$0
Recommendation: N/A				
Private Activity Bond Iss	uance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A				

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Greens Crossing Senior Village, TDHCA Number 05196

		BASIC DEVELOPMENT INF	<u>ORMATION</u>	
Site Address:	O Gears Rd.		Development #:	05196
City:	Houston	Region: 6	Population Served:	Elderly
County:	Harris	Zip Code: 77067	Allocation:	Urban/Exurban
HTC Set Aside	es: 🗆 At-Risł	x ✓ Nonprofit ☐ USDA	HTC Purpose/Activity:	NC
HOME Set Asi	des: CHDO	☐ Preservation ☐ General		
Bond Issuer:	N/A			
	HTC Purpose	/Activity: NC=New Construction, ACQ=Acquisition NC/R=New Construction and Rehabilitat	n, R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
		OWNER AND DEVELOPM	MENT TEAM	
Owner:		DDC Greens Crossing, Ltd.		
		Colby W. Denison - Phone: (51	2) 732-1226	
Developer:		DDC Residential, Ltd.		
Housing Gene	eral Contractor:	N/A		
Architect:		Architettura, Inc.		
Market Analys	st:	O'Connor & Associates		
Syndicator:		MMA Financial, LLC		
Supportive Se	ervices:	N/A		
Consultant:		N/A		
		UNIT/BUILDING INFOR	<u>MATION</u>	
<u>30%</u> 40	<u> 50%</u> 60%	Tota	I Restricted Units:	128
13 (0 0 115	Mark	ket Rate Units:	0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

Owner/Employee Units:

Total Development Units:

Total Development Cost:

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$1,000,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

21

5 units or more/Fourplex

Type of Building:

Number of Residential Buildings:

0

128



June 27, 2005

Development Information, Public Input and Board Summary **Greens Crossing Senior Village, TDHCA Number 05196**

PUBLIC COMMENT SUMMARY
uide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
state/Federal Officials with Jurisdiction:
X Senator: Whitmire, District 15 S Points: 7 US Representative: Jackson-Lee, District 18, NC
X Representative: Turner, District 139 S Points: 7 US Senator: NC
ocal Officials and Other Public Officials:
layor/Judge: NC Resolution of Support from Local Government □
ndividuals/Businesses: In Support: 0 In Opposition: 0
leighborhood Input:
Il Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If the ection is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Whitmire and Representative Turner expressed their support for the Development as one that will contribute

significantly in assisting the need for affordable, safe, and quality housing for the senior residents of Houston and Harris County.

The Greater Greensport Management District expressed its opposition to the Development due to a saturated apartment market and inaccuracies in the application.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least \$460,000 or from the Harris County Housing Finance Corporation in the amount of at least \$460,000 or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Greens Crossing Senior Village, TDHCA Number 05196

KECOMM	ENDATION BY THE EXECUTI	<u>VE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
9% HTC Competi	tive Cycle: Score: 174	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not I	have a competitive enough score within its	allocation type within its	region.
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	nd Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity Bo	and Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Olive Grove Manor, TDHCA Number 05198

		BASIC DEVELOPMI	<u>ENT INFORMATION</u>		
Site Address:	101 Normandy		Development #:	05198	
City:	Houston	Region: 6	Population Served:	Elderly	
County:	Harris	Zip Code: 77	7049 Allocation:	Urban/Exurban	
HTC Set Aside	es: 🗆 At-Risk	\square Nonprofit \square U	SDA HTC Purpose/Activity:	NC	
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	eneral		
Bond Issuer:	N/A				
	HTC Purpose/Ad		Acquisition, R=Rehabilitation, NC/ACQ=New Construct Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,	
		OWNER AND DE	VELOPMENT TEAM		
Owner:		Olive Grove Manor, Ltd.			
		H. Elizabeth Young - Ph	one: (713) 626-1400		
Developer:		Artisan/American Corp.			
Housing Gene	eral Contractor:	Inland General Construc	ction Co.		
Architect:		Stogsdill Architects, Inc.			
Market Analys	Market Analyst: O'Connor & Associates				
Syndicator:	Syndicator: PNC Bank, NA				
Supportive Se	Supportive Services: Child and Adult Development Center				
Consultant:	Consultant: N/A				
		<u>UNIT/BUILDING</u>	INFORMATION		
<u>30%</u> <u>40</u>	<u>0% 50% 60%</u>		Total Restricted Units:	160	
16	0 16 128		Market Rate Units:	0	
Type of E	Buildina:	5 units or more	Owner/Employee Units:	0	

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$946,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

15

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

160



June 27, 2005

Development Information, Public Input and Board Summary

Olive Grove Manor, TDHCA Number 05198

<u>PUBLI</u>	<u>C COMMENT SUMMARY</u>
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or BI	ank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Whitmire, District 15	S Points: 7 US Representative:Green, District 29, NC
TX Representative: Dutton, District 142	S Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support: 0	In Opposition: 0
Neighborhood Input:	
S S S S S S S S S S S S S S S S S S S	quantifiable Community Participation, whether scored or not, are summarized below. If the munity Participation. Note that inelible letters received a score of 12.
Pine Trails Community Improvement Association,	Wilmer Willis Letter Score: 24 S or O: S
support as reflected in their letter is: the deve	ble for QCP and was issued a score of 24. The basis for their lopment will provide clean, quality affordable housing; it will nique home-like architecture and extensive landscaping; and

General Summary of Comment:

Senator Whitmire expressed his support for the Development as one that will give seniors the chance to reside in high quality, safe, affordable housing. Representative Dutton expressed his support for the Development as one that will fill a need for elderly housing.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the Harris County Housing Authority in the amount of at least \$980,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

Olive Grove Manor, TDHCA Number 05198

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:						
9% HTC Competitive Cycle: ✓ Score: 178 ☐ Meeting a Required Set-Aside	Credit Amount:*	\$0				
Recommendation: The application has a tied score with 05022 and loses the tie. Therefore	it is not recommended for	or an award.				
HOME Loan:	Loan Amount:	\$0				
Recommendation: N/A						
Housing Trust Fund Loan: Meeting a Required Set-Aside	Loan Amount:	\$0				
Recommendation: N/A						
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0				
Recommendation: N/A						
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0				
Recommendation: N/A						

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Southwood Crossing Apartments, TDHCA Number 05199

BASIC DEVELOPMENT INFORMATION						
Site Address:	North s	ide of 17	3 between 9th Ave and H	lwy 347	Development #:	05199
City:	Port Ar	hur	Region:	5	Population Served:	Family
County:	Jeffers	n	Zip Code:	77642	Allocation:	Urban/Exurban
HTC Set Aside	es:	At-Ris	sk \square Nonprofit \square	USDA	HTC Purpose/Activity:	NC
HOME Set As	ides:		Preservation	General		
Bond Issuer:	N/A					
		HTC Purpos			=Rehabilitation, NC/ACQ=New Construc ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
			OWNER AND	DEVELOPME	NT TEAM	
Owner:			Southwood Crossing	, LP		
			Ike Akbari - Phone: (4	409) 724-002	0	
Developer:			Itex Developers, LLC	;		
Housing General Contractor: N/A						
Architect:			N/A			
Market Analys	st:		The Gerald Teel Co.			
Syndicator:			N/A			
Supportive Se	ervices:		Housing Authority of	the City of Po	ort Arthur	
Consultant:			Gannon Outsourcing	, Inc.		
UNIT/BUILDING INFORMATION						
30% 40	0% 50%	60%		Total R	estricted Units:	120
12	0 0	108		Market	Rate Units:	0
Type of E	Building:		5 units or more/Duplex	Owner	Employee Units:	0
Number	of Reside	ential Bu	ildinas: 13	Total D	evelopment Units:	120

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$637,516	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Southwood Crossing Apartments, TDHCA Number 05199

PUBLIC COMN	MENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No co	mment
State/Federal Officials with Jurisdiction:	
TX Senator: Janek, District 17 S Poin	ts: 7 US Representative:Poe, District 2, S
TX Representative: Ritter, District 21 S Poin	ts: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government 🔽
Joe D. Deshotel, State Representative District 22, S	Oscar G. Ortiz, City of Port Arthur, S
Carl R. Griffith, Jr., County Judge, S	Felix Parker, City Council Member, S
Individuals/Businesses: In Support: 15 In Op	pposition: 0
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantifiable (section is blank, no letters were received for Quantifiable Community Part	Community Participation, whether scored or not, are summarized below. If this icipation. Note that inelible letters received a score of 12.
Gulfbreeze Resident Association, Gary Sanders	Letter Score: 12 S or O: S

While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: Port Arthur is in need of quality housing for low income people; the development is obsolete and needs to be demolished and rebuilt; the development will ensure preservation of affordable housing and rental assistance; the development will provide safe, sanitary and decent affordable housing in a quality environment; the development will have needed amenities' and it will promote much-needed community revitalization.

General Summary of Comment:

Congressman Poe expressed his support for the Development as one that will provide great opportunities for low income families in Jefferson County. Senator Janek expressed his support for the Development as one that is a great opportunity to aid in the achievement of Port Arthur's long range plan for quality affordable housing. Representative Deshotel expressed his support for the Development as one that will make much needed affordable housing available in Port Arthur. Representative Ritter expressed his support for the Development as one that will help provide much needed low income housing in the area. Local officials expressed their support for the Development as being within the scope and among the goals of their long range plan. The local chapter of the NAACP expressed its support for the Development. Broad support from the public cited a need for low income housing.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Southwood Crossing Apartments, TDHCA Number 05199

<u>Y COMMITTEE IS BAS</u>	ED ON:
Credit Amount:*	\$637,516
Loan Amount:	\$0
Loan Amount:	\$0
Credit Amount:	\$0
Bond Amount:	\$0
	Loan Amount: Credit Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Ambassador North Apartments, TDHCA Number 05204

BASIC DEVELOPMENT INFORMATION							
Site Address:	8210 Bauman Rd.		Development #:	05204			
City:	Houston	Region: 6	Population Served:	Family			
County:	Harris	Zip Code: 77	7022 Allocation:	Urban/Exurban			
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit □ U	ISDA HTC Purpose/Activity:	ACQ/R			
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	Seneral				
Bond Issuer:	N/A						
	HTC Purpose/Ac		 Acquisition, R=Rehabilitation, NC/ACQ=New Constructure Rehabilitation, ACQ/R=Acquisition and Rehabilitation 	ction and Acquisition,			
		OWNER AND DE	VELOPMENT TEAM				
Owner:		Creative Choice Texas	I, Ltd.				
		Amay Inamdar - Phone	: (713) 522-7795				
Developer:		L.U.L.A.C. Village Park Trust					
Housing Gene	eral Contractor:	Naimisha Construction, Inc.					
Architect:	Architect: J. Salazar and Associates, Inc.						
Market Analys	st:	Patrick O'Connor & Ass	ociates, LP				
Syndicator:		Paramount Financial G	roup, Inc.				
Supportive Se	Supportive Services: L.U.L.A.C. Village Park Trust						
Consultant:	Consultant: N/A						
UNIT/BUILDING INFORMATION							
<u>30%</u> <u>40</u>	<u> 50%</u> <u>60%</u>		Total Restricted Units:	120			
10 (0 90		Market Rate Units:	0			
Type of E	Building:	5 units or more	Owner/Employee Units:	0			

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$786,076	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

16

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

120



June 27, 2005

Development Information, Public Input and Board Summary Ambassador North Apartments, TDHCA Number 05204

PUBLIC CC	DMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = N	No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Gallegos, District 6	Points: 7 US Representative:Green, District 29, NC
TX Representative: Bailey, District 140	Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support: 0	n Opposition: 0
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantifia section is blank, no letters were received for Quantifiable Community	able Community Participation, whether scored or not, are summarized below. If the Participation. Note that inelible letters received a score of 12.
Northside/Northline Superneighborhood Council, Paula	a Parshall Letter Score: 24 S or O: S
support as reflected in their letter is: the property is would greatly help redevelop the neighborhood and	award last year and they have been sufficiently patient;

General Summary of Comment:

Senator Gallegos expressed his support for the Development that would be located in a district which is in need of quality low income housing. Representative Bailey expressed his support for Developments that would decrease blight and be part of a coherent sustainable economic plan.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least \$500,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
- 3. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least \$500,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the private, state or federal source applied for under Section 49.9(f)(22) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Ambassador North Apartments, TDHCA Number 05204

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW A	DVISORY COMMITTEE IS BAS	ED ON:
9% HTC Competitive Cycle: ✓ Score: 186 ☐ Meeting a Required Score:	et-Aside Credit Amount:*	\$786,076
Recommendation: Has a competitive score within its allocation type within its reg	ion.	
HOME Loan:	Loan Amount:	\$0
Recommendation: N/A		
Housing Trust Fund Loan: Meeting a Required Se	t-Aside Loan Amount:	\$0
Recommendation: N/A		
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Villa Bonita Apartments, TDHCA Number 05205

		BASIC DEVELOPM	<u>ENT INFORMATION</u>			
Site Address:	10345 South Zarza	mora	Development #:	05205		
City:	San Antonio	conio Region: 9 Population Served:		Elderly		
County:	Bexar	Zip Code: 78	224 Allocation:	Urban/Exurban		
HTC Set Aside	es: 🗆 At-Risk	✓ Nonprofit □ U	SDA HTC Purpose/Activity:	NC		
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	eneral			
Bond Issuer:	N/A					
	HTC Purpose/Ac		Acquisition, R=Rehabilitation, NC/ACQ=New Construct Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,		
		OWNER AND DE	VELOPMENT TEAM			
Owner:		Creative Choice Texas	I, Ltd.			
		Amay Inamdar - Phone: (713) 522-7795				
Developer:		Our Casas Resident Council, Inc.				
Housing General Contractor:		Naimisha Construction, Inc.				
Architect:		J. Salazar and Associates, Inc.				
Market Analyst:		Patrick O'Connor & Associates, LP				
Syndicator: Para		Paramount Financial Council, Inc.				
Supportive Services:		Our Casa Resident Council, Inc.				
Consultant:		N/A				
		<u>UNIT/BUILDING</u>	INFORMATION			
<u>30%</u> <u>40</u>	<u> 50%</u> 60%		Total Restricted Units:	120		
12 (0 108		Market Rate Units:	0		
Type of E	Building:	5 units or more	Owner/Employee Units:	0		

	FUNDING INFO	<u>ORMATION</u>			
	Applicant Request	Department Analysis	Amort	Term	Rate
Housing Tax Credits:	\$1,046,167	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

9

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

120



June 27, 2005

Development Information, Public Input and Board Summary Villa Bonita Apartments, TDHCA Number 05205

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19 S Points: 7 US Representative:Cuellar, District 28, NC
TX Representative: Uresti, District 118 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Ron H. Segovia, City Council, District 3, S Richard Perez, Councilmember District 4, S
Nelson W. Wolf, Bexar County Judge, N
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Patton Heights, Tarreyton Tempo Neighborhood Association, Nicola A. Letter Score: 12 S or O: S Delgado
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: there is a large number of senior citizens in the area that have asked for an affordable and safe and peaceful complex to reside in and this development would provide that.
South Southwest Neighborhood Association, Irene C. Solis Letter Score: 12 S or O: S
While the letter from the organization was not eligible for points, their comment indicated that they support the proposed development because: the development will provide some peace and enjoyment to the elderly, it will provide social and educational programs for the residents, it will provide nice recreational amenities, and the developer has promised to work with the neighborhood as it builds the property.
General Summary of Comment:
Senator Madla expressed his support for the Development as one that is designed to address the needs of those in

Senator Madla expressed his support for the Development as one that is designed to address the needs of those in the community who face hardships. Representative Uresti expressed his support for the Development as it will be located in an area of San Antonio that has a need for quality affordable multi-family housing. Local officials expressed their support for the Development as one that will help meet the housing needs of senior citizens.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the Bexar County Housing Authority in the amount of at least \$500,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Villa Bonita Apartments, TDHCA Number 05205

RECOMMENDATION BY THE EXECUT	TIVE AWARD AND REVIEW ADVISORY	Y COMMITTEE IS BAS	SED ON:
9% HTC Competitive Cycle: ✓ Score: 171	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	s allocation type within i	ts region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	: :	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Parker Lane Seniors Apartments, TDHCA Number 05207 **BASIC DEVELOPMENT INFORMATION** Site Address: 4000 Block of Parker Lane & 1900 block of Woodward Development #: 05207 City: Austin Region: Population Served: Elderly County: Travis Zip Code: 78741 Allocation: Urban/Exurban ☐ At-Risk ✓ Nonprofit HTC Set Asides: HTC Purpose/Activity: NC **HOME Set Asides:** ☐ Preservation ☐ General Bond Issuer: N/A HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation OWNER AND DEVELOPMENT TEAM Parker Lane Seniors Apartments, LP Owner: Jim Shaw - Phone: (512) 347-9903

Parker Lane Developers, LLC

Housing General Contractor: N/A

Developer:

Architect: Chiles Architects, Inc.

Market Analyst: Apartment Market Data Research Service

Syndicator: Boston Capital Partners

Supportive Services: Texas Inter-Faith Housing Corporation

Consultant: LBK, Ltd.

	<u>UNIT/BUILDING</u>	INFORMATION		
<u>30%</u> 40% <u>50%</u> 60%		Total Restricted Units:	68	
7 0 0 61		Market Rate Units:	2	
Type of Building:	5 units or more Owner/Employee Units:	Owner/Employee Units:	0	
Number of Residential Buildings:	5	Total Development Units:	68	
Ç		Total Development Cost:	\$0	
Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.				

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$687,984	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary Parker Lane Seniors Apartments, TDHCA Number 05207

•	
PUBLIC COMMENT SUMMARY	
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment	
State/Federal Officials with Jurisdiction:	
TX Senator: Barrientos, District 14 S Points: 7 US Representative:Doggett, District 25, NC	
TX Representative: Rodriguez, District 51 S Points: 7 US Senator: NC	
Local Officials and Other Public Officials:	
Mayor/Judge: NC Resolution of Support from Local Government	
Individuals/Businesses: In Support: 0 In Opposition: 0	
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.	If this
Burleson Parker Neighborhood Association, Joseph Wargo Letter Score: 24 S or O: S	
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will increase activity at Mabel Davis Park making it more vibrant; it will decrease homeless activity and improve safety; it will increase the customer base at local businesses; it will be a source for senior volunteers for the elementary school; it will include bus ridership; it will increase bank activity at local banks; and it will increase the variety of housing in the neighborhood. Further, it is close to medical facilities, is aesthetically pleasing and safe.	
General Summary of Comment:	
Senator Barrientos expressed his support for the Development due to the affordable mix of units and local support. Representative Rodriguez expressed his support for the Development as one that will provide quality affordable rent housing in an East Austin neighborhood.	al
There were no letters of opposition.	

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the Austin Housing Finance Corporation in the amount of at least \$250,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

Parker Lane Seniors Apartments, TDHCA Number 05207

RECOMMENDATION BY THE EXECUTIVE	<u>VE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	<u>D ON:</u>
9% HTC Competitive Cycle: ✓ Score: 182	☐ Meeting a Required Set-Aside	Credit Amount:*	\$687,984
Recommendation: Has a competitive score within	its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Providence Place Apartments, TDHCA Number 05209

			BASIC DEVELO	<u>OPMENT II</u>	<u>NFORMATION</u>	
Site Address:	20100	Saums Rd.			Development #:	05209
City:	Katy		Region:	Region: 6 Population Served:		Elderly
County:	Harris		Zip Code:	Zip Code: 77449 Allocation: Urba		Urban/Exurban
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit	\square USDA	HTC Purpose/Activity:	NC
HOME Set Asi	ides:		Preservation	☐ Genera	ıl	
Bond Issuer:	N/A					
		HTC Purpose/Ad			tion, R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,
			OWNER AN	D DEVELO	PMENT TEAM	
Owner:			Providence Place,	Ltd.		
Chris Richardson - Phone: (713) 914-9200						
Developer: Beinhorn Partners, LP						
Housing General Contractor:		Blazer Building, Inc) .			
Architect:		Mucasey & Associates				
Market Analyst:		O'Connor & Associates				
Syndicator:	Syndicator: N/A					
Supportive Services:		Education Based Housing, Inc.				
Consultant:			N/A			
			UNIT/BUILE	DING INFO	<u>PRMATION</u>	
<u>30%</u> 40	<u>)%</u> 50%	<u>60%</u>		To	tal Restricted Units:	166
0 (0 139			Ma	arket Rate Units:	8
Type of E	Building:		5 units or more	e O	wner/Employee Units:	0
Number of Residential Buildings: 12 Total Development Units: 174			174			

	FUNDING INFO	<u>ORMATION</u>			
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$986,061	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Providence Place Apartments, TDHCA Number 05209

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PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Janek, District 17 S Points: 7 US Representative:McCaul, District 10, NC
TX Representative: Callegari, District 132 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
Leonard E. Merrell, Ed. D., Superintendent, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Mayde Creek Community Acting Together, Inc., Tess Zimmerman Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: there has been an excellent dialogue between the developer and the community; the property is proposing a volunteering/mentoring program; the developer has agreed to increase the height of the fence as requested by the neighborhood; the association feels the land will be used for a higher use; the apartments will offer greater security and a higher quality of life for the elderly tenants; and supportive services will be provided.
General Summary of Comment:
Senator Janek expressed his support for the Development for an area in need of quality housing for the elderly. Representative Callegari expressed his support for the Development as one that will provide quality affordable housing to those in need. The Katy ISD Superintendent supports the Development as long as it is restricted to elderly residents.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least \$179,916 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Providence Place Apartments, TDHCA Number 05209

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Northwest Residential, TDHCA Number 05211

BASIC DEVELOPMENT INFORMATION						
Site Address: Intersection of Rive			er Bend Rd. and Westwood Lane		Lane Developme	ent #: 05211
City:	George	etown	Region:	7	Population Se	rved: Family
County:	William	ison	Zip Code	7862	8 Alloca	ation: Urban/Exurban
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit		DA HTC Purpose/Ac	tivity: NC
HOME Set Asi	des:		\square Preservation	□ Gen	eral	
Bond Issuer:	N/A					
		HTC Purpose/Ac			quisition, R=Rehabilitation, NC/ACQ=New (nabilitation, ACQ/R=Acquisition and Rehab	
			OWNER AN	ID DEVE	LOPMENT TEAM	
Owner:			Northwest Reside	ntial LP		
			Stuart Shaw - Pho	ne: (512) 220-8000	
Developer:			SSFP Northwest I	V LP		
Housing Gene	eral Con	tractor:	ICI Construction, I	nc.		
Architect:			Chiles Architects,	Inc.		
Market Analys	st:		O'Connor & Assoc	iates		
Syndicator:			Paramount Finance	ial Grou	р	
Supportive Se	ervices:		N/A			
Consultant:			N/A			
			<u>UNIT/BUIL</u>	DING IN	IFORMATION	
<u>30%</u> 40	<u>)%</u> 50%	<u>% 60%</u>			Total Restricted Units:	171
18 (0 0	153			Market Rate Units:	9
Type of E	Building:		5 units or mo	е	Owner/Employee Units:	0
Number of Residential Buildin			igs:	9	Total Development Units:	180

FUNDING INFORMATION					
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$1,088,835	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Northwest Residential, TDHCA Number 05211

PUI	BLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Ogden, District 5	NC Points: 0 US Representative:Carter, District 31, NC
TX Representative: Gattis, District 20	NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support: 0	In Opposition: 0
Neighborhood Input:	
S .	or Quantifiable Community Participation, whether scored or not, are summarized below. If this community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:	
No letters of support or opposition were received	ed for this Development.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Georgetown in the amount of at least \$171,171 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Northwest Residential, TDHCA Number 05211

OVISORY COMMITTEE IS BASED ON:
t-Aside Credit Amount:* \$0
within its allocation type within its region.
Loan Amount: \$0
Aside Loan Amount: \$0
Credit Amount: \$0
Bond Amount: \$0

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Reed Road Senior Residential, TDHCA Number 05212

BASIC DEVELOPMENT INFORMATION							
Site Address: Approx. 2800 Block		c of Reed Rd.	Development #:	05212			
City:	Houston	Region: 6	Population Served:	Elderly			
County:	Harris	Zip Code: 77	051 Allocation:	Urban/Exurban			
HTC Set Aside	es: 🗆 At-Risk	□ Nonprofit □ U	SDA HTC Purpose/Activity:	NC			
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	eneral				
Bond Issuer:	N/A						
	HTC Purpose/Ad		Acquisition, R=Rehabilitation, NC/ACQ=New Construct Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,			
		OWNER AND DE	VELOPMENT TEAM				
Owner:		Reed Rd. Senior Reside	ntial, LP				
		Stuart Shaw - Phone: (5	12) 220-8000				
Developer:		SSFP Reed Road V LP					
Housing Gene	eral Contractor:	ICI Construction, Inc.	ICI Construction, Inc.				
Architect:		Chiles Architects, Inc.	Chiles Architects, Inc.				
Market Analys	st:	O'Connor & Associates					
Syndicator:		Paramount Financial Gr	oup				
Supportive Se	ervices:	N/A					
Consultant:		N/A					
		<u>UNIT/BUILDING</u>	INFORMATION				
<u>30%</u> 40	<u> 50%</u> 60%		Total Restricted Units:	172			
18 (0 154		Market Rate Units:	8			
Type of Building:		5 units or more	Owner/Employee Units:	0			
Number of Residential Buildin		ngs: 3	Total Development Units:	180			
			Total Development Cost:	\$0			

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$1,200,000	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Reed Road Senior Residential, TDHCA Number 05212

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Ellis, District 13 NC Points: 0 US Representative:Green, District 9, NC
TX Representative: Allen, District 131 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Al Edwards, State Representative District 146, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If thi section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Sunnyside/South Acres/Crestmont Park Super Neighborhood, L.E. Letter Score: 24 S or O: S Chamberlain
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their

This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: good location next to a stable use on a public transportation route; security at the site; affordability for seniors in the area; proximity to medical facilities; a high quality design; and a social service package appropriate for seniors.

General Summary of Comment:

Representative Edwards expressed his support for the Development as one that will give elderly and disabled tenants the chance to reside in high quality, safe and affordable housing. Representative Allen expressed her support for the Development as a much needed residence for low income senior citizens.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment for in-kind contributions from the City of Houston in the amount of at least \$180,000 or HOME funds from the City of Houston in the amount of at least \$200,000 or CDBG funds from the City of Houston in the amount of at least \$180,000 or HOME funds from Harris County in the amount of at least \$200,000 or an amount from any of these sources necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Reed Road Senior Residential, TDHCA Number 05212

ADVISORY COMMITTEE IS BASED ON:
et-Aside Credit Amount:* \$0
e within its allocation type within its region.
Loan Amount: \$0
t-Aside Loan Amount: \$0
Credit Amount: \$0
Bond Amount: \$0

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Town Park Phase II, TDHCA Number 05217

		BASIC DEVELOPIV	<u>IENT INFORMATION</u>	
Site Address:	NE Corner Beltway	8 and Town Park	Development #:	05217
City:	Houston	Region: 6	Population Served:	Elderly
County:	Harris	Zip Code: 7	7036 Allocation:	Urban/Exurban
HTC Set Aside	es:	\square Nonprofit \square U	JSDA HTC Purpose/Activity:	NC
HOME Set Asi	ides: CHDO	\Box Preservation \Box (General	
Bond Issuer:	N/A			
	HTC Purpose/Ad		=Acquisition, R=Rehabilitation, NC/ACQ=New Construct Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,
		OWNER AND DE	EVELOPMENT TEAM	
Owner:		TP Seniors II, Ltd.		
		Eleanore Gilbert - Phor	ne: (713) 533-5852	
Developer:		Tasek Management Co	D.	
Housing Gene	eral Contractor:	Construction Superviso	ors	
Architect:		Hoff Architects		
Market Analys	st:	O'Connor & Associates	3	
Syndicator:		Paramount Financial G	roup	
Supportive Se	ervices:	N/A		
Consultant:		N/A		
		UNIT/BUILDING	<u>GINFORMATION</u>	
<u>30%</u> 40	<u>0% 50%</u> 60%		Total Restricted Units:	120
12	0 0 108		Market Rate Units:	0
Type of E	Building:	5 units or more	Owner/Employee Units:	0

FUNDING INFORMATION					
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$980,000	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

4

Number of Residential Buildings:

120



June 27, 2005

Development Information, Public Input and Board Summary

Town Park Phase II, TDHCA Number 05217

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Ellis, District 13 S Points: 7 US Representative: Green, District 9, NC
TX Representative: Hochberg, District 137 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 3 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If th section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Ellis expressed his support for the Development for a needed location. Representative Hochberg expressed his support for the Development as one that will provide apartments for elderly who are in need of new, quality, low income housing. Representatives from the Chinese Community expressed their support for the Development as on that will be a great addition to the community.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least \$421,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary

Town Park Phase II, TDHCA Number 05217

<u>WARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	D ON:
Meeting a Required Set-Aside	Credit Amount:*	\$0
competitive enough score within its	allocation type within its	region.
	Loan Amount:	\$0
Meeting a Required Set-Aside	Loan Amount:	\$0
	Credit Amount:	\$0
	Bond Amount:	\$0
	Meeting a Required Set-Aside competitive enough score within its	Meeting a Required Set-Aside Loan Amount: Credit Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Kingwood Senior Village, TDHCA Number 05222

		BASIC DEVE	LOPMENT INFO	<u>DRMATION</u>			
Site Address:	200 North Pines			Development #:	05222		
City:	Houston	Region:	6	Population Served:	Elderly		
County:	Harris	Zip Code	e: 77365	Allocation:	Urban/Exurban		
HTC Set Aside	es: 🗆 At-Risk	Nonprofit	\square USDA	HTC Purpose/Activity:	NC		
HOME Set Asi	des: CHDO	\Box Preservation	\square General				
Bond Issuer:	N/A						
	HTC Purpose/Ad			R=Rehabilitation, NC/ACQ=New Construc n, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,		
		OWNER A	ND DEVELOPM	ENT TEAM			
Owner:		Kingwood Senior	Village, LP				
		Stephen Fairfield - Phone: (713) 223-1864					
Developer:		Kingwood Senior Management, LLC					
Housing Gene	eral Contractor:	N/A					
Architect:		Insite Architects					
Market Analys	st:	O'Connor & Asso	ciates				
Syndicator:		MMA					
Supportive Se	ervices:	N/A					
Consultant:		N/A					
		UNIT/BUII	DING INFORM	1ATION			
<u>30%</u> 40	<u> 50%</u> 60%		Total	Restricted Units:	188		
40	- 440		Mark	at Rate Units:	1		

				UNIT/BUILDING	INFORMATION	
30%	<u>40%</u>	<u>50%</u>	<u>60%</u>		Total Restricted Units:	188
48	0	0	140		Market Rate Units:	1
Type of Building: 5 units or more		Owner/Employee Units:	0			
Number of Residential Buildings:		1	Total Development Units:	189		
			_		Total Development Cost:	\$0
Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.						

	FUNDING INFO	<u>ORMATION</u>			
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate
Housing Tax Credits:	\$1,068,974	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$350,000	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0



June 27, 2005

Development Information, Public Input and Board Summary Kingwood Senior Village, TDHCA Number 05222

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Williams, District 4 S Points: 7 US Representative:Brady, District 8, NC
TX Representative: Hope, District 16 S Points: 7 US Senator: NC
_ocal Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government □
ndividuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If the section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
Northpark Plaza Property Owners Association, Inc., Richard A. Rice Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: the development will contribute to the subdivision's maintenance and landscaping; the developer garnered neighborhood input on the amenities and design of the property; a senior community is a great fit for the neighborhood; the developer has an excellent reputation; the development will allow families to bring elderly family members closer to home; and shopping and medical facilities are nearby.

General Summary of Comment:

Senator Williams expressed his support for the Development as one that will be an important alternative for a growing senior population. Representative Hope expressed his support for the Development as one that will for fill a community need for a supportive environment with a quality lifestyle for seniors.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least \$680,400 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.
- 3. It should be noted that points were awarded under scoring item 5A; however, the application is also eligible to receive points under 5B in the event that the funding under 5A can not be confirmed. In this case, evidence must be submitted of a commitment of eighteen (18) vouchers from The Montgomery County Housing Authority, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be reevaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Kingwood Senior Village, TDHCA Number 05222

<u>Y COMMITTEE IS BAS</u>	<u>ED ON:</u>
Credit Amount:*	\$1,068,974
Loan Amount:	\$0
Loan Amount:	\$0
July 14, 2005	
Credit Amount:	\$0
Bond Amount:	\$0
	Credit Amount:* Loan Amount: Loan Amount: July 14, 2005 Credit Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary **Brookwood Retirement Apartments, TDHCA Number 05224**

		BASIC DEVELO	PMENT INFORMA	<u>ation</u>			
Site Address:	300 Block of East L	₋arkspur Street		Development #:	05224		
City:	Victoria	Region:	10	Population Served:	Elderly		
County:	Victoria	Zip Code:	77904	Allocation:	Urban/Exurban		
HTC Set Aside	es:	□ Nonprofit □ USDA HTC Purp		HTC Purpose/Activity:	NC		
HOME Set Asi	des: CHDO	☐ Preservation •	General				
Bond Issuer:	N/A						
	HTC Purpose/Ad			abilitation, NC/ACQ=New Construc /R=Acquisition and Rehabilitation	tion and Acquisition,		
		OWNER AND	DEVELOPMENT 1	EAM_			
Owner:		Loop 463 Housing Associates, LP					
		David H. Saling - Phone: 5127949378					
Developer:		CHA Development Limited Partnership					
Housing General Contractor:		Campbell-Hogue Construction Associates, LLC					
Architect:		Chiles Architects, Inc.					
Market Analyst:		Capital Markets Research, Inc.					
Syndicator:		MMA Financial, LLC					
Supportive Services:		Caring Senior Services of Victoria					
Consultant:		S. Anderson Consult	S. Anderson Consulting				
		<u>UNIT/BUILDI</u>	NG INFORMATIO	<u>ON</u>			
<u>30%</u> 40	<u>)% 50%</u> <u>60%</u>		Total Rest	ricted Units:	114		
12 (0 34 68		Market Ra	te Units:	0		
Type of E	e of Building: 5 units or more Owner/Employee Units: 0				0		

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$688,922	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$950,000	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

Number of Residential Buildings:

114



June 27, 2005

Development Information, Public Input and Board Summary Brookwood Retirement Apartments, TDHCA Number 05224

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Armbrister, District 18 S Points: 7 US Representative:Paul, District 14, NC
TX Representative: Morrison, District 30 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Will Armstrong, Mayor, S Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Armbrister expressed his support for the Development as one that will fill a critical need for quality and affordable housing for low income senior citizens. Representative Morrison expressed her support for the Development as it will provide economical and quality housing for elderly who need a secure home environment. The City of Victoria expressed its support for the Development as one that will help meet the housing needs of senior citizens.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of HOME funds from TDHCA in the amount of at least \$950,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Brookwood Retirement Apartments, TDHCA Number 05224

KECOMM	ENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	COMMITTEE IS BAS	SED ON:
9% HTC Competi	tive Cycle: Score: 159	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not	have a competitive enough score within its	allocation type within i	ts region.
HOME Loan:			Loan Amount:	\$0
Recommendation:	Note that recommendations for	or HOME funds will be made to the Board or	n July 14, 2005	
Housing Trust Fu	nd Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation:	N/A			
Private Activity Bo	and Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Normangee Apartments, TDHCA Number 05225

			BASIC DEVELO	OPMENT INF	<u>ORMATION</u>		
Site Address:	OSR &	3rd St			Development #:	05225	
City:	Normangee		Region:	8	Population Served:	Family	
County:	Leon		Zip Code:	77871	Allocation:	Rural	
HTC Set Aside	es:	✓ At-Risk	\square Nonprofit	✓ USDA	HTC Purpose/Activity:	ACQ/R	
HOME Set Asi	HOME Set Asides:		☐ Preservation	☐ Preservation ☐ General			
Bond Issuer:	N/A						
		HTC Purpose/			, R=Rehabilitation, NC/ACQ=New Construction an ion, ACQ/R=Acquisition and Rehabilitation	d Acquisition,	
			OWNER ANI	D DEVELOPN	<u>MENT TEAM</u>		
Owner:			2005 Normangee, I	LP			
		Stephen M. Wasserman - Phone: 7708748800					
Developer:		The Wasserman Group, Inc.					
Housing General Contractor:		Camden Management Partners, Inc.					
Architect:		Miller/Player and Associates					
Market Analyst: Novogradac & C		Novogradac & Com	npany, LLP				
Syndicator:			N/A				
Supportive Services:		Pinnacle Homestead Management, Inc.					
Consultant:		Grant & Company, LLC					
			UNIT/BUILE	DING INFOR	MATION		
<u>30%</u> <u>40</u>	<u>0% 50%</u>	<u>60%</u>		Tota	I Restricted Units:	20	
2	0 0	18		Mark	et Rate Units:	0	
Type of F	Buildina:	5 ເ	units or more/Fourpley	oits or more/Fournley Owner/Employee Units: 0			

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$131,703	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

2

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

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June 27, 2005

Normangee Apartments, TDHCA Number 05225

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Ogden, District 5 NC Points: 0 US Representative:Barton, District 6, NC
TX Representative: Dunnam, District 57 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Byron Ryder, Leon County Judge, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
County Judge Ryder expressed his support for the Development as there is a serious need for affordable housing throughout Leon County.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Normangee Apartments, TDHCA Number 05225

RECOMMENDATION BY THE EXECUT	<u>ive award and review advisory</u>	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ☐ Score: 135	✓ Meeting a Required Set-Aside	Credit Amount:*	\$131,703
Recommendation: Has a competitive score within	n the At-Risk Set-Aside.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Lytle Apartments, TDHCA Number 05226

BASIC DEVELOPMENT INFORMATION						
Site Address:	14720 Main Street	:	Development #:	05226		
City:	Lytle	Region: 9	Population Served:	Family		
County:	Atascosa	Zip Code: 78	Allocation:	Rural		
HTC Set Aside	es: 🗹 At-Risk	☐ Nonprofit ✓ U	SDA HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	des: CHDO	\Box Preservation \Box G	eneral			
Bond Issuer:	N/A					
	HTC Purpose/A		Acquisition, R=Rehabilitation, NC/ACQ=New Constructi Rehabilitation, ACQ/R=Acquisition and Rehabilitation	on and Acquisition,		
		OWNER AND DE	VELOPMENT TEAM			
Owner:		2005 Lytle, LP				
	Stephen M. Wasserman - Phone: 7708748800					
Developer: The Wasserman Group, Inc.						
Housing General Contractor:		Camden Management Partners, Inc.				
Architect: M		Miller/Player and Associates				
Market Analys	st:	Novogradac & Company	y, LLP			
Syndicator:		N/A				
Supportive Se	ervices:	Pinnacle Homestead Ma	anagement, Inc, d.b.a.			
Consultant:		Grant & Company, LLC				
UNIT/BUILDING INFORMATION						
<u>30%</u> <u>40</u>	<u> 50%</u> 60%		Total Restricted Units:	24		
3 (0 21		Market Rate Units:	0		
Type of E	Building:	5 units or more	Owner/Employee Units:	0		

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$143,173	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

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June 27, 2005

Development Information, Public Input and Board Summary Lytle Apartments, TDHCA Number 05226

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Zaffirini, District 21 NC Points: 0 US Representative:Cuellar, District 28, NC
TX Representative: Gonzalez Toureilles, District NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
No letters of support or opposition were received for this Development.
CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Lytle Apartments, TDHCA Number 05226

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

West Retirement, TDHCA Number 05227

			RAZIC DEVELOPINE	INT INFURIVIATION				
Site Address:	701 W	. Tokio Rd		Development #	: 05227			
City:	West		Region: 8	Population Served	: Elderly			
County:	McLer	nnan	Zip Code: 76	691 Allocation	: Rural			
HTC Set Aside	es:	\square At-Risk	☐ Nonprofit ✓ U	SDA HTC Purpose/Activity	r: ACQ/R			
HOME Set As	ides:	\Box CHDO	☐ Preservation ☐ G	eneral				
Bond Issuer:	N/A							
		HTC Purpose/A		Acquisition, R=Rehabilitation, NC/ACQ=New Constr Rehabilitation, ACQ/R=Acquisition and Rehabilitation				
			OWNER AND DE	/ELOPMENT TEAM				
Owner:			2005 West Retirement, I	_P				
Stephen M. Wasserman - Phone: 7708748800								
Developer:			The Wasserman Group,	Inc.				
Housing General Contractor: Camde			Camden Management P	Camden Management Partners, Inc.				
Architect:			Miller/Player and Associates					
Market Analys	st:		Novogradac & Company	, LLP				
Syndicator:			N/A					
Supportive Se	ervices:		Pinnacle Homestead Ma	nagement				
Consultant:			Grant & Company, LLC					
UNIT/BUILDING INFORMATION								
<u>30%</u> 40	<u> 50</u>	<u>% 60%</u>		Total Restricted Units:	24			
3	0 0	21		Market Rate Units:	0			
Type of E	Building		5 units or more	Owner/Employee Units:	0			
Number	of Resid	dential Buildir	ngs: 3	Total Development Units:	24			
			-	Total Development Cost:	\$0			

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$166,349	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary West Retirement, TDHCA Number 05227

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: NC Points: 0 US Representative: Edwards, District 17, NC TX Senator: Averitt, District 22 TX Representative: Anderson, District 56 NC Points: 0 US Senator: NC **Local Officials and Other Public Officials:** Mayor/Judge: NC Resolution of Support from Local Government 🗸 **Individuals/Businesses:** In Support: In Opposition: 0 **Neighborhood Input:** All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. **General Summary of Comment:** No letters of support or opposition were received for this Development.

Note: Additional conditions may be added upon finalization of an underwriting report.

CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary West Retirement, TDHCA Number 05227

RECOMM	<u>IENDATION BY THE EXECUT</u>	<u>ive award and review advisory</u>	COMMITTEE IS BASE	DON:
9% HTC Compet	titive Cycle: 🗹 Score: 138	✓ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not region.	have a competitive enough score within its	allocation type and set-a	side within its
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	und Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity B	ond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

City Oaks Apartments, TDHCA Number 05228

	BASIC DEVELOPMENT INFORMATION					
Site Address:	301 N	. Winters Fur	r		Development #:	05228
City:	Johns	on City	Region:	7	Population Served:	Family
County:	Blance	o	Zip Code	: 78636	Allocation:	Rural
HTC Set Aside	es:	\square At-Risk	\square Nonprofit	✓ USD/	HTC Purpose/Activity:	ACQ/R
HOME Set Asi	ides:	\Box CHDO	☐ Preservation	□ Gene	ral	
Bond Issuer:	N/A					
		HTC Purpose/Ad			isition, R=Rehabilitation, NC/ACQ=New Constructi bilitation, ACQ/R=Acquisition and Rehabilitation	on and Acquisition,
			OWNER AN	ID DEVEL	OPMENT TEAM	
Owner:			2005 City Oaks, L	Р		
			Stephen M. Wass	erman - P	hone: 7708748800	
Developer: The Wasserman Group, Inc.						
Housing Gene	eral Cor	ntractor:	Camden Manager	nent Parti	ners, Inc.	
Architect:			Miller/Player and A	Associate	S	
Market Analys	st:		Novogradac & Co	mpany, Ll	_P	
Syndicator:			N/A			
Supportive Se	ervices:		Pinnacle Homeste	ad Mana	gement, Inc.	
Consultant:			Grant & Company	, LLC		
UNIT/BUILDING INFORMATION						
<u>30%</u> 40	<u>)%</u> <u>50</u>	<u>% 60%</u>		-	Total Restricted Units:	24
3	0 0	21		I	Market Rate Units:	0
Type of E	Building	: 5 uı	nits or more/Fourple	ex	Owner/Employee Units:	0
				Total Development Units:	24	
				-	Total Development Cost:	\$0

FUNDING INFORMATION							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$165,166	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary City Oaks Apartments, TDHCA Number 05228

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Fraser, District 24 NC Points: 0 US Representative:Smith, District 21, NC
TX Representative: Rose, District 45 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government ✓
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
No letters of support or opposition were received for this Development.
CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary

City Oaks Apartments, TDHCA Number 05228

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:						
9% HTC Competitive Cycle: Score: 135	✓ Meeting a Required Set-Aside	Credit Amount:*	\$165,166			
Recommendation: Has a competitive score within	n the USDA Set-Aside.					
HOME Loan:		Loan Amount:	\$0			
Recommendation: N/A						
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0			
Recommendation: N/A						
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0			
Recommendation: N/A						
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0			
Recommendation: N/A						

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Centerville Plaza, TDHCA Number 05229

			BASIC DEVELOPI	<u>VIEINT TINFORIVIA</u>	<u>IIION</u>			
Site Address:	130 To	own Street		Development #: 05229				
City:	Cente	rville	Region: 8	3	Population Served:	Family		
County:	Leon		Zip Code: 7	Zip Code: 75833 Allocation:				
HTC Set Aside	es:	☐ At-Risk	☐ Nonprofit ✓	USDA	HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐	General				
Bond Issuer:	N/A							
		HTC Purpose/Ac			abilitation, NC/ACQ=New Construction /R=Acquisition and Rehabilitation	n and Acquisition,		
			OWNER AND D	FVFI OPMENT T	FAM			
Owner:			20005 Centerville Plaz		<u> </u>			
			Stephen M. Wasserma	an - Phone: 770	8748800			
Developer: The Wasserman Group, Inc.								
Housing General Contractor: Camden Management Partners, Inc.								
Architect:			Miller/Player and Asso	ociates				
Market Analys	st:		Novogradac & Compa	ny, LLP				
Syndicator:			N/A					
Supportive Se	ervices:		Pinnacle Homestead M	Management, In	c.			
Consultant:			Grant & Company, LLC	С				
			UNIT/BUILDIN	G INFORMATIC	<u>DN</u>			
<u>30%</u> 40) <u>%</u> 50	<u>% 60%</u>		Total Restr	ricted Units:	24		
3	0 0	21		Market Rat	e Units:	0		
Type of E	Building	: :	5 units or more	Owner/Em	ployee Units:	0		
Number of Residential Buildin			ngs: 3	Total Deve	lopment Units:	24		

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$158,059	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Centerville Plaza, TDHCA Number 05229

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Ogden, District 5 NC Points: 0 US Representative:Barton, District 6, NC
TX Representative: Dunnam, District 57 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Billy Walters, Mayor, S Resolution of Support from Local Government
Byron Ryder, Leon County Judge, S
Bobby Walters, City Council Member, O
Individuals/Businesses: In Support: 0 In Opposition: 1
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If the section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
The County Judge and the Mayor expressed their support for the Development as long as the renovation will solve the problems the current complex has caused in the community.
One City Councilman expressed his opposition to the Development pending receipt of further information regarding the nature of the renovations.

CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Centerville Plaza, TDHCA Number 05229

RECOMME	ENDATION BY THE EXECUTI	VE A	WARD AND REVIEW ADVISORY	COMMITTEE IS BASE	D ON:
9% HTC Competit	tive Cycle: Score: 135	✓	Meeting a Required Set-Aside	Credit Amount:*	\$0
	Not Recommended: Does not he region.	nave a	competitive enough score within its	allocation type and set-a	side within its
HOME Loan:				Loan Amount:	\$0
Recommendation:	N/A				
Housing Trust Fur	nd Loan:		Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A				
4% Housing Tax (Credits with Bond Issuance:			Credit Amount:	\$0
Recommendation:	N/A				
Private Activity Bo	and Issuance with TDHCA:			Bond Amount:	\$0
Recommendation:	N/A				

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Coolidge Apartments, TDHCA Number 05230

	BASIC DEVELOPMENT INFORMATION					
Site Address:	1306 E	Bell Street			Development #:	05230
City:	Coolid	ge	Region:	8	Population Served:	Family
County:	Limest	tone	Zip Code:	7663	Allocation:	Rural
HTC Set Aside	es:	✓ At-Risk	\square Nonprofit	✓ USE	DA HTC Purpose/Activity:	ACQ/R
HOME Set Asi	ides:	\Box CHDO	\square Preservation	□ Gen	eral	
Bond Issuer:	N/A					
		HTC Purpose/Ad			quisition, R=Rehabilitation, NC/ACQ=New Construction an nabilitation, ACQ/R=Acquisition and Rehabilitation	d Acquisition,
			OWNER AN	D DEVE	LOPMENT TEAM	
Owner:			2005 Coolidge, LP			
Stephen M. Wasserman - Phone: 7708748800						
Developer: The Wasserman Group, Inc.						
Housing Gene	eral Cor	ntractor:	Camden Managem	nent Par	tners, Inc.	
Architect:			Miller/Player and A	ssociat	es	
Market Analys	st:		Novogradac & Con	npany, I	LLP	
Syndicator:	Syndicator: N/A					
Supportive Se	ervices:		Pinnacle Homestea	ad Mana	agement, Inc.	
Consultant:	Consultant: Grant & Company, LLC					
			<u>UNIT/BUILI</u>	DING IN	<u>IFORMATION</u>	
<u>30%</u> <u>40</u>	<u>)%</u> 50°	<u>% 60%</u>			Total Restricted Units:	16
2 (0 0	14			Market Rate Units:	0
Type of F	Buildina:		Fourble	×	Owner/Employee Units:	0

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$97,372	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

4

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

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June 27, 2005

Development Information, Public Input and Board Summary Coolidge Apartments, TDHCA Number 05230

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: NC Points: US Representative: Edwards, District 17, NC TX Senator: Ogden, District 5 NC Points: **US Senator:** NC TX Representative: Cook, District 8 **Local Officials and Other Public Officials:** Resolution of Support from Local Government Mayor/Judge: NC Rose Mary Osborne, Councilman city of Coolidge, S Individuals/Businesses: In Support: In Opposition: **Neighborhood Input:** All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. **General Summary of Comment:** The City of Coolidge expressed its support for the Development as one that will be an asset to the residents and an improvement for the community. There were no letters of opposition. **CONDITIONS OF COMMITMENT**

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Coolidge Apartments, TDHCA Number 05230

<u>RECOMM</u>	ENDATION BY THE EXECUT	<u>ive award and review advisory</u>	COMMITTEE IS BASE	D ON:
9% HTC Compet	itive Cycle: Score: 136	✓ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not region.	have a competitive enough score within its	allocation type and set-a	side within its
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	ınd Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity B	ond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Kerrville Housing, TDHCA Number 05231

BASIC DEVELOPMENT INFORMATION						
Site Address:	515 Roy Street		Development #:	05231		
City:	Kerrville	Region: 9	Population Served:	Elderly		
County:	Kerr	Zip Code: 78	028 Allocation:	Rural		
HTC Set Aside	es: 🗹 At-Risk	☐ Nonprofit ✓ U	SDA HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	des: CHDO	☐ Preservation ☐ G	eneral			
Bond Issuer:	N/A					
	HTC Purpose/Ac		Acquisition, R=Rehabilitation, NC/ACQ=New Construction Rehabilitation, ACQ/R=Acquisition and Rehabilitation	on and Acquisition,		
		OWNER AND DE	VELOPMENT TEAM			
Owner:		2005 Kerrville, LP				
		Stephen M. Wasserman - Phone: 7708748800				
Developer:		The Wasserman Group, Inc.				
Housing Gene	eral Contractor:	Camden Management F	artners, Inc.			
Architect:		Miller/Player and Associ	ates			
Market Analys	st:	Novogradac & Company	, LLP			
Syndicator:		N/A				
Supportive Se	ervices:	Pinnacle Homestead Management, Inc.				
Consultant: Grant & Company, LLC						
UNIT/BUILDING INFORMATION						
<u>30%</u> <u>40</u>	<u> 50%</u> <u>60%</u>		Total Restricted Units:	48		
5 (0 0 43		Market Rate Units:	0		
Type of E	Building:	5 units or more	Owner/Employee Units:	0		

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$292,927	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

48



June 27, 2005

Development Information, Public Input and Board Summary Kerrville Housing, TDHCA Number 05231

PUBLIC (COMMENT SUMMARY				
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank	= No comment				
State/Federal Officials with Jurisdiction:					
TX Senator: Fraser, District 24 NC	Points: 0 US Representative:Bonilla, District 23, NC				
TX Representative: Hilderbran, District 53	Points: 0 US Senator: NC				
Local Officials and Other Public Officials:					
Mayor/Judge: NC	Resolution of Support from Local Government				
Individuals/Businesses: In Support: 0	In Opposition: 0				
Neighborhood Input:					
All Comments from neighborhoods that submitted letters for Quan section is blank, no letters were received for Quantifiable Commun	tifiable Community Participation, whether scored or not, are summarized below. If this nity Participation. Note that inelible letters received a score of 12.				
General Summary of Comment:					
No letters of support or opposition were received for	this Development.				
CONDITIONS OF COMMITMENT					

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Kerrville Housing, TDHCA Number 05231

RECOMMENDATION BY THE EXECUT	<u>IVE AWARD AND REVIEW ADVISORY</u>	COMMITTEE IS BASE	<u>:D ON:</u>
9% HTC Competitive Cycle: ☐ Score: 133	✓ Meeting a Required Set-Aside	Credit Amount:*	\$292,927
Recommendation: Has a competitive score within	n the USDA Set-Aside.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Cibolo Apartments, TDHCA Number 05232

		BASIC DEVELO	OPMENT INFO	<u>PRMATION</u>		
Site Address:	100 Mohawk #15	0		Development #:	05232	
City:	Cibolo	Region:	9	Population Served:	Elderly	
County:	Guadalupe	Zip Code:	78108	Allocation:	Rural	
HTC Set Aside	es: 🗹 At-Risk	☐ Nonprofit	✓ USDA	HTC Purpose/Activity:	ACQ/R	
HOME Set Asi	des: CHDO	\square Preservation	\square General			
Bond Issuer:	N/A					
	HTC Purpose			R=Rehabilitation, NC/ACQ=New Construction a n, ACQ/R=Acquisition and Rehabilitation	nd Acquisition,	
		OWNER AN	D DEVELOPM	ENT TEAM		
Owner:		2005 Cibolo Apts.,	LP			
		Stephen M. Wasse	erman - Phone	: 7708748800		
Developer:		The Wasserman G	roup, Inc.			
Housing Gene	eral Contractor:	Camden Managem	nent Partners,	Inc.		
Architect: Miller/Player and Associates						
Market Analyst: Novogradac & Company, LLP						
Syndicator: N/A						
Supportive Se	Supportive Services: Pinnacle Homestead Management, Inc.					
Consultant:	Consultant: Grant & Company, LLC					
		<u>UNIT/BUILI</u>	DING INFORM	<u>IATION</u>		
<u>30%</u> 40	<u> 50%</u> 60%		Total	Restricted Units:	48	
5 (0 0 43		Marke	et Rate Units:	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.					
FUNDING INFORMATION					
	Applicant Request	Department Analysis	Amort	Term	Rate
Housing Tax Credits:	\$340,530	\$0	0	0	0
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0
HOME Fund Loan Amount:	\$0	\$0	0	0	0
Bond Allocation Amount:	\$0	\$0	0	0	0

5 units or more

4

Type of Building:

Number of Residential Buildings:

Owner/Employee Units:

Total Development Units:

Total Development Cost:

0

48



June 27, 2005

Development Information, Public Input and Board Summary Cibolo Apartments, TDHCA Number 05232

PUBLIC COMMENT SUMMARY					
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment					
State/Federal Officials with Jurisdiction:					
TX Senator: Wentworth, District 25 NC Points: 0 US Representative:Cuellar, District 28, NC					
TX Representative: Kuempel, District 44 NC Points: 0 US Senator: NC					
Local Officials and Other Public Officials:					
Mayor/Judge: NC Resolution of Support from Local Government					
ndividuals/Businesses: In Support: 0 In Opposition: 0					
Neighborhood Input:					
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.					
General Summary of Comment:					
No letters of support or opposition were received for this Development.					
CONDITIONS OF COMMITMENT					

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Cibolo Apartments, TDHCA Number 05232

<u>RECOMM</u>	ENDATION BY THE EXECUT	<u>ive award and review advisory</u>	COMMITTEE IS BASE	D ON:
9% HTC Compet	itive Cycle: Score: 132	✓ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not region.	have a competitive enough score within its	allocation type and set-a	side within its
HOME Loan:			Loan Amount:	\$0
Recommendation:	N/A			
Housing Trust Fu	ınd Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A			
4% Housing Tax	Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation:	N/A			
Private Activity B	ond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation:	N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Park Place Apartments, TDHCA Number 05234

BASIC DEVELOPMENT INFORMATION							
Site Address:	20 S. Mechanic			Development #:	05234		
City:	Bellville	Region:	6	Population Served:	Family		
County:	Austin	Zip Code:	77418	Allocation:	Rural		
HTC Set Aside	es:	\square Nonprofit	✓ USDA	HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	ides: CHDO	\square Preservation	✓ General				
Bond Issuer:	N/A						
	HTC Purpose/Ad			=Rehabilitation, NC/ACQ=New Construction ar ACQ/R=Acquisition and Rehabilitation	nd Acquisition,		
		OWNER AN	D DEVELOPME	NT TEAM			
Owner:		FDI-Park Place, Ltd	d.				
		James W. Fieser -	Phone: 281599	8684			
Developer:		Fieser Developmer	nt, Inc.				
Housing Gene	eral Contractor:	LCJ Construction					
Architect:		David J. Albright					
Market Analys	st:	NA					
Syndicator:		WNC & Associates	s, Inc.				
Supportive Se	ervices:	N/A					
Consultant:		N/A					
		<u>UNIT/BUILI</u>	DING INFORMA	<u>ATION</u>			
<u>30%</u> 40	<u>)% 50% 60%</u>		Total R	estricted Units:	40		
0	0 0 40		Market	Rate Units:	0		
Type of Building: 5 units or more Owner/Employee Units: 0				0			

FUNDING INFORMATION						
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$123,580	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$225,000	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

5

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

40



June 27, 2005

Development Information, Public Input and Board Summary Park Place Apartments, TDHCA Number 05234

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Brimer, District 10 NC Points: 0 US Representative:McCaul, District 10, NC
TX Representative: Kolkhorst, District 13 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Philip B. Harrison, Mayor, S Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
The City of Beeville expressed its support for the Development as one that will help its need for affordable housing.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of HOME funds from TDHCA in the amount of at least \$225,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Park Place Apartments, TDHCA Number 05234

COMMITTEE IS BASE	D ON:
Credit Amount:*	\$123,580
Loan Amount:	\$0
July 14, 2005	
Loan Amount:	\$0
Credit Amount:	\$0
Bond Amount:	\$0
	July 14, 2005 Loan Amount: Credit Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Country Square Apartments, TDHCA Number 05235

	BASIC DEVELOPMENT INFORMATION							
Site Address:	1001 l	_akeview			Development #:	05235		
City:	Lone	Star	Region:	4	Population Served:	Family		
County:	Morris		Zip Code:	7566	8 Allocation:	Rural		
HTC Set Aside	es:	\square At-Risk	☐ Nonprofit	✓ USD	A HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	ides:	\Box CHDO	☐ Preservation	✓ Gen	eral			
Bond Issuer:	N/A							
		HTC Purpose/Ad			uisition, R=Rehabilitation, NC/ACQ=New Constructic abilitation, ACQ/R=Acquisition and Rehabilitation	n and Acquisition,		
			OWNER AN	D DEVE	OPMENT TEAM			
Owner:			FDI-Country Squar	e, Ltd.				
			James W. Fieser -	Phone:	2815998684			
Developer:			Fieser Developmer	nt, Inc.				
Housing Gene	eral Cor	ntractor:	LCJ Construction					
Architect:			David J. Albright					
Market Analys	st:		NA					
Syndicator:			WNC & Associates	;				
Supportive Se	ervices:		N/A					
Consultant:			N/A					
			<u>UNIT/BUILE</u>	DING IN	FORMATION			
<u>30%</u> 40	<u>)%</u> <u>50</u>	<u>% 60%</u>			Total Restricted Units:	24		
0	0 0	24			Market Rate Units:	0		
Type of E	Building	:	Duplex/Fourplex	x	Owner/Employee Units:	0		
Number	of Resid	dential Buildir	ngs:	8	Total Development Units:	24		
			-		Total Development Cost:	\$0		

FUNDING INFORMATION						
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$85,394	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$385,000	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Country Square Apartments, TDHCA Number 05235

<u>PUB</u>	LIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or	Blank = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Eltife, District 1	NC Points: 0 US Representative:Hall, District 4, NC
TX Representative: Frost, District 1	NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support: 0	In Opposition: 0
Neighborhood Input:	
•	Quantifiable Community Participation, whether scored or not, are summarized below. If this mmunity Participation. Note that inelible letters received a score of 12.
General Summary of Comment:	
No letters of support or opposition were received	d for this Development.

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.

CONDITIONS OF COMMITMENT

2. Receipt, review, and acceptance of evidence of a commitment in HOME funds from TDHCA in the amount of at least \$385,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Country Square Apartments, TDHCA Number 05235

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIE	W ADVISORY COMMITTEE IS BASI	ED ON:
9% HTC Competitive Cycle: ☐ Score: 87 ✓ Meeting a Require	ed Set-Aside Credit Amount:*	\$85,394
Recommendation: Has a competitive score within the USDA Set-Aside.		
HOME Loan:	Loan Amount:	\$0
Recommendation: Note that recommendations for HOME funds will be made	to the Board on July 14, 2005	
Housing Trust Fund Loan:	d Set-Aside Loan Amount:	\$0
Recommendation: N/A		
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Clifton Manor Apartments I and II, TDHCA Number 05236

			BASIC DEVEL	<u>.OPMEN</u>	<u>TINFORMATION</u>				
Site Address:	610 S.	610 S. Avenue F, 115 S. Avenue P		Development #:	05236				
City:	Clifton		Region:	8	Population Served:	Family			
County:	Bosqu	е	Zip Code:	7663	4 Allocation:	Rural			
HTC Set Aside	es:	✓ At-Risk	\square Nonprofit	✓ USE	DA HTC Purpose/Activity:	ACQ/R			
HOME Set As	ides:	\Box CHDO	Preservation	□ Gen	eral				
Bond Issuer:	N/A								
		HTC Purpose/A			uisition, R=Rehabilitation, NC/ACQ=New Constructionabilitation, ACQ/R=Acquisition and Rehabilitation	n and Acquisition,			
			OWNER AN	ID DEVE	LOPMENT TEAM				
Owner:			Clifton-Charger Pr	operties	, LP				
			Bonita Williams - Phone: 9365602636						
Developer:			Louis Williams & Associates, Inc.						
Housing Gen	eral Cor	tractor:	Louis Williams & Associates, Inc.						
Architect:			Pat Dismukes						
Market Analy	st:		N/A	N/A					
Syndicator:			Michel Associates Ltd.						
Supportive Se	ervices:		N/A						
Consultant:			N/A	N/A					
			<u>UNIT/BUIL</u>	DING IN	<u>IFORMATION</u>				
30% 40	0% 50	% 60%			Total Restricted Units:	40			
<u> </u>	0 40	<u> </u>			Market Rate Units:	0			
Type of Building:			Fourple	ex	Owner/Employee Units:	0			
Number of Residential Building			•	0	Total Development Units:	40			

FUNDING INFORMATION								
	Applicant Request	Department Analysis	Amort	Term	Rate			
Housing Tax Credits:	\$120,260	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$87,046	\$0	0	0	0			
HOME Fund Loan Amount:	\$602,566	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

10

Number of Residential Buildings:



June 27, 2005

Development Information, Public Input and Board Summary Clifton Manor Apartments I and II, TDHCA Number 05236

PUBLIC	COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blan	k = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Averitt, District 22	Points: 7 US Representative:Edwards, District 17, NC
TX Representative: Orr, District 58	Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Cole Word, County Judge, S	
Jerry Golden, City Administrator, S	
Individuals/Businesses: In Support: 1	In Opposition: 0
Neighborhood Input:	
	antifiable Community Participation, whether scored or not, are summarized below. If this unity Participation. Note that inelible letters received a score of 12.
General Summary of Comment:	
current resources are limited. Representative Orr ex	opment as one that will provide assistance in an area where xpressed his support for the Development. Local officials e that will provide attractive, affordable, and safe living.
There was general support from a non-official.	
There were no letters of opposition.	
CONDIT	IONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment for HOME funds from TDHCA in the amount of at least \$602,566 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Clifton Manor Apartments I and II, TDHCA Number 05236

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISO	RY COMMITTEE IS BA	SED ON:
9% HTC Competitive Cycle: ☐ Score: 156 ✓ Meeting a Required Set-Aside	e Credit Amount:*	\$120,260
Recommendation: Has a competitive score within the USDA and At-Risk Set-Asides.		
HOME Loan:	Loan Amount:	\$0
Recommendation: Note that recommendations for HOME funds will be made to the Board	on July 14, 2005	
Housing Trust Fund Loan: Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: Note that recommendations for HTF funds will be made to the Board of	n July 14, 2005	
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Bel Aire Manor Apartments, TDHCA Number 05237

			BASIC DEVEL	<u>OPMENT IN</u>	<u>IFORMATION</u>			
Site Address:	s: 300 W. Otte				Development #:	05237		
City:	Brady		Region:	12	Population Served:	Elderly		
County:	McCul	loch	Zip Code:	76825	Allocation:	Rural		
HTC Set Aside	es:	\square At-Risk	\square Nonprofit	✓ USDA	HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	des:	\Box CHDO	☐ Preservation	✓ Genera	I			
Bond Issuer:	N/A							
		HTC Purpose/Ac			ion, R=Rehabilitation, NC/ACQ=New Construction tation, ACQ/R=Acquisition and Rehabilitation	n and Acquisition,		
			OWNER AN	D DEVELO	PMENT TEAM			
Owner:			Brady-Charger Pro	perties, LP				
			Bonita Williams - Phone: 9365602636					
Developer:			Louis Williams & Associates, Inc.					
Housing Gene	ral Cor	ntractor:	Louis Williams & Associates, Inc.					
Architect:			Pat Dismukes					
Market Analys	st:		N/A					
Syndicator:			Michel Associates Ltd.					
Supportive Se	rvices:		N/A					
Consultant:			N/A					
			<u>UNIT/BUIL</u> I	DING INFO	RMATION			
<u>30%</u> 40) <u>%</u> 50	<u>% 60%</u>		То	tal Restricted Units:	16		
0 () 12	2 4		Ma	arket Rate Units:	0		
Type of E	Building:	: :	Duple	ex Ov	vner/Employee Units:	0		
Number of Residential Buildi			•		tal Development Units:	16		

FUNDING INFORMATION								
	Applicant Request	Department Analysis	Amort	Term	Rate			
Housing Tax Credits:	\$61,169	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$51,056	\$0	0	0	0			
HOME Fund Loan Amount:	\$319,808	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Bel Aire Manor Apartments, TDHCA Number 05237

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Fraser, District 24 S Points: 7 US Representative:Conaway, District 11, NC
TX Representative: Hilderbran, District 53 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Clarence Fria, Mayor, N Resolution of Support from Local Government
Nathan Davis, City Administrator, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Fraser expressed his support for the Development as one that will serve the senior citizens of Brady. Representative Hilderbran expressed his support for the Development as one that will provide safe and sanitary units for the city and will be a benefit to its residents. The City of Brady expressed its support for the Development.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of HOME funds from TDHCA in the amount of at least \$319,808 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Bel Aire Manor Apartments, TDHCA Number 05237

Y COMMITTEE IS BAS	SED ON:
Credit Amount:*	\$61,169
Loan Amount:	\$0
on July 14, 2005	
Loan Amount:	\$0
July 14, 2005	
Credit Amount:	\$0
Bond Amount:	\$0
,	on July 14, 2005 Loan Amount: July 14, 2005 Credit Amount:

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Hamilton Manor Apartments, TDHCA Number 05238

		BASIC DEVELO	<u>PMENT INFORM</u>	<u>MATION</u>			
Site Address:	702 S. College St.			Development #:	05238		
City:	Hamilton	Region:	8	Population Served:	Family		
County:	Hamilton	Zip Code:	76531	Allocation:	Rural		
HTC Set Aside	es: 🗹 At-Risk	☐ Nonprofit	∠ USDA	HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	des: CHDO	✓ Preservation	General				
Bond Issuer:	N/A						
	HTC Purpose/Ac			ehabilitation, NC/ACQ=New Construction CQ/R=Acquisition and Rehabilitation	and Acquisition,		
		OWNER AND	DEVELOPMEN1	<u>TEAM</u>			
Owner:		Hamilton-Charger P	roperties, LP				
		Bonita Williams - Ph	one: 936560263	36			
Developer:		Louis Williams & Ass	sociates, Inc.				
Housing Gene	eral Contractor:	Louis Williams & Associates, Inc.					
Architect:		Pat Dismukes					
Market Analys	st:	N/A					
Syndicator:		Michel Associates L	td.				
Supportive Se	rvices:	N/A					
Consultant:		N/A					
<u>UNIT/BUILDING INFORMATION</u>							
<u>30%</u> <u>40</u>	<u> 50%</u> 60%		Total Res	stricted Units:	18		
0 (0 18 0		Market R	ate Units:	0		
Type of E	Building:	Fourplex	Owner/E	mployee Units:	0		

FUNDING INFORMATION								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$58,476	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$41,352	\$0	0	0	0			
HOME Fund Loan Amount:	\$296,869	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

5

Number of Residential Buildings:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

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June 27, 2005

Development Information, Public Input and Board Summary Hamilton Manor Apartments, TDHCA Number 05238

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PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Fraser, District 24 S Points: 7 US Representative:Carter, District 31, NC
TX Representative: Miller, District 59 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Roy Rumsey, Mayor, S Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If the section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Fraser expressed his support for the Development as rental housing is in short supply in Hamilton and a project like this one is badly needed. Representative Miller expressed his support for the Development as one that will benefit the City of Hamilton. The City of Hamilton expressed its support for the Development as it will help to fulfill the need for affordable rental housing.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment for HOME funds from TDHCA in the amount of at least \$296,869 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Hamilton Manor Apartments, TDHCA Number 05238

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY	COMMITTEE IS BASE	<u>:D ON:</u>
9% HTC Competitive Cycle: ☐ Score: 171 ✓ Meeting a Required Set-Aside	Credit Amount:*	\$58,476
Recommendation: Has a competitive score within the USDA and At-Risk Set-Asides.		
HOME Loan:	Loan Amount:	\$0
Recommendation: Note that recommendations for HOME funds will be made to the Board or	ո July 14, 2005	
Housing Trust Fund Loan:	Loan Amount:	\$0
Recommendation: Note that recommendations for HTF funds will be made to the Board on J	luly 14, 2005	
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Bayshore Manor Apartments, TDHCA Number 05239

	BASIC DEVELOPMENT INFORMATION						
Site Address:	138 Sandpiper Circ	cle		Development #:	05239		
City:	Palacios	Region:	6	Population Served:	Family		
County:	Matagorda	Zip Code:	77465	Allocation:	Rural		
HTC Set Aside	es:	\square Nonprofit	✓ USDA	HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	des: CHDO	☐ Preservation	General				
Bond Issuer:	N/A						
	HTC Purpose/A	ctivity: NC=New Construction NC/R=New Construction	, ACQ=Acquisition, R on and Rehabilitation	=Rehabilitation, NC/ACQ=New Construction ar , ACQ/R=Acquisition and Rehabilitation	nd Acquisition,		
		OWNER AN	D DEVELOPME	NT TEAM			
Owner:		FDI-Bayshore Manor, Ltd.					
		James W. Fieser - Phone: 2815998684					
Developer:		Fieser Developmer	nt, Inc.				
Housing Gene	eral Contractor:	LCJ Construction					
Architect:		David J. Albright					
Market Analys	st:	N/A					
Syndicator:		WNC & Associates	3				
Supportive Services: N/A							
Consultant:	Consultant: N/A						
	UNIT/BUILDING INFORMATION						
<u>30%</u> 40	<u> 50%</u> 60%		Total F	Restricted Units:	56		
0 (0 56		Marke	t Rate Units:	0		

	FUNDING INC							
	FUNDING INFORMATION							
	Applicant Request	Department Analysis	Amort	Term	Rate			
Housing Tax Credits:	\$169,575	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$385,000	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

5 units or more

8

Type of Building:

Number of Residential Buildings:

Owner/Employee Units:

Total Development Units:

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

0

56



June 27, 2005

Development Information, Public Input and Board Summary Bayshore Manor Apartments, TDHCA Number 05239

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Armbrister, District 18 NC Points: 0 US Representative:Paul, District 14, NC
TX Representative: Dawson, District 29 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: John O. Conner, Mayor, S Resolution of Support from Local Government
Raymond A. Mitchell, City of Palacios Councilperson, S
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
The City of Palacios expressed its support for the Development it will bring affordable housing to an economically stressed area.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of HOME funds from TDHCA in the amount of at least \$385,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Bayshore Manor Apartments, TDHCA Number 05239

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISOR	RY COMMITTEE IS BAS	ED ON:
9% HTC Competitive Cycle: ☐ Score: 77 ✓ Meeting a Required Set-Aside	Credit Amount:*	\$169,575
Recommendation: Has a competitive score within the USDA and At-Risk Set-Asides.		
HOME Loan:	Loan Amount:	\$0
Recommendation: Note that recommendations for HOME funds will be made to the Board	on July 14, 2005	
Housing Trust Fund Loan: Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A		
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary San Juan Apartments, TDHCA Number 05241

BASIC DEVELOPMENT INFORMATION								
Site Address:	400 Blo	ock of East N	lolana Loop		Develop	ment #:	05241	
City:	San Ju	an	Region:	11	Population S	Served:	Family	
County:	Hidalge	o	Zip Code	: 7858	9 Allo	ocation:	Urban/Exurban	
HTC Set Aside	es:	☐ At-Risk	\square Nonprofit		DA HTC Purpose/	Activity:	NC	
HOME Set Asi	ides:		☐ Preservation	□ Gen	eral			
Bond Issuer:	N/A							
		HTC Purpose/Ac			quisition, R=Rehabilitation, NC/ACQ=Nenabilitation, ACQ/R=Acquisition and Rel		tion and Acquisition,	
			OWNER AN	ID DEVE	LOPMENT TEAM			
Owner:			San Juan Housing	J Develo	pment, LP			
			Robert Joy - Phone: 2133925899					
Developer:			Encinas Group of Texas, Inc.					
Housing Gene	eral Con	tractor:	Pacesetter Multi-Family Construction LLC					
Architect:			Rodriquez & Simo	n Desigi	n Associates			
Market Analys	st:		Apartment Market	Data Re	esearch Service			
Syndicator:			Related Capital Co	ompany				
Supportive Se	ervices:		La Union del Puel	olo Enter	0			
Consultant: City			City of San Juan H	lousing.	Authority			
			<u>UNIT/BUIL</u>	DING IN	<u>IFORMATION</u>			
<u>30%</u> 40	0% <u>509</u>	<u>% 60%</u>			Total Restricted Units:		127	
13 (0 0	115			Market Rate Units:		1	
Type of E	Building:		Fourple	ex	Owner/Employee Units:		0	
Number of Residential Buildi		ential Buildir	•	32	Total Development Units:		128	

FUNDING INFORMATION								
	Applicant Request	Department Analysis	Amort	Term	Rate			
Housing Tax Credits:	\$800,000	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary San Juan Apartments, TDHCA Number 05241

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Lucio, District 27 NC Points: 0 US Representative:Hinojosa, District 15, NC
TX Representative: Martinez, District 39 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Roberto F. Loredo, Mayor, S Resolution of Support from Local Government ✓
Luis Ramos, Mayor Pro-Tem, S
Individuals/Businesses: In Support: 4 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Representative Martinez expressed his support for the Development as one that will support the housing need of those who need it most. The City of San Juan expressed its support for the Development as an aid in fulfilling the need for new, clean, quality, and safe housing for needy residents.
There was general support from non-officials.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary San Juan Apartments, TDHCA Number 05241

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	Y COMMITTEE IS BAS	ED ON:
9% HTC Competitive Cycle: ✓ Score: 163	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	s allocation type within it	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Renaissance Plaza, TDHCA Number 05242

BASIC DEVELOPMENT INFORMATION								
Site Address:	Address: South of Victory Dr. between E. Midway Dr. and W. Midway Development #: 05242					05242		
City:	Texar	kana	Region:	Region: 4 Population Served: Eld				
County:	Bowie		Zip Code:	75501	Allocation:	Urban/Exurban		
HTC Set Aside	es:	\square At-Risk	\square Nonprofit \square	USDA I	HTC Purpose/Activity:	NC		
HOME Set Asi	ides:	\Box CHDO	☐ Preservation ☐	General				
Bond Issuer:	N/A							
		HTC Purpose/Ad	ctivity: NC=New Construction, AC		litation, NC/ACQ=New Construc =Acquisition and Rehabilitation	tion and Acquisition,		
				DEVELOPMENT TEA	<u> </u>			
Owner:			Texarkana Neighborh					
Owner.			rexarkana Neighborn	iood ventures Lini	itea			
			Richard Herrington - F	Phone: 903838854	18			
Developer:			Carleton Developmen	nt, Ltd.				
Housing General Contractor:			Carleton Construction, Ltd.					
Architect:			Beeler Guest Owens	Architects, LP				
Market Analys	st:		Integra Realty Source	•				
Syndicator:	Syndicator: Red Capital Group							
Supportive Se	ervices:		Housing Authority of t	he City of Texarka	ina, Texas			
Consultant:			N/A					
			<u>UNIT/BUILDIN</u>	IG INFORMATION	<u> </u>			
<u>30%</u> 40	<u>0% 50</u>	<u>% 60%</u>		Total Restric	ted Units:	120		
	0 (Market Rate	Units:	0		
Type of E	Building	:	5 units or more	Owner/Empl	oyee Units:	0		
Number of Residential Buildin			ngs: 2	Total Develo	pment Units:	120		

FUNDING INFORMATION								
Applicant Department Request Analysis Amort Term								
Housing Tax Credits:	\$822,571	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary

Renaissance Plaza, TDHCA Number 05242

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Eltife, District 1 S Points: 7 US Representative:Hall, District 4, NC
TX Representative: Frost, District 1 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Willie J. Ray, Councilwoman, S
George T. Shackelford, City Manager, City of Texarkana, S
Individuals/Businesses: In Support: 2 In Opposition: 0
Neighborhood Input: All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. Robison Terrace and Williams Homes Resident Council, Dorothy V. Williams Letter Score: 24 S or O: S This association's letter was found to be eligible for QCP and was issued a score of 24. The basis for their support as reflected in their letter is: it will provide needed affordable housing; it has a compatible architectural design; it will ehance the values of the surrounding properties; it will stimulate additional investment and renovation and the owners will have strong management.
General Summary of Comment: Senator Eltife expressed his support for the Development as one that will allow low to moderate income residents the opportunity to access more affordable senior housing. Representative Frost expressed his support for the Development as one that will positively impact affordable housing for Texarkana and its fragile senior citizen population. Councilwoman Ray and City Manager Shackelford both expressed a need for affordable housing for the elderly community. General support from the public to meet the need for elderly housing. There was general support from non-officials.
There were no letters of opposition.

CONDITIONS OF COMMITMENT

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Renaissance Plaza, TDHCA Number 05242

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Villas of Hubbard, TDHCA Number 05243

			BASIC DEVE	LOPME	NT INFORMA	<u>ation</u>		
Site Address:	ss: N.W. Corner of Magnolia Avenue and S. 4t			S. 4th	Street	Development #:	05243	
City:	Hubb	ard	Region:	8		Population Served:	Elderly	
County:	Hill		Zip Code	e: 760	648	Allocation:	Rural	
HTC Set Aside	es:	☐ At-Ri	sk \square Nonprofit	□ U\$	SDA	HTC Purpose/Activity:	NC	
HOME Set As	ides:		O Preservation	□ Ge	eneral			
Bond Issuer:	N/A							
		HTC Purpo				nabilitation, NC/ACQ=New Constru Q/R=Acquisition and Rehabilitation	ction and Acquisition,	
			OWNER A	ND DE/	'ELOPMENT	<u>TEAM</u>		
Owner:			Villas of Hubbard	, LP				
		Deborah A. Griffin	Deborah A. Griffin - Phone: 2143508822					
Developer:		Hearthside Devel	Hearthside Development Corporation					
Housing General Contractor:			Rainier Company	, Ltd.				
Architect:		Gary Garmon Arc	Gary Garmon Architects					
Market Analyst:		The Jack Poe Co	The Jack Poe Company					
Syndicator:			SunAmerica Affor	SunAmerica Affordable Housing Partners				
Supportive Se	ervices:		N/A					
Consultant:			N/A					
			<u>UNIT/BUI</u>	LDING	INFORMATIO	<u>ON</u>		
<u>30%</u> 40	<u>0%</u> 50	<u>60%</u>			Total Rest	ricted Units:	36	
4	0 (32			Market Ra	te Units:	0	
Type of I	Building	j:	5 units or more/Fourpl	ex	Owner/Em	ployee Units:	0	
Number of Residential Buildings:			ildings:	5	Total Deve	elopment Units:	36	

	FUNDING INFO	<u>DRMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$193,215	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Villas of Hubbard, TDHCA Number 05243

PUBLIC COMMENT SUMMARY Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: TX Senator: Averitt, District 22 S Points: 7 US Representative: Edwards, District 17, NC TX Representative: Pitts, District 10 S Points: 7 US Senator: NC Local Officials and Other Public Officials: Mayor/Judge: NC Resolution of Support from Local Government ✓ Sam McClendon, Hill County Commissioner, S Individuals/Businesses: In Support: 3 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.

General Summary of Comment:

Senator Averitt expressed his support for the Development as one that will provide quality housing for low and median income senior citizens. Representative Pitts expressed his support for the Development as one that will meet the needs of many of the residents of Hubbard and provide them with amenities that will create an enjoyable lifestyle for them. Local officials and residents expressed their support for the Development as one that will help the City of Hubbard achieve their goal of providing affordable, safe, and decent housing for citizens.

There was general support from non-officials.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of two (2) vouchers from the Hill County Section 8 Office, or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(B) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Villas of Hubbard, TDHCA Number 05243

RECOMMENDATION BY THE EXECUTIVE AV	VARD AND REVIEW ADVISORY	COMMITTEE IS BASE	D ON:
9% HTC Competitive Cycle: ✓ Score: 164	Meeting a Required Set-Aside	Credit Amount:*	\$193,215
Recommendation: Has a competitive score within its allo	ocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	leeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance:		Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Blue Ridge Senior Homes, TDHCA Number 05244

		BASIC DEVE	LOPMENT INFO	<u>ORMATION</u>				
Site Address:	10100 Block of Sco	tt and Airport Blvd.		Development #:	05244			
City:	Houston	Region:	6	Population Served:	Elderly			
County:	Harris	Zip Code	e: 77051	Allocation:	Urban/Exurban			
HTC Set Aside	es: 🗆 At-Risk	\square Nonprofit	\square USDA	HTC Purpose/Activity:	NC			
HOME Set Asi	des: CHDO	\square Preservation	☐ General					
Bond Issuer:	N/A							
	HTC Purpose/Ad			R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,			
		OWNER AN	ND DEVELOPM	<u>IENT TEAM</u>				
Owner:		Blue Ridge Senior Apartments, LP						
		Cherno M. Njie - Phone: (512) 458-5577						
Developer:		M.L. Bingham Development Company						
Housing General Contractor:		FCI Multifamily Construction						
Architect:		Architecture Demarest						
Market Analyst:		Patrick O'Connor & Associates, LP						
Syndicator:		N/A						
Supportive Services:		N/A						
Consultant:		N/A						
	UNIT/BUILDING INFORMATION							

<u>30%</u> <u>40%</u> <u>50%</u> <u>60%</u>		Total Restricted Units:	120
4 0 108 8		Market Rate Units:	0
Type of Building: Detached Residence/5 u	nits or ouilding	Owner/Employee Units:	0
Number of Decidential Buildings	2	Total Development Units:	120

Total Development Units: Number of Residential Buildings:

Total Development Cost: \$0

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$1,040,340	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



MULTIFAMILY FINANCE PRODUCTION DIVISION June 27, 2005

Development Information, Public Input and Board Summary Blue Ridge Senior Homes, TDHCA Number 05244



June 27, 2005

Development Information, Public Input and Board Summary Blue Ridge Senior Homes, TDHCA Number 05244

PUBLIC	COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blar	nk = No comment
State/Federal Officials with Jurisdiction:	
TX Senator: Ellis, District 13	IC Points: 0 US Representative:Green, District 9, NC
TX Representative: Edwards, District 146	Points: 7 US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC	Resolution of Support from Local Government
Individuals/Businesses: In Support: 0	In Opposition: 0
Neighborhood Input:	
	antifiable Community Participation, whether scored or not, are summarized below. If the nunity Participation. Note that inelible letters received a score of 12.
Greater Sugar Valley Civic Club, Margaret Jenkins	Letter Score: 24 S or O: S
support as reflected in their letter is: the develo	e for QCP and was issued a score of 24. The basis for their pment will not encroach upon the single family dwellings; it ; it will provide supportive services for seniors; it will provide ent will assist in revitalization.

General Summary of Comment:

Senator Ellis expressed his support for the Development. Representative Edwards expressed his support for the Development as one that is consistent with the City of Houston's Consolidated Plan.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Houston in the amount of at least \$425,000 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Blue Ridge Senior Homes, TDHCA Number 05244

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^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Hillside Senior Apartments, TDHCA Number 05245

			BASIC DEVELO	<u>PMENT</u>	<u>INFORMATION</u>				
Site Address:	FM 112	2			Development #:	05245			
City:	Taylor		Region:	7	Population Served:	Elderly			
County:	William	ison	Zip Code:	76574	Allocation:	Rural			
HTC Set Aside	es:	☐ At-Risk	☐ Nonprofit ☐	USDA	HTC Purpose/Activity:	NC			
HOME Set Asi	des:		☐ Preservation ☐	Gene	ral				
Bond Issuer:	N/A								
		HTC Purpose/Ac			sition, R=Rehabilitation, NC/ACQ=New Construction bilitation, ACQ/R=Acquisition and Rehabilitation	n and Acquisition,			
			OWNER AND	DEVEL	OPMENT TEAM				
Owner:			Taylor Housing Asso	ociates,	LP				
			Cari Garcia - Phone: (512) 569-9019						
Developer:			MACO Development Company, LLC						
Housing General Contractor:		tractor:	Sullivan Builders, Inc.						
Architect:			Chiles Architects, Inc.						
Market Analyst:			O'Connor & Associates						
Syndicator:			Related Capital Corp	poration					
Supportive Se	ervices:		N/A						
Consultant:			CG Consulting						
			<u>UNIT/BUILDI</u>	ING INF	ORMATION				
<u>30%</u> 40	0% <u>509</u>	<u>60%</u>		Т	otal Restricted Units:	36			
0 (0 36	0		N	Market Rate Units:	0			
Type of E	Building:		Fourplex	(Owner/Employee Units:	0			
Number of Residential Buildir			ngs: 9	Т	Total Development Units:	36			

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate	
Housing Tax Credits:	\$262,036	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$0	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.



June 27, 2005

Development Information, Public Input and Board Summary Hillside Senior Apartments, TDHCA Number 05245

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PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Ogden, District 5 S Points: 7 US Representative:Carter, District 31, NC
TX Representative: Krusee, District 52 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government ✓
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Ogden expressed his support for the Development. Representative Krusee expressed his support for the Development as one that will provide much needed affordable housing and contribute to the economic redevelopment and revitalization of both the City of Taylor and Williamson County.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Hillside Senior Apartments, TDHCA Number 05245

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISORY	Y COMMITTEE IS BASI	ED ON:
9% HTC Competitive Cycle: ✓ Score: 163	☐ Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation: Not Recommended: Does not	have a competitive enough score within its	allocation type within its	s region.
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary **Hacienda Santa Barbara Apartments, TDHCA Number 05247**

BASIC DEVELOPMENT INFORMATION							
Site Address:	525 Three Mission	s Drive	Development #:	05247			
City:	Socorro Region: 13		Population Served:	Family			
County:	El Paso	Zip Code: 79927	Allocation:	Rural			
HTC Set Aside	es:	✓ Nonprofit ✓ USDA	HTC Purpose/Activity:	NC			
HOME Set Asi	ides: CHDO	☐ Preservation ☐ Genera	I				
Bond Issuer:	N/A						
	HTC Purpose/A		on, R=Rehabilitation, NC/ACQ=New Constructi ation, ACQ/R=Acquisition and Rehabilitation	ion and Acquisition,			
		OWNER AND DEVELOR	PMENT TEAM				
Owner:		Hacienda Santa Barbara LP					
		Eddie L. Gallegos - Phone: (5	05) 541-0477				
Developer:		The J.L. Gray Company					
Housing Gene	eral Contractor:	N/A					
Architect:		Jim Wall					
Market Analyst: N/A							
Syndicator: Enterprise Social Investment Corporation							
Supportive Services: N/A							
Consultant:	Consultant: The J.L. Gray Company						

	Total Restricted Units:	40
	Market Rate Units:	0
its or more	Owner/Employee Units:	0
5	Total Development Units:	40
	Total Development Cost:	\$0
_	5	Owner/Employee Units: Total Development Units:

FUNDING INFORMATION							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$120,529	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$206,539	\$0	0	0	0		
HOME Fund Loan Amount:	\$231,362	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		



June 27, 2005

Development Information, Public Input and Board Summary Hacienda Santa Barbara Apartments, TDHCA Number 05247

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Madla, District 19 N Points: 0 US Representative:Reyes, District 16, NC
TX Representative: Quintanilla, District 75 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 5 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Local officials and community organizations expressed their support for the Development.
There was general support from non-officials.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Hacienda Santa Barbara Apartments, TDHCA Number 05247

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW AD	OVISORY COMMITTEE IS BASI	ED ON:
9% HTC Competitive Cycle: ☐ Score: 125 ✓ Meeting a Required Se	t-Aside Credit Amount:*	\$120,529
Recommendation: Has a competitive score within the USDA Set-Aside.		
HOME Loan:	Loan Amount:	\$0
Recommendation: N/A		
Housing Trust Fund Loan: Meeting a Required Set-	Aside Loan Amount:	\$0
Recommendation: Note that recommendations for HTF funds will be made to the B	Soard on July 14, 2005	
4% Housing Tax Credits with Bond Issuance:	Credit Amount:	\$0
Recommendation: N/A		
Private Activity Bond Issuance with TDHCA:	Bond Amount:	\$0
Recommendation: N/A		

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary Floresville Square Apartments, TDHCA Number 05249

BASIC DEVELOPMENT INFORMATION							
Site Address:	100 Betty Jean Dri	ve		Development #:	05249		
City:	Floresville	Region:	9	Population Served:	Family		
County:	Wilson	Zip Code	e: 78114	Allocation:	Rural		
HTC Set Aside	es: 🗆 At-Risk	\square Nonprofit	✓ USDA	HTC Purpose/Activity:	ACQ/R		
HOME Set Asi	des: CHDO	☐ Preservation	✓ General				
Bond Issuer:	N/A						
	HTC Purpose/A			R=Rehabilitation, NC/ACQ=New Construction, ACQ/R=Acquisition and Rehabilitation	on and Acquisition,		
		OWNER A	ND DEVELOPM	ENT TEAM			
Owner:		HVM Floresville, I	∟td.				
		Dennis Hoover - F	Phone: 512756	6809			
Developer:		Dennis Hoover					
Housing Gene	eral Contractor:	Hoover Construct	ion, Inc.				
Architect:		W.S. Allen and As	ssociates				
Market Analys	st:	N/A					
Syndicator:	Syndicator: Raymond James Tax Credit Foundation						
Supportive Services: N/A							
Consultant: N/A							
UNIT/BUILDING INFORMATION							

UNIT/BUILDING INFORMATION						
<u>30%</u> <u>40%</u> <u>50%</u> <u>60%</u>		Total Restricted Units:	70			
4 0 24 42		Market Rate Units:	0			
Type of Building:	5 units or more	Owner/Employee Units:	0			
Number of Residential Buildings:	250	Total Development Units:	70			
ŭ		Total Development Cost:	\$0			
Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.						

	FUNDING INFO	<u>ORMATION</u>				
	Applicant Request	Department Analysis	Amort	Term	Rate	
Housing Tax Credits:	\$126,505	\$0	0	0	0	
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0	
HOME Fund Loan Amount:	\$733,638	\$0	0	0	0	
Bond Allocation Amount:	\$0	\$0	0	0	0	



June 27, 2005

Development Information, Public Input and Board Summary Floresville Square Apartments, TDHCA Number 05249

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Zaffirini, District 21 NC Points: 0 US Representative:Cuellar, District 28, NC
TX Representative: Kuempel, District 44 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Raymond M. Ramirez, Mayor, S Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
The City of Floresville expressed its support for the Development as one that will provide safe, sanitary, and affordable housing to low and moderate income persons.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary Floresville Square Apartments, TDHCA Number 05249

RECOMM	ENDATION BY THE EXECUT	IVE A	<u> </u>	COMMITTEE IS BAS	ED ON:
9% HTC Compet	itive Cycle: Score: 120	✓	Meeting a Required Set-Aside	Credit Amount:*	\$0
Recommendation:	Not Recommended: Does not region.	have a	a competitive enough score within its	allocation type and set-	aside within its
HOME Loan:				Loan Amount:	\$0
Recommendation:	Note that recommendations for	r HON	ME funds will be made to the Board or	n July 14, 2005	
Housing Trust Fu	ınd Loan:		Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation:	N/A				
4% Housing Tax	Credits with Bond Issuance	:		Credit Amount:	\$0
Recommendation:	N/A				
Private Activity B	ond Issuance with TDHCA:			Bond Amount:	\$0
Recommendation:	N/A				

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Churchill at Cedars, TDHCA Number 05250

BASIC DEVELOPMENT INFORMATION								
Site Address:	1800 Bloc	k of Beau	mont		Development #:	05250		
City:	Dallas		Region:	3	Population Served:	Family		
County:	Dallas		Zip Code:	7521	5 Allocation:	Urban/Exurban		
HTC Set Aside	es:	At-Risk	\square Nonprofit	USD	A HTC Purpose/Activity:	NC		
HOME Set Asi	des:	CHDO	\square Preservation	□ Gen	eral			
Bond Issuer:	N/A							
	HTC	C Purpose/Ac			uisition, R=Rehabilitation, NC/ACQ=New Construct abilitation, ACQ/R=Acquisition and Rehabilitation	tion and Acquisition,		
			OWNER AN	D DEVE	OPMENT TEAM			
Owner:			Churchill at Cedars	s, LP				
			Brad Forslund - Phone: (972) 550-7800					
Developer:			Churchill Residenti	al, Inc.				
Housing Gene	eral Contrac	ctor:	ICI Construction, Inc.					
Architect:			GTF Design Assoc	iates				
Market Analys	st:		Integra Realty Res	ources				
Syndicator:			MMA Financial, LL	С				
Supportive Se	ervices:		LifeNet Community	/ Behavi	oral Healthcare			
Consultant:			N/A					
			UNIT/BUILE	DING IN	FORMATION .			
<u>30%</u> 40	<u> 50%</u>	60%			Total Restricted Units:	150		
15 (0 0	135			Market Rate Units:	0		
Type of E	Building:		5 units or more	е	Owner/Employee Units:	0		
Number of Residential Buildir		as:	4	Total Development Units:	150			

FUNDING INFORMATION								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$1,200,000	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary Churchill at Cedars, TDHCA Number 05250

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment State/Federal Officials with Jurisdiction: US Representative: Johnson, District 30, NC TX Senator: West, District 23 S Points: 7 US Senator: NC TX Representative: Hodge, District 100 **Local Officials and Other Public Officials:** Mayor/Judge: NC Resolution of Support from Local Government **Individuals/Businesses:** In Support: In Opposition: **Neighborhood Input:** All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12. Letter Score: 12 S or O: S Cedars Neighborhood Association, The, Doug Caudill The original letter of support from the organization was not considered for points because in addition to deficiencies that went unresolved, the neighborhood also instructed the departement that their association had reconsidered it support and now takes the position that the devleopement will not be supported by their association.

General Summary of Comment:

Senator West expressed his support for the Development as one that will provide long needed affordable housing. Representative Hodge expressed her support for the Development as one that will provide quality affordable housing to individuals who may not otherwise have an option to experience this living environment. A local developer expressed its support for the Development.

There was general support from a non-official.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment of TIF funds from the City of Dallas in the amount of at least \$562,650 or a commitment of in-kind contributions from the City of Dallas in the amount of at least \$380,000 or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.

Please note that if only the in-kind contributions are received, you will only be awarded 12 points.



June 27, 2005

Development Information, Public Input and Board Summary Churchill at Cedars, TDHCA Number 05250

<u>Ittee is based on:</u>
Amount:* \$0
type within its region.
mount: \$0
mount: \$0
Amount: \$0
mount: \$0
n r

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Joaquin Apartments, TDHCA Number 05251

BASIC DEVELOPMENT INFORMATION									
Site Address: Route 1, Box 141, H		Highway 84		Development #:	05251				
City:	Joaqui	in	Region:	Region: 5 Population Served:		Family			
County:	Shelby	/	Zip Code:	75954	Allocation:	Rural			
HTC Set Asid	es:	\square At-Risk	☐ Nonprofit ✓	USDA	HTC Purpose/Activity:	ACQ/R			
HOME Set As	sides:	\Box CHDO	☐ Preservation ☐	General					
Bond Issuer: N/A									
	HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation								
			OWNER AND D	DEVELOPME	NT TEAM				
Owner:			Joaquin Housing II, LI	Р					
	Murray A. Calhoun - Phone: 5045611172								
Developer:	Developer: Lymac, LLC								
Housing General Contractor:			Wilmax Construction, LLC						
Architect:			Architecture Associate	es, Inc.					
Market Analy	⁄st:		Mitchell Real Estate A	Appraisals					
Syndicator:			Boston Capital						
Supportive S	ervices:		N/A						
Consultant:			N/A						
			UNIT/BUILDIN	IG INFORM	<u>ATION</u>				
<u>30%</u> 4	<u>0%</u> 50	<u>% 60%</u>		Total F	Restricted Units:	31			
0	0 32	2 0		Marke	t Rate Units:	0			
Type of	Building	: :	5 units or more	Owner	/Employee Units:	0			
Number of Residential Buildings: 4 Total Development Units: 32					32				

FUNDING INFORMATION								
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate			
Housing Tax Credits:	\$65,824	\$0	0	0	0			
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0			
HOME Fund Loan Amount:	\$0	\$0	0	0	0			
Bond Allocation Amount:	\$0	\$0	0	0	0			

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary **Joaquin Apartments, TDHCA Number 05251**

PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Staples, District 3 S Points: 0 US Representative:Gohmert, District 1, NC
TX Representative: Blake, District 9 NC Points: 0 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: Steve Hughes, Mayor, S Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Staples expressed his support for the Development as one that will create an opportunity for quality affordable housing for families who may not otherwise be able to afford a safe and decent dwelling. The City of Joaquin expressed its support for the Development as a valuable asset.
There were no letters of opposition.
CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

^{1.} Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.



June 27, 2005

Development Information, Public Input and Board Summary **Joaquin Apartments, TDHCA Number 05251**

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary

Saddlecreek Apartments at Kyle II, TDHCA Number 05252

BASIC DEVELOPMENT INFORMATION								
Site Address:	2139 IH35		Development #:	05252				
City:	Kyle	Region: 7	Population Served:	Family				
County:	Hays	Zip Code: 78	640- Allocation:	Rural				
HTC Set Aside	es:	\square Nonprofit \square US	SDA HTC Purpose/Activity:	NC				
HOME Set Asides: ☐ CHDO ☐ Preservation ☐ General								
Bond Issuer: N/A								
	HTC Purpose/Ad		Acquisition, R=Rehabilitation, NC/ACQ=New Constru Rehabilitation, ACQ/R=Acquisition and Rehabilitation	ction and Acquisition,				
		-	/ELOPMENT TEAM					
Owner:		Housing Associates of K	yle II, Ltd.					
		Mark Musemeche - Phoi	ne: 7135224141					
Developer:		M Group LLC						
Housing Gene	eral Contractor:	Camden Builders, Inc.						
Architect: M Group Architects, Inc.								
Market Analys	st:	Ipser & Associates, Inc.						
Syndicator:		Midland Equity Corporat	ion					
Supportive Se	ervices:	Community Action, Inc.						
Consultant:		N/A						
		UNIT/BUILDING	INFORMATION					
<u>30%</u> 40	<u>0% 50% 60%</u>		Total Restricted Units:	72				
0 (0 58 14		Market Rate Units:	0				
Type of E	Building:	5 units or more	Owner/Employee Units:	0				
Number	of Residential Buildir	ngs: 5	Total Development Units:	72				
			Total Development Cost:	\$0				
	Note: Specif	ic bedroom breakdowns and develop	ment costs will be available upon finalization of an un	derwriting report.				
		FUNDING INF	<u>ORMATION</u>					
	Applicant Department							

<u>FUNDING INFORMATION</u>							
	Applicant Request	Department Analysis	Amort	Term	Rate		
Housing Tax Credits:	\$457,402	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		



June 27, 2005

Development Information, Public Input and Board Summary Saddlecreek Apartments at Kyle II, TDHCA Number 05252

• • •
PUBLIC COMMENT SUMMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment
State/Federal Officials with Jurisdiction:
TX Senator: Wentworth, District 25 S Points: 7 US Representative:Cuellar, District 28, NC
TX Representative: Rose, District 45 S Points: 7 US Senator: NC
Local Officials and Other Public Officials:
Mayor/Judge: NC Resolution of Support from Local Government
Individuals/Businesses: In Support: 0 In Opposition: 0
Neighborhood Input:
All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation. Note that inelible letters received a score of 12.
General Summary of Comment:
Senator Wentworth expressed his support for the Development as one that will provide quality affordable housing for tenants with approximate incomes less than 60% of the area's median income. Representative Rose expressed his support for the Development as one that will help meet a need in the area for affordable housing.
There were no letters of opposition.
CONDITIONS OF COMMITMENT
tenants with approximate incomes less than 60% of the area's median income. Representative Rose expressed his support for the Development as one that will help meet a need in the area for affordable housing. There were no letters of opposition.

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Kyle in the amount of at least \$72,072 or an amount necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary Saddlecreek Apartments at Kyle II, TDHCA Number 05252

OVISORY COMMITTEE IS BASED ON:
t-Aside Credit Amount:* \$0
within its allocation type within its region.
Loan Amount: \$0
Aside Loan Amount: \$0
Credit Amount: \$0
Bond Amount: \$0

^{*} This amount is the credit amount requested by the applicant. This amount may change upon finalization of an underwriting report. All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division. This recommendation may be rescinded based on feasibility.



June 27, 2005

Development Information, Public Input and Board Summary **Saddlecreek Apartments at Buda, TDHCA Number 05260**

BASIC DEVELOPMENT INFORMATION									
Site Address: 777 W. Goforth Roa			ad		Developm	ent #: 05260			
City:	Buda		Region: 7 Population Served:			erved: Family			
County:	Hays		Zip Code	: 786′	IO- Alloc	ation: Urban/Exurban			
HTC Set Asia	les:	\square At-Risk	\square Nonprofit		DA HTC Purpose/A	ctivity: NC			
HOME Set As	sides:	\Box CHDO	☐ Preservation	□ Ger	neral				
Bond Issuer: N/A									
HTC Purpose/Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation, NC/ACQ=New Construction and Acquisition, NC/R=New Construction and Rehabilitation, ACQ/R=Acquisition and Rehabilitation									
			OWNER AN	ID DEVE	LOPMENT TEAM				
Owner:			Saddlecreek Partr	ners, Ltd					
	Mark Musemeche - Phone: 7135224141								
Developer:			M Group LLC						
Housing General Contractor:			Camden Builders, Inc.						
Architect:			MGroup & Archite	cts					
Market Analy	/st:		Ipser & Associates	s, Inc.					
Syndicator:			Midland Equity Co	rp.					
Supportive S	ervices:		Community Action	ı, Inc.					
Consultant:			N/A						
			UNIT/BUIL	DING II	NFORMATION				
<u>30%</u> 4	<u>-0%</u> <u>50</u>	<u>% 60%</u>			Total Restricted Units:	144			
0	0 11	<u> </u>			Market Rate Units:	0			
Type of	Building				Owner/Employee Units:	0			
	Number of Residential Buildings: 0 Total Development Units: 144								

FUNDING INFORMATION							
	Applicant Request	Department Analysis	<u>Amort</u>	Term	Rate		
Housing Tax Credits:	\$862,795	\$0	0	0	0		
Housing Trust Fund Loan Amount:	\$0	\$0	0	0	0		
HOME Fund Loan Amount:	\$0	\$0	0	0	0		
Bond Allocation Amount:	\$0	\$0	0	0	0		

Total Development Cost:

Note: Specific bedroom breakdowns and development costs will be available upon finalization of an underwriting report.

\$0



June 27, 2005

Development Information, Public Input and Board Summary Saddlecreek Apartments at Buda, TDHCA Number 05260

PUBLIC COMMENT SUIV	IMARY
Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment	
State/Federal Officials with Jurisdiction:	
TX Senator: Wentworth, District 25 S Points: 7	US Representative:Cuellar, District 28, NC
TX Representative: Rose, District 45 S Points: 7	US Senator: NC
Local Officials and Other Public Officials:	
Mayor/Judge: NC Resolu	tion of Support from Local Government 🔽
ndividuals/Businesses: In Support: 0 In Opposition:	0
Neighborhood Input:	
All Comments from neighborhoods that submitted letters for Quantifiable Community section is blank, no letters were received for Quantifiable Community Participation. N	
Bradfield Village Homeowners Association, Lisa Baum	Letter Score: 24 S or O: S
While the letter from the organization was not eligible for points, the proposed development because: it is preferred to an industri the site; the development seems to be an appropriate use for the subdivision; the developers have offered to work on a solution for has been cooperative and informative from the beginning; the as the developer and is pleased with the appearance and quality of existing multifamily development in Buda.	al complex that was originally proposed for e site and will serve as a good buffer for the or park access and a bike trail; the developer esociation has looked at other properties by
Sequoyah Neighborhood Association, Landa Hardin	Letter Score: 24 S or O: S
This association's letter was found to be eligible for QCP and was support as reflected in their letter is: the organization prefers the such as light industrial and supports the general welfare of the nanother property by this developer and was pleased with the quatheir neighborhood; the developer has been very cooperative an worked closely with the city on developing park access and drain	proposed land use to other suggestions eighborhood the organization has toured ality and believe it will improve the value of d informative; and the developer has
General Summary of Comment:	

Representative Rose expressed his support for the Development as one that will help meet a need in the area for affordable housing. Senator Wentworth expressed his support for the Development as one that will provide quality affordable housing for tenants with approximate incomes less than 60% of the area's median income. The City of Buda expressed in a resolution its support for the Development.

There were no letters of opposition.

CONDITIONS OF COMMITMENT

Note: Additional conditions may be added upon finalization of an underwriting report.

- 1. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence was not provided in the application and is not provided with the Commitment Fee, any commitment of credits will be rescinded. No extensions may be requested for the deadline for submitting evidence of final approval of appropriate zoning.
- 2. Receipt, review, and acceptance of evidence of a commitment from the City of Buda in the amount of at least \$504,144 or a commitment from the City of Buda Economic Development Corporation in the amount of at least \$504,144, or an amount from either source necessary to substantiate points awarded for this item pursuant to the 2005 Qualified Allocation Plan (QAP). If this funding commitment from the local political subdivision applied for under Section 49.9(f)(5)(A) of the 2005 QAP has not been received by the date the Department's Commitment Notice is required to be submitted, the Application will be evaluated to determine if the loss of these points would have resulted in the Department's not committing the tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the credits reallocated. If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be re-evaluated for financial feasibility. If the Application is infeasible without the local political



June 27, 2005

Development Information, Public Input and Board Summary Saddlecreek Apartments at Buda, TDHCA Number 05260 subdivision's funds, the Commitment Notice will be rescinded and the credits reallocated.



June 27, 2005

Development Information, Public Input and Board Summary **Saddlecreek Apartments at Buda, TDHCA Number 05260**

RECOMMENDATION BY THE EXECUT	IVE AWARD AND REVIEW ADVISOR)	<u> COMMITTEE IS BASI</u>	<u>ED ON:</u>
9% HTC Competitive Cycle: ✓ Score: 179	☐ Meeting a Required Set-Aside	Credit Amount:*	\$862,795
Recommendation: Has a competitive score within	n its allocation type within its region.		
HOME Loan:		Loan Amount:	\$0
Recommendation: N/A			
Housing Trust Fund Loan:	☐ Meeting a Required Set-Aside	Loan Amount:	\$0
Recommendation: N/A			
4% Housing Tax Credits with Bond Issuance	:	Credit Amount:	\$0
Recommendation: N/A			
Private Activity Bond Issuance with TDHCA:		Bond Amount:	\$0
Recommendation: N/A			
Recommendation: N/A Private Activity Bond Issuance with TDHCA:	:		

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REQUEST FOR BOARD ACTION Multifamily Finance Production

2005 Private Activity Bond Program – Waiting List

2 Priority 2 Applications 2 Total Applications Received

TABLE OF EXHIBITS

TAB 1	TDHCA Board Presentation – June 27, 2005
TAB 2	Summary of Applications
TAB 3	Inducement Resolution
TAB 4	Prequalification Analysis Worksheets

BOARD ACTION REQUEST

June 27, 2005

Action Item

Inducement resolution for Multifamily Revenue Bonds and Authorization for Filing Applications for the Year 2005 Private Activity Bond Authority for two (2) applications – Waiting List.

Requested Action

Approve the Inducement Resolution to proceed with application to the Texas Bond Review Board for possible receipt of State Volume Cap issuance authority in the 2005 Private Activity Bond Program for two (2) applications.

Background

Each year, the State of Texas is notified of the cap on the amount of private activity tax-exempt revenue bonds that may be issued within the state. Approximately \$389 million will be set aside for the use of multifamily development until August 15, 2005 for the 2005 program year. The lottery held on November 4, 2004 had a decrease of approximately ninety (90) applications from the 2004 program year. Due to the large amount of authority to be Carried Forward into 2005 and the decrease in applications for the 2005 program year, it is expected that there will be a shortage of applications to use the full state issuance authority. The Department will be accepting applications for the 2005 Waiting List through October of 2005.

The Inducement Resolution includes two (2) applications that were received by April 4, 2005. These two (2) applications will be added to the 2005 Waiting List. Each application is reviewed, scored and ranked according to the Department's published scoring criteria. Upon Board approval, the application will be submitted to the Texas Bond Review Board for placement on the 2005 Waiting List. The Department currently has nine (9) applications previously approved for the 2005 waiting list which have received reservations. The Department currently has approximately \$12 million of 2005 allocation still available for reservations. It is anticipated that there will be at least \$500 million in bond allocation available on August 15th.

Recommendation

Approve the Inducement Resolution as presented by staff.

Texas Department of Housing and Community Affairs

2005 Multifamily Private Activity Bond Program - Waiting List

	# Development Information	Units	Bond Amount	Developer Information	Comments
005-041	Airport Boulevard Apartments	248	\$ 15,000,000	Airport Boulevard Apartments, Ltd.	Recommend
	Apprx 2900 Block of Airport Boulevard			Jim Bruner	
riority 2	City: Houston	General	Score - 52	1100 NE Loop 410, Suite 900	
	County: Harris			San Antonio, Texas 78209	
	New Construction			(210) 824-6044	
005-044	Creekside Manor Senior Community	180	\$ 10,500,000	OHC/Killeen Ltd.	Recommend
	SE of O W Curry and Hwy 190			Richard Shaw	
riority 2	City: Killeen	Elderly	Score - 58.5	17103 Preston Road, Suite 250N	
	County: Bell			Dallas, Texas 75248	
	New Construction			(972) 733-0096	
	commended Applications	428	\$ 25,500,000		

RESOLUTION NO. 05-038

RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY REVENUE BONDS WITH RESPECT TO RESIDENTIAL RENTAL PROJECTS; AUTHORIZING THE FILING OF APPLICATIONS FOR ALLOCATIONS OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND AUTHORIZING OTHER ACTION RELATED THERETO

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") has been duly created and organized pursuant to and in accordance with the provisions of Chapter 2306, Texas Government Code, as amended, (the "Act") for the purpose, among others, of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe, and affordable living environments for persons and families of low and very low income (as defined in the Act) and families of moderate income (as described in the Act and determined by the Governing Board of the Department (the "Board") from time to time); and

WHEREAS, the Act authorizes the Department: (a) to make mortgage loans to housing sponsors to provide financing for multifamily residential rental housing in the State of Texas (the "State") intended to be occupied by persons and families of low and very low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds, for the purpose, among others, of obtaining funds to make such loans and provide financing, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; and (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such multifamily residential rental project loans, and to mortgage, pledge or grant security interests in such loans or other property of the Department in order to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, it is proposed that the Department issue its revenue bonds for the purpose of providing financing for multi-family residential rental developments (each a "Project" and collectively, the "Projects") as more fully described in Exhibit "A" attached hereto. The ownership of each Project as more fully described in Exhibit "A" will consist of the ownership entity and its principals or a related person (each an "Owner" and collectively, the "Owners") within the meaning of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, each Owner has made not more than 60 days prior to the date hereof, payments with respect to its respective Project and expects to make additional payments in the future and desires that it be reimbursed for such payments and other costs associated with each respective Project from the proceeds of tax-exempt and taxable obligations to be issued by the Department subsequent to the date hereof; and

WHEREAS, each Owner has indicated its willingness to enter into contractual arrangements with the Department providing assurance satisfactory to the Department that 100 percent of the units of its Project will be occupied at all times by eligible tenants, as determined by the Board of the Department pursuant to the Act ("Eligible Tenants"), that the other requirements of the Act and the Department will be satisfied and that its Project will satisfy State law, Section 142(d) and other applicable Sections of the Code and Treasury Regulations; and

WHEREAS, the Department desires to reimburse each Owner for the costs associated with its Project listed on Exhibit "A" attached hereto, but solely from and to the extent, if any, of the proceeds of tax-exempt and taxable obligations to be issued in one or more series to be issued subsequent to the date hereof; and

WHEREAS, at the request of each Owner, the Department reasonably expects to incur debt in the form of tax-exempt and taxable obligations for purposes of paying the costs of each respective Project described on Exhibit "A" attached hereto; and

WHEREAS, in connection with the proposed issuance of the Bonds (defined below), the Department, as issuer of the Bonds, is required to submit for each Project an Application for Allocation of Private Activity Bonds (the "Application") with the Texas Bond Review Board (the "Bond Review Board") with respect to the tax-exempt Bonds to qualify for the Bond Review Board's Allocation Program in connection with the Bond Review Board's authority to administer the allocation of the authority of the state to issue private activity bonds; and

WHEREAS, the Board intends that the issuance of Bonds for any particular Project is not dependent or related to the issuance of Bonds (as defined below) for any other Project and that a separate Application shall be filed with respect to each Project; and

WHEREAS, the Board has determined to declare its intent to issue its multifamily revenue bonds for the purpose of providing funds to each Owner to finance its Project on the terms and conditions hereinafter set forth; NOW, THEREFORE,

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

Section 1--Certain Findings. The Board finds that:

- (a) each Project is necessary to provide decent, safe and sanitary housing at rentals that eligible tenants can afford;
- (b) each Owner will supply, in its Project, well-planned and well-designed housing for eligible tenants;
- (c) the financing of each Project pursuant to the provisions of the Act will constitute a public purpose and will provide a public benefit;
 - (d) each owner is financially responsible; and
- (e) each Project will be undertaken within the authority conferred by the Act upon the Department and each Owner.

Section 2--Authorization of Issue. The Department declares its intent to issue its Multifamily Housing Revenue Bonds (the "Bonds") in amounts estimated to be sufficient to (a) fund a loan or loans to each Owner to provide financing for its Project in an aggregate principal amount not to exceed those amounts, corresponding to each respective Project, set forth in Exhibit "A"; (b) fund a reserve fund with respect to the Bonds if needed; and (c) pay certain costs incurred in connection with the issuance of the Bonds. Such Bonds will be issued as qualified residential rental project bonds. Final approval of the Department to issue the Bonds shall be subject to: (i) the review by the Department's credit underwriters for financial feasibility; (ii) review by the Department's staff and legal counsel of compliance with federal income tax regulations and state law requirements regarding tenancy in each Project; (iii) approval by the Bond Review Board, if required; (iv) approval by the Texas Attorney General; (v) satisfaction of the Board that each Project meets the Department's public policy criteria; and (vi) the ability of the Department to issue such Bonds in compliance with all federal and state laws applicable to the issuance of such Bonds.

<u>Section 3--Terms of Bonds</u>. The proposed Bonds shall be issuable only as fully registered bonds in authorized denominations to be determined by the Department; shall bear interest at a rate or rates to be determined by the Department; shall mature at a time to be determined by the Department but in no event later than 40 years after the date of issuance; and shall be subject to prior redemption upon such terms and conditions as may be determined by the Department.

Section 4--Reimbursement. The Department reasonably expects to reimburse each Owner for all costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof in connection with the acquisition of real property and construction of its Project and listed on Exhibit "A" attached hereto ("Costs of each respective Project") from the proceeds of the Bonds, in an amount which is reasonably estimated to be sufficient: (a) to fund a loan to provide financing for the acquisition and construction of its Project, including reimbursing each Owner for all costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof in connection with the acquisition and construction of its Project; (b) to fund any reserves that may be required for the benefit of the holders of the Bonds; and (c) to pay certain costs incurred in connection with the issuance of the Bonds.

<u>Section 5--Principal Amount</u>. Based on representations of each Owner, the Department reasonably expects that the maximum principal amount of debt issued to reimburse each Owner for the costs of its respective Project will not exceed the amount set forth in Exhibit "A" which corresponds to its Project.

Section 6--Limited Obligations. The Owner may commence with the acquisition and construction of its Project, which Project will be in furtherance of the public purposes of the Department as aforesaid. On or prior to the issuance of the Bonds, each Owner will enter into a loan agreement on an installment payment basis with the Department under which the Department will make a loan to the Owner for the purpose of reimbursing each Owner for the costs of its Project and each Owner will make installment payments sufficient to pay the principal of and any premium and interest on the applicable Bonds. The proposed Bonds shall be special, limited obligations of the Department payable solely by the Department from or in connection with its loan or loans to each Owner to provide financing for the Owner's Project, and from such other revenues, receipts and resources of the Department as may be expressly pledged by the Department to secure the payment of the Bonds.

Section 7--The Project. Substantially all of the proceeds of the Bonds shall be used to finance the Projects, each of which is to be occupied entirely by Eligible Tenants, as determined by the Department, and each of which is to be occupied partially by persons and families of low income such that the requirements of Section 142(d) of the Code are met for the period required by the Code.

<u>Section 8--Payment of Bonds</u>. The payment of the principal of and any premium and interest on the Bonds shall be made solely from moneys realized from the loan of the proceeds of the Bonds to reimburse each Owner for costs of its Project.

Section 9--Costs of Project. The Costs of each respective Project may include any cost of acquiring, constructing, reconstructing, improving, installing and expanding the Project. Without limiting the generality of the foregoing, the Costs of each respective Project shall specifically include the cost of the acquisition of all land, rights-of-way, property rights, easements and interests, the cost of all machinery and equipment, financing charges, inventory, raw materials and other supplies, research and development costs, interest prior to and during construction and for one year after completion of construction whether or not capitalized, necessary reserve funds, the cost of estimates and of engineering and legal services, plans, specifications, surveys, estimates of cost and of revenue, other expenses necessary or incident to determining the feasibility and practicability of acquiring, constructing, reconstructing, improving and expanding the Project, administrative expenses and such other expenses as

may be necessary or incident to the acquisition, construction, reconstruction, improvement and expansion of the Project, the placing of the Project in operation and that satisfy the Code and the Act. Each Owner shall be responsible for and pay any costs of its Project incurred by it prior to issuance of the Bonds and will pay all costs of its Project which are not or cannot be paid or reimbursed from the proceeds of the Bonds.

Section 10--No Commitment to Issue Bonds. Neither the Owners nor any other party is entitled to rely on this Resolution as a commitment to issue the Bonds and to loan funds, and the Department reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Department shall not be subject to any liability or damages of any nature. Neither the Owners nor any one claiming by, through or under each Owner shall have any claim against the Department whatsoever as a result of any decision by the Department not to issue the Bonds.

Section 11--No Indebtedness of Certain Entities. The Board hereby finds, determines, recites and declares that the Bonds shall not constitute an indebtedness, liability, general, special or moral obligation or pledge or loan of the faith or credit or taxing power of the State of Texas, the Department or any other political subdivision or municipal or political corporation or governmental unit, nor shall the Bonds ever be deemed to be an obligation or agreement of any officer, director, agent or employee of the Department in his or her individual capacity, and none of such persons shall be subject to any personal liability by reason of the issuance of the Bonds.

Section 12--Conditions Precedent. The issuance of the Bonds following final approval by the Board shall be further subject to, among other things: (a) the execution by each Owner and the Department of contractual arrangements providing assurance satisfactory to the Department that 100 percent of the units for each Project will be occupied at all times by Eligible Tenants, that all other requirements of the Act will be satisfied and that each Project will satisfy the requirements of Section 142(d) of the Code (except for portions to be financed with taxable bonds); (b) the receipt of an opinion from Vinson & Elkins L.L.P. or other nationally recognized bond counsel acceptable to the Department, substantially to the effect that the interest on the tax-exempt Bonds is excludable from gross income for federal income tax purposes under existing law; and (c) receipt of the approval of the Texas Bond Review Board, if required, and the Attorney General of the State of Texas.

<u>Section 13--Certain Findings</u>. The Board hereby finds, determines, recites and declares that the issuance of the Bonds to provide financing for each Project will promote the public purposes set forth in the Act, including, without limitation, assisting persons and families of low and very low income and families of moderate income to obtain decent, safe and sanitary housing at rentals they can afford.

<u>Section 14--Authorization to Proceed</u>. The Board hereby authorizes staff, Bond Counsel and other consultants to proceed with preparation of each Project's necessary review and legal documentation for the filing of an Application for the 2005 program year and the issuance of the Bonds, subject to satisfaction of the conditions specified in Section 2(i) and (ii) hereof.

<u>Section 15--Related Persons</u>. The Department acknowledges that financing of all or any part of each Project may be undertaken by any company or partnership that is a "related person" to the respective Owner within the meaning of the Code and applicable regulations promulgated pursuant thereto, including any entity controlled by or affiliated with the respective Owner.

Section 16--Declaration of Official Intent. This Resolution constitutes the Department's official intent for expenditures on Costs of each respective Project which will be reimbursed out of the issuance of the Bonds within the meaning of Sections 1.142-4(b) and 1.150-2, Title 26, Code of Federal Regulations, as amended, and applicable rulings of the Internal Revenue Service thereunder, to the end

that the Bonds issued to reimburse Costs of each respective Project may qualify for the exemption provisions of Section 142 of the Code, and that the interest on the Bonds (except for any taxable Bonds) will therefore be excludable from the gross incomes of the holders thereof under the provisions of Section 103(a)(1) of the Code.

<u>Section 17--Authorization of Certain Actions</u>. The Department hereby authorizes the filing of and directs the filing of each Application in such form presented to the Board with the Bond Review Board and each director of the Board are hereby severally authorized and directed to execute each Application on behalf of the Department and to cause the same to be filed with the Bond Review Board.

<u>Section 18--Effective Date</u>. This Resolution shall be in full force and effect from and upon its adoption.

<u>Section 19--Books and Records</u>. The Board hereby directs this Resolution to be made a part of the Department's books and records that are available for inspection by the general public.

Section 20--Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department's website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

PASSED AND APPROVED this 27th day of June, 2005.

[SEAL]		By:		
		<i></i>	Elizabeth Anderson, Chair	
Attest:				
De	lores Groneck, Secretary			

EXHIBIT "A"

Description of each Owner and its Project

Project Name	Owner	Principals	Amount Not to Exceed
Airport Boulevard Apartments	Airport Boulevard Apartments, Ltd.	Airport Boulevard Apartments Managment, L.L.C., the General Partner, or other entity, the Sole Member of which will be Embrey Partners, Ltd., or other entity	\$15,000,000

Costs: (i) acquisition of real property located at approximately the 2900 block of Airport Boulevard, east of Almeda and west of State Highway 288 South, Houston, Harris County, Texas; and (ii) the construction thereon of an approximately 248-unit multifamily residential rental housing project, in the amount not to exceed \$15,000,000.

Project Name	Owner	Principals	Amount Not to Exceed
Creekside Manor Senior Apartments	OHC/Killeen Ltd	Outreach Housing Corporation, the General Partner, or other entity, the Members of which will include Richard C. Ruschman and/or Frank Seelye and/or Berri T. McBride and/or Nick Scheidt and/or Pat Ballard, or other entity	\$10,500,000

Costs: (i) acquisition of real property located approximately 200 yards east of the southeast corner of the intersection of Hwy 190 and O. W. Curry, Killeen, Bell County, Texas; and (ii) the construction thereon of an approximately 180-unit multifamily senior residential rental housing project (a portion of which will be for seniors), in the amount not to exceed \$10,500,000.

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS MULTIFAMILY FINANCE DIVISION PREQUALIFICATION ANALYSIS

Airport Boulevard Apartments, Houston (#2005-041) Priority 2

Unit Mix and Rent Schedule								
Unit Type	Beds/Bath	# Units		Rents	Unit Size S.F.	Rent/S.F.		
60% AMI	1BD/1BA	72	\$	686	664	1.03		
60% AMI	2BD/2BA	72	\$	823	954	0.86		
60% AMI	2BD/2BA	24	\$	823	957	0.86		
60% AMI	3BD/2BA	80	\$	951	1,120	0.85		
						0.00		
						0.00		
						0.00		
						0.00		
						0.00		
						0.00		
						0.00		
						0.00		
						0.00		
						0.00		
Totals		248	\$	2,453,760	229,064	\$ 0.89		
Averages			\$	825	924			

U	ses	of Funds/	Pro	ject Cos	ts			
		Costs	1	Per Unit		Per S.F.	Percent	_
Acquisition	\$	1,888,724	\$	7,616	\$	8.25	0.0	.09
Off-sites		0		0		0.00	0.0	.00
Subtotal Site Costs	\$	1,888,724	\$	7,616	\$	8.25	0.0	.09
Sitework		2,572,321		10,372		11.23	0.	.12
Hard Construction Costs		9,151,385		36,901		39.95	0.4	.44
General Requirements (6%)		703,422		2,836		3.07	0.0	.03
Contractor's Overhead (2%)		234,474		945		1.02	0.0	.01
Contractor's Profit (6%)		703,422		2,836		3.07	0.0	.03
Construction Contingency		369,022		1,488		1.61	0.0	.02
Subtotal Construction	\$	13,734,047	\$	55,379	\$	59.96	0.0	.66
Indirect Construction		1,281,137		5,166		5.59	0.0	.06
Developer's Fee		2,100,000		8,468		9.17	0.	.10
Financing		1,920,314		7,743		8.38	0.0	.09
Reserves		0		0		0.00	0.0	.00
Subtotal Other Costs	\$	5,301,451	\$	21,377	\$	23	\$	0
Total Uses	\$	20,924,222	\$	84,372	\$	91.35	1.0	.00

Applicant - Sources of Funds							
Source I	Net Proceeds	Sale Price	Applicable Percentage				
Tax Credits	\$ 5,206,000	\$0.80	3.55%				
Source II	Proceeds	Rate	Amort	Annual D/S			
Bond Proceeds	\$14,450,000	6.75%	40	\$1,046,221			
Source III	Proceeds	% Deferred	Remaining				
Deferred Developer Fee		0.0%	\$2,100,000				
Source IV	Proceeds	Descr	Annual D/S				
Other				\$ -			
Total Sources	\$19,656,000			\$1,046,221			

TDHCA - Sources of Funds							
	Net	Sale	Applicable				
Source I	Proceeds	Price	Percentage				
Tax Credits	\$ 5,206,000	\$0.80	3.55%				
Source II	Proceeds	Rate	Amort	Annual D/S			
Bond Proceeds	\$ 14,450,000	6.75%	40	\$ 1,046,221			
Source III	Proceeds	% Deferred	Remaining				
Deferred Developer Fee	\$ 1,268,222	60.4%	\$ 831,778				
Source IV	Proceeds	Description		Annual D/S			
Other	\$ -			\$ -			
Total Sources	\$ 20,924,222			\$ 1,046,221			

Applicant - 0	Operating	Proforma/De	bt Covera	ge
			Per S.F.	Per Unit
Potential Gross Income		\$2,453,760	\$10.71	
Other Income & Loss		44,640	0.19	180
Vacancy & Collection	-7.10%	(177,288)	-0.77	-715
Effective Gross Income		\$2,321,112	10.13	9,359
Total Operating Expenses		\$1,049,381	\$4.58	\$4,231
Net Operating Income		\$1,271,731	\$5.55	\$5,128
Debt Service		1,046,221	4.57	4,219
Net Cash Flow		\$225,510	\$0.98	\$909
Debt Coverage Ratio		1.22		
TDHCA/TSAHC Fees		\$0	\$0.00	\$0
Net Cash Flow		\$225,510	\$0.98	\$909
DCR after TDHCA Fees		1.22		
Break-even Rents/S.F.		0.76		
Break-even Occupancy		85.40%		

TDHCA	- Operating P	roforma/Debt	Coverage	
			Per S.F.	Per Unit
Potential Gross Income		\$2,453,760	\$10.71	
Other Income & Loss		44,640	0.19	180
Vacancy & Collection	7.50%	(187,380)	-0.82	-756
Effective Gross Income		2,311,020	10.09	9,319
Total Operating Expenses	45.4%	\$1,049,381	\$4.58	\$4,231
Net Operating Income		\$1,261,639	\$5.51	\$5,087
Debt Service		1,046,221	4.57	4,219
Net Cash Flow		\$215,418	\$0.94	\$869
Debt Coverage Ratio		1.21		
TDHCA/TSAHC Fees			\$0.00	\$0
Net Cash Flow		\$215,418	\$0.94	\$869
DCR after TDHCA Fees		1.21		
Break-even Rents/S.F.		0.76		
Break-even Occupancy		85.40%		

Applicant - Annual	Operating I	Expenses	
		Per S.F.	Per Unit
General & Administrative Expenses	\$60,760	0.27	245
Management Fees	87,461	0.38	353
Payroll, Payroll Tax & Employee Exp.	227,840	0.99	919
Maintenance/Repairs	179,800	0.78	725
Utilities	115,320	0.50	465
Property Insurance	62,000	0.27	250
Property Taxes	248,000	1.08	1000
Replacement Reserves	49,600	0.22	200
Other Expenses	18,600	0.08	75
Total Expenses	\$1,049,381	\$4.58	\$4,231

Staff Notes/Comments
Other expenses include supportive service contract fees and compliance fees.

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS MULTIFAMILY FINANCE DIVISION PREQUALIFICATION ANALYSIS

Creekside Manor Senior Community, Killeen (#2005-044) Priority 2

Unit Mix and Rent Schedule							
Unit Type	Beds/Bath	# Units		Rents	Unit Size S.F.	F	Rent/S.F.
50% AMI	1BD/1BA	2	\$	445	650		0.68
60% AMI	1BD/1BA	16	\$	534	650		0.82
50% AMI	2BD/2BA	8	\$	535	822		0.65
60% AMI	2BD/1BA	134	\$	642	822		0.78
60% AMI	2BD/2BA	20	\$	642	868		0.74
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
Totals		180	\$	1,350,984	145,784	\$	0.77
Averages	•		\$	625	810		

U	ses	of Funds/	Pro	ject Cos	ts	•	
		Costs]	Per Unit		Per S.F.	Percent
Acquisition	\$	750,000	\$	4,167	\$	5.14	0.05
Off-sites		0		0		0.00	0.00
Subtotal Site Costs	\$	750,000	\$	4,167	\$	5.14	0.05
Sitework		1,217,500		6,764		8.35	0.09
Hard Construction Costs		6,683,000		37,128		45.84	0.48
General Requirements (6%)		470,000		2,611		3.22	0.03
Contractor's Overhead (2%)		155,000		861		1.06	0.01
Contractor's Profit (6%)		420,000		2,333		2.88	0.03
Construction Contingency		425,000		2,361		2.92	0.03
Subtotal Construction	\$	9,370,500	\$	52,058	\$	64.28	0.68
Indirect Construction		461,000		2,561		3.16	0.03
Developer's Fee		1,650,000		9,167		11.32	0.12
Financing		1,373,500		7,631		9.42	0.10
Reserves		200,000		1,111		1.37	0.01
Subtotal Other Costs	\$	3,684,500	\$	20,469	\$	25	\$ 0
Total Uses	\$	13,805,000	\$	76,694	\$	94.69	1.00

Applicant - Sources of Funds					
Carres I	Net	Sale	Applicable		
Source I Tax Credits	Proceeds \$ 3,968,650	Price \$0.80	Percentage 3.55%		
Source II	Proceeds	Rate	Amort	Annual D/S	
Bond Proceeds	\$ 9,200,000	6.75%	40	\$ 666,106	
Source III	Proceeds	% Deferred	Remaining	,	
Deferred Developer Fee	\$ 636,350	38.6%	\$1,013,650		
Source IV	Proceeds	Descr	ription	Annual D/S	
Other				\$ -	
Total Sources	\$13,805,000			\$ 666,106	

Т	DHCA - Sou	rces of Fund	ls	
	Net	Sale	Applicable	
Source I	Proceeds	Price	Percentage	
Tax Credits	\$ 3,968,650	\$0.80	3.55%	
Source II	Proceeds	Rate	Amort	Annual D/S
Bond Proceeds	\$ 8,952,527	6.75%	40	\$ 648,188
Source III	Proceeds	% Deferred	Remaining	
Deferred Developer Fee	\$ 883,823	53.6%	\$ 766,177	
Source IV	Proceeds	Descr	ription	Annual D/S
Other	\$ -			\$ -
Total Sources	\$ 13,805,000			\$ 648,188

Applicant - (Operating	Proforma/De	bt Covera	ge
			Per S.F.	Per Unit
Potential Gross Income		\$1,350,984	\$9.27	
Other Income & Loss		32,400	0.22	180
Vacancy & Collection	-7.50%	(103,754)	-0.71	-576
Effective Gross Income		\$1,279,630	8.78	7,109
Total Operating Expenses		\$566,650	\$3.89	\$3,148
Net Operating Income		\$712,980	\$4.89	\$3,961
Debt Service		666,106	4.57	3,701
Net Cash Flow		\$46,874	\$0.32	\$260
Debt Coverage Ratio		1.07		
TDHCA/TSAHC Fees		\$0	\$0.00	\$0
Net Cash Flow		\$46,874	\$0.32	\$260
DCR after TDHCA Fees		1.07		
Break-even Rents/S.F.		0.70		
Break-even Occupancy		91.25%		

TDHCA -	Operating P	roforma/Debt	Coverage	
			Per S.F.	Per Unit
Potential Gross Income		\$1,350,984	\$9.27	
Other Income & Loss		32,400	0.22	180
Vacancy & Collection	7.50%	(103,754)	-0.71	-576
Effective Gross Income		1,279,630	8.78	7,109
Total Operating Expenses	44.3%	\$566,640	\$3.89	\$3,148
Net Operating Income		\$712,990	\$4.89	\$3,961
Debt Service		648,188	4.45	3,601
Net Cash Flow		\$64,802	\$0.44	\$360
Debt Coverage Ratio		1.10		
TDHCA/TSAHC Fees			\$0.00	\$0
Net Cash Flow		\$64,802	\$0.44	\$360
DCR after TDHCA Fees		1.10		
Break-even Rents/S.F.		0.69		
Break-even Occupancy		89.92%		

Applicant - Annual	Operating I	Expenses	
		Per S.F.	Per Unit
General & Administrative Expenses	\$36,250	0.25	201
Management Fees	68,000	0.47	378
Payroll, Payroll Tax & Employee Exp.	143,500	0.98	797
Maintenance/Repairs	50,000	0.34	278
Utilities	82,000	0.56	456
Property Insurance	50,000	0.34	278
Property Taxes	88,000	0.60	489
Replacement Reserves	36,000	0.25	200
Other Expenses	12,900	0.09	72
Total Expenses	\$566,650	\$3.89	\$3,148

Other expenses include cable tv, supportive service contract fees, compliance
fees, and security fees.
Used expenses for per square foot instead of per unit.



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MULTIFAMILY FINANCE PRODUCTION DIVISION

2005 Private Activity Multifamily Revenue Bonds

Prairie Ranch Apartments Approximately 4940 S. SH 360 Grand Prairie, Texas ARDC GPwest, Ltd. 176 Units

Priority 1C-100% of the units will be restricted at 60% AMFI (located in a census tract with a higher median income than the average for the area)

\$13,000,000 Tax Exempt – Series 2005

TABLE OF EXHIBITS

TAB 1	TDHCA Board Presentation
TAB 2	Bond Resolution
TAB 3	HTC Profile and Board Summary
TAB 4	Sources & Uses of Funds Estimated Cost of Issuance
TAB 5	Department's Real Estate Analysis
TAB 6	Rental Restrictions Explanation Results and Analysis
TAB 7	Development Location Maps
TAB 8	TDHCA Compliance Summary Report
TAB 9	Public Input and Hearing Transcript (May 23, 2005

BOARD ACTION REQUEST June 27, 2005

Action Item

Presentation, Discussion and Possible Approval for the issuance of Multifamily Housing Revenue Bonds, Series 2005 and Housing Tax Credits for the Prairie Ranch Apartments development.

Summary of the Prairie Ranch Apartments Transaction

The pre-application was received on February 7, 2005 as part of the 2005 Waiting List applications. The application was scored and ranked by staff. The application was induced at the March 2005 Board meeting and submitted to the Texas Bond Review Board for placement on the waiting list. application received a Reservation of Allocation on April 5, 2005. This application was submitted under the Priority 1C category which means the proposed site will be located in a census tract that has a higher median income than the area median income. The income information for the census tract 1115.39 shows the median family income to be \$86,801 and the area median for Fort Worth MSA is \$62,700. The census population information is estimated at 5887 total population; owner occupied units are 1708 and renter occupied units are 104. 100% of the units will serve individuals and families at 60% of the Area Median Income. A public hearing was held on May 23, 2005. There were 130 people in attendance with twenty-three (23) people speaking for the record. 123 stated opposition on the sign-in sheet and 7 stated no opinion. The Department received two (2) official letters of opposition, one from the Mayor at the pre-application stage and one from the Arlington ISD both at pre-application and full application. The Department received individual letters and petitions from 380 persons in opposition. The City of Grand Prairie passed Resolution #4057 on March 1, 2005, which states "The City Council opposes the issuance of Housing Tax Credits to ARDC GPwest, Ltd. for the Prairie Ranch multifamily development". A copy of the transcript and a summary of public comment are located behind Tab 9 of this presentation. The TDHCA Board previously approved an application for this development for a Housing Tax Credit allocation for a local issuer. That same application was denied for the issuance of the bonds by the Tarrant County Housing Finance Corporation with a split three to two vote. The proposed site will be located at approximately 4940 S. SH 360, Grand Prairie, Texas.

Summary of the Financial Structure

The applicant is requesting the Department's approval and issuance of variable rate tax exempt bonds in an amount not to exceed \$13,000,000. The bonds will be credit enhanced by GNMA and carry a AAA rating. Newman & Associates will underwrite the transaction at an anticipated interest rate not to exceed 6.0%. The construction and lease up period will be for thirty months plus one 6 month optional extension with payment terms of interest only during construction. There will be a 40 year term and amortization.

Recommendation

Staff recommends the Board approve the issuance of Multifamily Housing Mortgage Revenue Bonds, Series 2005 and Housing Tax Credits for the Prairie Ranch Apartments development because of the demonstrated quality of construction of the proposed development, the feasibility of the development (as demonstrated by the commitments from the FHA Lender, equity provider, and the underwriting report by the Department's Real Estate Analysis Division) and the demand for additional affordable units as demonstrated by the occupancy rates of other affordable units in the market area.

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

June 27, 2005

DEVELOPMENT: Prairie Ranch Apartments, Grand Prairie, Tarrant County, Texas

PROGRAM: Texas Department of Housing & Community Affairs

2005 Multifamily Housing Revenue Bonds

(Reservation received April 5, 2005)

ACTION

REQUESTED: Approve the issuance of multifamily revenue bonds (the

"Bonds") by the Texas Department of Housing and Community Affairs (the "Department"). The Bonds will be issued under Chapter 1372 of the Texas Government Code and under Chapter 2306 of the Texas Government Code, the Department's enabling Act (the "Act"), which authorizes the Department to issue its revenue bonds for its public purposes as defined therein. (The Act provides that the Department's revenue bonds are solely obligations of the Department, and do not create an obligation, debt, or liability of the State of Texas or a pledge or loan of the

faith, credit or taxing power of the State of Texas.)

PURPOSE:

The proceeds of the Bonds will be used for the purpose of providing funds to finance a Federal Housing Administration insured mortgage loan (the "Mortgage Loan") to be originated by Malone Mortgage Company America, Ltd. (the "FHA Lender") to ARDC GPwest, Ltd., a Texas limited partnership (the "Borrower"), for the acquisition, construction, equipping and long-term financing of a new, 176-unit multifamily residential rental development to be constructed on approximately 12.77 acres of land located at approximately 4940 S. SH 360, Grand

Prairie, Tarrant County, Texas. (the "Development").

BOND AMOUNT: \$13,000,000 Series 2005, Tax Exempt Bonds (*)

> (*)The aggregate principal amount of the Bonds will be determined by the Department based on its rules, underwriting, the cost of construction of the Development and the amount for

which Bond Counsel can deliver its Bond Opinion.

ANTICIPATED **CLOSING DATE:**

The Department received a volume cap allocation for the Bonds on April 5, 2005 pursuant to the Texas Bond Review Board's

2005 Private Activity Bond Allocation Program. While the Department is required to deliver the Bonds on or before

September 2, 2005, the anticipated closing date is July 12, 2005.

BORROWER:

ARDC GPwest, Ltd., a Texas limited partnership, the general partner of which is ARDC GPranchwest, L.L.C., a Texas limited liability company. The sole member and 100% owner of the general partner is Hal Thorne.

COMPLIANCE HISTORY:

The Compliance Status Summary completed on June 6, 2005 reveals that the principals of the general partner above have a total of one (1) property being monitored by the Department which has not been monitored at this time.

ISSUANCE TEAM:

Malone Mortgage Company America, Ltd. ("FHA Lender")

Paramount Financial Group. ("Equity Provider")

GMAC Commercial Holding Capital Markets Corp. d/b/a Newman and Associates, A Division of GMAC Commercial

Holding Capital Markets Corp. ("Underwriter") Wells Fargo Bank National Association. ("Trustee")

Vinson & Elkins L.L.P. ("Bond Counsel") RBC Dain Rauscher Inc. ("Financial Advisor")

McCall, Parkhurst & Horton, L.L.P. ("Disclosure Counsel")

BOND PURCHASER:

The Bonds will be publicly offered on a limited basis on or about July 12, 2005, at which time the final pricing and Bond Purchaser(s) will be determined.

DEVELOPMENT DESCRIPTION:

The Development is a 176-unit multifamily residential rental development to be constructed on approximately 12.77 acres of land located at approximately 4940 S. SH 360, Grand Prairie, Tarrant County, Texas. The proposed site density will be fourteen (14) units per acre and will consist of eight (8) three story residential building types constructed of stone veneer and hardi-plank siding, wood trim, and pitched composition shingle roofs. The development will contain a total of 172,780 net rentable square feet and an average unit size of 1,046 square feet. The complex will have full perimeter fencing with control access gates. Unit amenities will include frost-free refrigerator, self cleaning range/oven, dishwasher, disposal, storage areas, washer/dryer connections. The property will have clubhouse, pool, play area with playground equipment, accessible walking path, barbeque grills and picnic tables, covered community porch, furnished fitness center, leasing, office and community room space, computers with internet access and a laundry building.

Units	Unit Type	Sq Ft	Proposed	Net Rent
48	1-Bed/1-Bath	717	\$639.00	60%
67	2-Bed/2-Bath	975	\$768.00	60%
61	3-Bed/2-Bath	1,167	\$889.00	60%
176	Total Units			

SET-ASIDE UNITS:

For Bond covenant purposes, at least forty percent (40%) of the residential units in the development are set aside for persons or families earning not more than sixty percent (60%) of the area median income. Five percent (5%) of the units in each Development will be set aside on a priority basis for persons with special needs.

(The Borrower has elected to set aside 100% of the units for tax credit purposes.)

RENT CAPS:

For Bond covenant purposes, the rental rates of the units will be restricted such that for 100% of the units, the maximum rent will not exceed thirty percent (30%) of the income, adjusted for family size, for a family whose income equals sixty percent (60%) of the area median income.

TENANT SERVICES:

Borrower will provide Tenant Services provided by Common Thread, Becky Lennox, CCDC based on the tenant profile upon lease-up that conforms to the Department's program guidelines.

DEPARTMENT ORIGINATION

\$1,000 Pre-Application Fee (Paid) \$10,000 Application Fee (Paid)

\$64,000 Issuance Fee (.50% of the bond amount paid at closing)

DEPARTMENT ANNUAL FEES:

\$12,800 Bond Administration (0.10% per annum of the aggregate principle amount of the Bonds outstanding) \$4,400 Compliance Fee (\$25/unit/year adjusted annually for CPI)

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

ASSET OVERSIGHT FEE:

\$4,400 TDHCA or assigns (\$25/unit/year adjusted annually for CPI).

TAX CREDITS:

The Borrower has applied to the Department to receive a Determination Notice for the 4% tax credit that accompanies the private-activity bond allocation. The tax credit equates to \$495,337 per annum and represents equity for the transaction. To capitalize on the tax credit, the Borrower will sell a substantial portion of the limited partnership, typically 99.99%, to raise equity funds for the Development. Although a tax credit sale has not been finalized, the Borrower anticipates raising approximately \$4,110,886 of equity for the transaction.

BOND STRUCTURE & SECURITY FOR THE BONDS:

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

As stated above, the Mortgage Loan will be originated by the FHA Lender as evidenced by a note from the Borrower (the "Mortgage Note"). The FHA Lender will make advances on the Mortgage Loan to the Borrower for the acquisition, construction, equipping and long-term financing of the Development. The Mortgage Loan will be secured by, among other things, a Deed of Trust for the benefit of the FHA Lender.

The FHA Lender will issue mortgage-backed securities in the form of Construction Loan Certificates and a Development Loan Certificate (the "GNMA Certificates") to be purchased by the trustee from Bond proceeds at a price of par plus accrued interest thereon. The trustee will collect the payments on the GNMA Certificates to pay bondholders.

The Bonds will be secured primarily by the payments on the GNMA Certificates and from other security pledged under the Indenture. Prior to the acquisition of the GNMA Certificates by the Trustee, the Bonds will be secured by certain of the Bond proceeds held under the Indenture and invested by the Trustee pursuant to an investment agreement. Upon the purchase thereof by the Trustee, the Bonds will be secured primarily by the GNMA Certificates to be issued by the FHA Lender, guaranteed as to principal and interest by the Government National Mortgage Association ("Ginnie Mae") and to be backed by the Mortgage Loan.

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

<u>CREDIT</u> ENHANCEMENT:

As stated above, the GNMA Certificates are guaranteed as to principal and interest by Ginnie Mae, which allows for an anticipated rating of AAA/Aaa and an anticipated interest rate not to exceed 6.0% on the Tax Exempt Bonds. Without the credit enhancement, the Tax-Exempt Bonds would not be investment grade and would therefore command a higher interest rate from investors on similar maturity bonds.

FORM OF BONDS:

The Bonds will be issued in book entry form and in denominations of \$5,000 or any integral multiples thereof.

MORTGAGE LOAN:

The Mortgage Loan is a non-recourse obligation of the Borrower, which means, subject to certain exceptions, that the Borrower is not liable for the payment thereof beyond the amount realized from the pledged security. The Mortgage Loan is funded by the FHA Lender. Two types of GNMA Certificates are intended to be issued by the FHA Lender in connection with the Mortgage Loan to the Borrower: (i) Construction Loan Certificates which are to be issued with respect to each construction loan advance under the Mortgage Loan, and (ii) the Development Loan Certificate which is to be issued with respect to the permanent Mortgage Loan with payment provisions which correspond to the monthly scheduled installments of principal and interest on the Mortgage Note. The Delivery Date or maturity of the construction loan means the date on which the Development Loan Certificate is delivered to the Trustee, which shall be on or before January 31, 2007 (the "Delivery Date") (a preliminary date that is subject to change), unless extended in accordance with the Trust Indenture.

MATURITY/SOURCES & METHODS OF REPAYMENT:

The Bonds will bear interest at a fixed rate until maturity, which is anticipated to be January 20, 2045.

The Bonds will be payable from: (1) payments on the GNMA Certificates; (2) earnings derived from amounts held in Funds & Accounts (discussed below) or on deposit in an investment agreement; and (3) funds deposited to the Acquisition Fund specifically for capitalized interest.

The Bonds will be structured to have level debt service from commencement of amortization until maturity.

REDEMPTION OF BONDS PRIOR TO MATURITY:

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

Optional Redemption:

The Tax-Exempt Bonds are subject to optional redemption by the Borrower on or after July 20, 2015 (a preliminary date that is subject to change) with certain applicable premiums in the event the Borrower exercises any option to prepay the Mortgage Note and amounts are paid under the GNMA Certificates representing such prepayments.

Mandatory Redemption:

- (1) The Bonds will be subject to mandatory sinking fund redemption at a redemption price equal to 100% of the principal amount thereof, without any premium, plus accrued interest, on the dates of redemption specified in the Indenture.
- (2) The Bonds are subject to extraordinary mandatory redemption:
 - (a) in part, following the Delivery Date of the Development Loan Certificate in the amount of the difference between Bonds then outstanding and the Construction Loan Certificates delivered to the Trustee;
 - (b) in whole, following the maturity date of the Construction Loan Certificates if the Development Loan Certificate is not delivered to the Trustee on or before the Delivery Date;
 - (c) in part, following the date on which the Development Loan Certificate is delivered to the Trustee, in an amount equal to the remainder, if any, of the difference between the Bonds then outstanding less the amount of the Development Loan Certificate delivered to the Trustee:
 - (d) in whole or in part to the extent the Trustee receives payments on the GNMA Certificates exceeding regularly scheduled payments of principal and interest thereon; or

(e) in whole, following the delivery date of the Initial Construction Loan Certificate, if the Initial Construction Loan Certificate is not delivered to the Trustee on or before the delivery date of the Initial Construction Loan Certificate in the amount specified in the Indenture.

FUNDS AND ACCOUNTS/FUNDS ADMINISTRATION:

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

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will initially be issued as fully registered securities and when issued will be registered in the name of Cede & Co., as nominee for DTC. One fully registered global bond in the aggregate principal amount of each stated maturity of the Bonds will be deposited with DTC.

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

The Trust Indenture will initially create up to five (5) funds with the following general purposes:

- 1) Acquisition Fund (containing a Capitalized Interest Account therein) Fund into which Bond proceeds shall be deposited and shall be applied to the acquisition of the GNMA Certificates and accrued interest thereon.
- 2) Bond Fund (containing a Special Mandatory Redemption Account therein) Fund into which amounts, if any, paid by the Underwriter as accrued interest; all income, revenues, proceeds and other amounts received from or in connection with the GNMA Certificates; all earnings and gains from the investment of money held in the Bond and Acquisition Fund; and amounts transferred from the Acquisition Fund to the Bond Fund for mandatory redemption of the Bonds in the Special Mandatory Redemption Account attributable to the receipt by the Trustee of payments under the GNMA Certificates exceeding regularly scheduled payments of principal and interest thereon.

- 3) Costs of Issuance Fund A temporary fund into which amounts for the payment of the costs of issuance are deposited and disbursed by the Trustee;
- 4) Rebate Fund Fund into which certain investment earnings are transferred that are required to be rebated periodically to the federal government to preserve the tax-exempt status of the Tax-Exempt Bonds. Amounts in this fund are held apart from the trust estate and are not available to pay debt service on the Bonds; and
- 5) Expense Fund Fund into which the Trustee deposits amounts paid by the Borrower pursuant to the Loan Agreement and uses such moneys to pay certain fees and expenses of the Department.

DEPARTMENT ADVISORS:

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

- 1. <u>Bond Counsel</u> Vinson & Elkins L.L.P. ("V&E") was most recently selected to serve as the Department's bond counsel through a request for proposals ("RFP") issued by the Department in August 2003.
- 2. <u>Bond Trustee</u> Wells Fargo Bank National Association, was selected as bond trustee by the Department pursuant to a request for proposals process in April 2003.
- 3. <u>Financial Advisor</u> RBC Dain Rauscher Inc. was selected by the Department as the Department's financial advisor through a request for proposals process in June 2003.
- 4. <u>Disclosure Counsel</u> McCall, Parkhurst & Horton, L.L.P. was selected by the Department as Disclosure Counsel through a request for proposals process in August 2003.

ATTORNEY GENERAL REVIEW OF BONDS:

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

RESOLUTION NO. 05-037

RESOLUTION AUTHORIZING AND APPROVING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS (GNMA COLLATERALIZED MORTGAGE LOAN—PRAIRIE RANCH APARTMENTS) SERIES 2005; APPROVING THE FORM AND SUBSTANCE AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS PERTAINING THERETO; AUTHORIZING AND RATIFYING OTHER ACTIONS AND DOCUMENTS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") has been duly created and organized pursuant to and in accordance with the provisions of Chapter 2306, Texas Government Code, as amended (the "Act"), for the purpose, among others, of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe, and affordable living environments for individuals and families of low and very low income (as defined in the Act) and families of moderate income (as described in the Act and determined by the Governing Board of the Department (the "Board") from time to time); and

WHEREAS, the Act authorizes the Department: (a) to make mortgage loans to housing sponsors to provide financing for multifamily residential rental housing in the State of Texas (the "State") intended to be occupied by individuals and families of low and very low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds, for the purpose, among others, of obtaining funds to make such loans and provide financing, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such multi-family residential rental project loans, and to mortgage, pledge or grant security interests in such loans or other property of the Department in order to secure the payment of the principal or redemption price of and interest on such bonds; and (d) to make, commit to make, and participate in the making of mortgage loans, including federally insured loans, and to enter into agreements and contracts to make or participate in mortgage loans for residential housing for individuals and families of low and very low income and families of moderate income; and

WHEREAS, the Board has determined to authorize the issuance of the Texas Department of Housing and Community Affairs Multifamily Housing Revenue Bonds (GNMA Collateralized Mortgage Loan—Prairie Ranch Apartments) Series 2005 (the "Bonds"), pursuant to and in accordance with the terms of a Trust Indenture (the "Indenture") by and between the Department and Wells Fargo Bank, National Association, as trustee (the "Trustee"), for the purpose of obtaining funds to finance the Project (defined below), all under and in accordance with the Constitution and laws of the State of Texas; and

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

WHEREAS, the Board, by resolution adopted on March 10, 2005, declared its intent to issue its revenue bonds to provide financing for the Project; and

WHEREAS, it is anticipated that the Department, the Borrower, Malone Mortgage Company America, Ltd., as lender (the "Lender"), and the Trustee will execute and deliver a Loan Agreement (the

"Loan Agreement") (i) for the purpose of providing funds to finance the loan to be originated by the Lender (the "Loan") to provide financing for the cost of acquisition and construction of the Project and related costs, and (ii) pursuant to which repayment of the Loan will be secured by a first lien Deed of Trust from the Borrower for the benefit of the Lender; and

WHEREAS, the Department now desires to authorize the use and distribution of a preliminary official statement (the "Preliminary Official Statement") in connection with the offering of the Bonds; and

WHEREAS, the Board has further determined that the Department will enter into a Bond Purchase Agreement (the "Purchase Agreement") with the Borrower, GMAC Commercial Holding Capital Markets Corp. d/b/a Newman and Associates, A Division of GMAC Commercial Holding Capital Markets Corp. (the "Underwriter"), and any other party to the Purchase Agreement as authorized by the execution thereof by the Department, setting forth certain terms and conditions upon which the Underwriter and/or another party will purchase all or their respective portion of the Bonds from the Department and the Department will sell the Bonds to the Underwriter and/or another party to such Purchase Agreement; and

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

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

WHEREAS, the Board has examined proposed forms of the Indenture, the Loan Agreement, the Regulatory Agreement, the Asset Oversight Agreement, the Preliminary Official Statement and the Purchase Agreement, all of which are attached to and comprise a part of this Resolution; has found the form and substance of such documents to be satisfactory and proper and the recitals contained therein to be true, correct and complete; and has determined, subject to the conditions set forth in Section 1.12, to authorize the issuance of the Bonds, the execution and delivery of such documents and the taking of such other actions as may be necessary or convenient in connection therewith; NOW, THEREFORE,

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

ARTICLE I

ISSUANCE OF BONDS; APPROVAL OF DOCUMENTS

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

<u>Section 1.2--Interest Rate, Principal Amount, Maturity and Price</u>. That the Chair of the Governing Board or the Executive Director of the Department are hereby authorized and empowered, in accordance with Chapter 1371, Texas Government Code, to fix and determine the interest rate, principal amount and

maturity of and the redemption provisions related to, the Bonds, all of which determinations shall be conclusively evidenced by the execution and delivery by the Chair of the Governing Board or the Executive Director of the Department of the Indenture and the Purchase Agreement; provided, however, that: (a) the interest rate on the Bonds shall not exceed 6.0% per annum; provided, that in no event shall the interest rate on the Bonds (including any default interest rate) exceed the maximum rate of interest permitted by applicable law; (b) the aggregate principal amount of the Bonds shall not exceed \$13,000,000; (c) the final maturity of the Bonds shall occur not later than September 2, 2045; and (d) the price at which the Bonds are sold to the Underwriter and/or any additional party to the Purchase Agreement shall not exceed the principal amount thereof.

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

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

Section 1.5--Approval, Execution and Delivery of the Purchase Agreement. That the form and substance of the Purchase Agreement is hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute and deliver the Purchase Agreement and to deliver the Purchase Agreement to the Borrower and the Underwriter and any additional party to the Purchase Agreement as appropriate.

Section 1.6--Approval, Execution, Use and Distribution of the Preliminary Official Statement and the Official Statement. That the form and substance of the Preliminary Official Statement and its use and distribution by the Underwriter in accordance with the terms, conditions and limitations contained therein are hereby approved, ratified, confirmed and authorized; that the Chair and the Executive Director are hereby severally authorized to deem the Preliminary Official Statement "final" for purposes of Rule 15c2-12 of the Securities and Exchange Commission; that the authorized representatives of the Department named in this Resolution each are authorized hereby to make or approve such changes in the Preliminary Official Statement as may be required to provide a final Official Statement for the Bonds; that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Preliminary Official Statement and the Official Statement, as required; and that the distribution and circulation of the Official Statement by the Underwriter hereby is authorized and approved, subject to the terms, conditions and limitations contained therein, and further subject to such amendments or additions thereto as may be required by the Bond Purchase Agreement and as may be approved by the Executive Director of the Department and the Department's counsel.

<u>Section 1.7--</u> <u>Approval, Execution and Delivery of the Asset Oversight Agreement.</u> That the form and substance of the Asset Oversight Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute and deliver the Asset Oversight Agreement to the Borrower.

<u>Section 1.8--Taking of Any Action; Execution and Delivery of Other Documents.</u> That the authorized representatives of the Department named in this Resolution each are authorized hereby to take any actions and to execute, attest and affix the Department's seal to, and to deliver to the appropriate

parties, all such other agreements, commitments, assignments, bonds, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, notices of acceptance, written requests and other papers, whether or not mentioned herein, as they or any of them consider to be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.

<u>Section 1.9--Exhibits Incorporated Herein</u>. That all of the terms and provisions of each of the documents listed below as an exhibit shall be and are hereby incorporated into and made a part of this Resolution for all purposes:

Exhibit B - Indenture

Exhibit C - Loan Agreement

Exhibit D - Regulatory Agreement

Exhibit E - Preliminary Official Statement

Exhibit F - Purchase Agreement

Exhibit G - Asset Oversight Agreement

Section 1.10--Power to Revise Form of Documents. That notwithstanding any other provision of this Resolution, the authorized representatives of the Department named in this Resolution each are authorized hereby to make or approve such revisions in the form of the documents attached hereto as exhibits as, in the judgment of such authorized representative or authorized representatives, and in the opinion of Vinson & Elkins L.L.P., Bond Counsel to the Department, may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution, such approval to be evidenced by the execution of such documents by the authorized representatives of the Department named in this Resolution.

Section 1.11--Authorized Representatives. That the following persons are each hereby named as authorized representatives of the Department for purposes of executing, attesting, affixing the Department's seal to, and delivering the documents and instruments and taking the other actions referred to in this Article I: Chair and Vice Chairman of the Board, Executive Director of the Department, Deputy Executive Director of Housing Operations of the Department, Deputy Executive Director of Programs of the Department, Chief of Agency Administration of the Department, Director of Financial Administration of the Department, Director of Bond Finance of the Department, Director of Multifamily Finance Production of the Department and the Secretary to the Board.

<u>Section 1.12--Conditions Precedent</u>. That the issuance of the Bonds shall be further subject to, among other things: (a) the Project's meeting all underwriting criteria of the Department, to the satisfaction of the Executive Director of the Department; and (b) the execution by the Borrower and the Department of contractual arrangements satisfactory to the Department staff requiring that community service programs will be provided at the Project.

ARTICLE II

APPROVAL AND RATIFICATION OF CERTAIN ACTIONS

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

<u>Section 2.2--Approval of Submission to the Attorney General of Texas</u>. That the Board hereby authorizes, and approves the submission by the Department's Bond Counsel to the Attorney General of

the State of Texas, for his approval, of a transcript of legal proceedings relating to the issuance, sale and delivery of the Bonds.

- <u>Section 2.3--Certification of the Minutes and Records</u>. That the Secretary is hereby severally authorized to certify and authenticate minutes and other records on behalf of the Department for the Bonds and all other Department activities.
- <u>Section 2.4--Authority to Invest Proceeds</u>. That the Department is authorized to invest and reinvest the proceeds of the Bonds and the fees and revenues to be received in connection with the financing of the Project in accordance with the Indenture and to enter into any agreements relating thereto only to the extent permitted by the Indenture.
- Section 2.5--Approving Initial Rents. That the initial maximum rent charged by the Borrower for 100% of the units of the Project shall not exceed the amounts attached as Exhibit G to the Regulatory Agreement and shall be annually redetermined by the Borrower and reviewed by the Department, as set forth in the Loan Agreement.
- <u>Section 2.6--Ratifying Other Actions</u>. That all other actions taken by the Executive Director of the Department and the Department staff in connection with the issuance of the Bonds and the financing of the Project are hereby ratified and confirmed.
- <u>Section 2.7--Engagement of Other Professionals</u>. That the Executive Director of the Department or any successor is authorized to engage auditors to perform such functions, audits, yield calculations and subsequent investigations as necessary or appropriate to comply with the Purchase Agreement and the requirements of Bond Counsel to the Department, provided such engagement is done in accordance with applicable law of the State of Texas.
- <u>Section 2.8--Approval of Requests for Rating from Rating Agency.</u> That the action of the Executive Director of the Department or any successor and the Department's consultants in seeking a rating from Moody's Investors Service, Inc. and/or Standard & Poor's Ratings Services, a Division of The McGraw-Hill Companies, Inc., is approved, ratified and confirmed hereby.
- <u>Section 2.9--Underwriter</u>. That the underwriter with respect to the issuance of the Bonds shall be GMAC Commercial Holding Capital Markets Corp. d/b/a Newman and Associates, A Division of GMAC Commercial Holding Capital Markets Corp.

ARTICLE III CERTAIN FINDINGS AND DETERMINATIONS

Section 3.1--Findings of the Board. That in accordance with Section 2306.223 of the Act, and after the Department's consideration of the information with respect to the Project and the information with respect to the proposed financing of the Project by the Department, including but not limited to the information submitted by the Borrower, independent studies commissioned by the Department, recommendations of the Department staff and such other information as it deems relevant, the Board hereby finds:

(a) <u>Need for Housing Development.</u>

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

- (ii) that the Borrower will supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income,
- (iii) that the financing of the Project is a public purpose and will provide a public benefit, and
- (iv) that the Project will be undertaken within the authority granted by the Act to the housing finance division and the Borrower.

(b) Findings with Respect to the Borrower.

- (i) that the Borrower, by operating the Project in accordance with the requirements of the Regulatory Agreement, will comply with applicable local building requirements and will supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income,
- (ii) that the Borrower is financially responsible and has entered into a binding commitment to repay the loan made with the proceeds of the Bonds in accordance with its terms, and
- (iii) that the Borrower is not, and will not enter into a contract for the Project with, a housing developer that: (A) is on the Department's debarred list, including any parts of that list that are derived from the debarred list of the United States Department of Housing and Urban Development; (B) breached a contract with a public agency; or (C) misrepresented to a subcontractor the extent to which the developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the developer's participation in contracts with the agency and the amount of financial assistance awarded to the developer by the Department.

(c) <u>Public Purpose and Benefits</u>.

- (i) that the Borrower has agreed to operate the Project in accordance with the Loan Agreement and the Regulatory Agreement, which require, among other things, that the Project be occupied by individuals and families of low and very low income and families of moderate income, and
- (ii) that the issuance of the Bonds to finance the Project is undertaken within the authority conferred by the Act and will accomplish a valid public purpose and will provide a public benefit by assisting individuals and families of low and very low income and families of moderate income in the State of Texas to obtain decent, safe, and sanitary housing by financing the costs of the Project, thereby helping to maintain a fully adequate supply of sanitary and safe dwelling accommodations at rents that such individuals and families can afford.

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

<u>Section 3.3--No Gain Allowed</u>. That, in accordance with Section 2306.498 of the Act, no member of the Board or employee of the Department may purchase any Bond in the secondary open market for municipal securities.

<u>Section 3.4--Waiver of Rules</u>. That the Board hereby waives the rules contained in Chapter 33, Title 10 of the Texas Administrative Code to the extent such rules are inconsistent with the terms of this Resolution and the bond documents authorized hereunder.

ARTICLE IV

GENERAL PROVISIONS

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

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

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

Section 4.4--Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department's website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

PASSED AND APPROVED this 27th day of June, 2005.

	By:	
	Elizabeth Anderson, Chair	
[SEAL]		
Attest:		
Delores Groneck, Secretary		

EXHIBIT A

DESCRIPTION OF PROJECT

Section 1. Project and Owner.

Owner: ARDC GPwest, Ltd., a Texas limited partnership

Project: The Project is a 176-unit multifamily facility to be known as Prairie Ranch Apartments and to be located at 4940 S.H. 360, Grand Prairie, Tarrant County, Texas

75052. The Project will include a total of 8 three-story residential apartment buildings with approximately 172,780 net rentable square feet and an approximate

average unit size of 1,046 square feet. The unit mix will consist of:

one-bedroom/one-bath units

two-bedroom/two-bath units

61 three-bedroom/two-bath units

176 Total Units

Unit sizes will range from approximately 706 square feet to approximately 1197square feet.

The Project will include a recreation center with offices, a business center, a fitness room, a community room, a computer room, a laundry room, kitchen facilities, and public restrooms. On-site amenities will include a swimming pool, a children's play area, playground equipment, and a picnic area. All individual units will have washer/dryer connections.

Section 2. Project Amenities.

Project Amenities shall include:

- **∉** Washer/Dryer connections
- ∉ Storage room (outside each unit)
- ₹ 75% or greater masonry (includes rock, stone, brink, stucco, and cementious board product, excludes efis)
- ∉ Playground and equipment
- ∉ Covered community porch
- ∉ BBQ grills and tables (one each per 50 Units)
- ∉ Full perimeter fencing with gated access
- ∉ Computers with internet access/Business Facilities
- ∉ Games Room or TV Lounge
- **∉** Workout Facilities

ws160.tmp A-1

Housing Tax Credit Program Board Action Request June 27, 2005

Action Item

Request, review, and board determination of one (1) four percent (4%) tax credit application with TDHCA as the Issuer.

Recommendation

Staff is recommending that the board review and approve the issuance of one (1) four percent (4%) Tax Credit Determination Notice with <u>TDHCA</u> as the Issuer for tax exempt bond transaction known as:

Development No.	Name	Location	Issuer	Total Units	LI Units	Total Development	Applicant Proposed	Requested Credit	Recommended Credit
							Tax Exempt	Allocation	Allocation
							Bond		
							Amount		
05610	Prairie Ranch Apartments	Grand Prairie	TDHCA	176	176	\$17,499,273	\$12,811,600	\$495,337	\$495,337



HOUSING TAX CREDIT PROGRAM 2005 HTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY

Texas Department of Housing and Community Affairs

Development Name: **Prairie Ranch Apartments** TDHCA#: 05610

DEVELOPMENT AND OWNER INFORMATION

Development Location: Grand Prairie QCT: N DDA: N TTC: N

Development Owner: ARDC Gpwest, Ltd.

General Partner(s): ARDC Gpranchwest, LLC., 100%, Contact: Hal T. Thorne

Construction Category: New Construction

Set-Aside Category: Tax Exempt Bond Bond Issuer: TDHCA

Development Type: General

Population

Annual Tax Credit Allocation Calculation

Applicant Request: \$495,337 Eligible Basis Amt: \$496,321 Equity/Gap Amt.: \$710,827

Annual Tax Credit Allocation Recommendation: \$495,337

Total Tax Credit Allocation Over Ten Years: \$4,953,370

PROPERTY INFORMATION

Unit and Building Information

Total Units: 176 HTC Units: 176 % of HTC Units: 100 Gross Square Footage: 177,580 Net Rentable Square Footage: 172,780

Average Square Footage/Unit: 982 Number of Buildings: 8 Currently Occupied: N

Development Cost

Total Cost: \$17,499,273 Total Cost/Net Rentable Sq. Ft.: \$101.28

Income and Expenses

Effective Gross Income: \$1,551,958 Ttl. Expenses: \$731,352 Net Operating Inc.: \$820,606

Estimated 1st Year DCR: 1.10

DEVELOPMENT TEAM

Consultant: Not Utilized Manager: Alpha-Barnes Real Estate Services

Attorney: Shackleford, Melton & McKinley Architect: GNB Architects

Accountant: Novogradac & Company, LLP Engineer: Walter Nelson & Associates
Market Analyst: Butler Burgher, Inc. Lender: Malone Mortgage Company
Contractor: Northwest Construction Co., Inc. Syndicator: Paramount Financial Group, Inc.

PUBLIC COMMENT ²	
From Citizens:	From Legislators or Local Officials:
# in Support: 0	Sen. Chris Harris, District 9 - NC
# in Opposition: 380	Rep. Bill Zedler, District 95 - NC
Letters and petitions	Mayor Charles England - NC
received from Beacon	Jerry McCullough, Deputy Superintendent of Arlington ISD - O
Hill HOA and	John C. Shackelford - The development is consistent with the Consolidated Plan for
Horseshoe Bend HOA.	the City of Grand Prairie.
Reasons for opposition	
include: overcrowding	
of local area schools,	
concentration of	

^{1.} Gross Income less Vacancy

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

HOUSING TAX CREDIT PROGRAM - 2005 DEVELOPMENT PROFILE AND BOARD SUMMARY
apartments in the area,
increased crime and air
pollution, traffic
congestion, decreased property values.
property values.
CONDITION(S) TO COMMITMENT
1. Per §49.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Development Applications
"must provide an executed agreement with a qualified service provider for the provision of special
supportive services that would otherwise not be available for the tenants. The provision of such services
will be included in the Declaration of Land Use Restrictive Covenants ("LURA").
2. Receipt, review, and acceptance of a flood hazard mitigation plan to include, at a minimum, consideration
and documentation of flood plain reclamation site work costs, building flood insurance and tenant flood
insurance costs prior to the initial closing on the property.
3. Board acceptance of a potential mandatory redemption of bonds down to \$11,600,000 at conversion to
permanent.
4. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-
evaluated and an adjustment to the credit allocation amount may be warranted.
DEVELOPMENT'S SELECTION BY PROGRAM MANAGER & DIVISION DIRECTOR IS BASED ON:
Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond. Housing Type
Other Comments including discretionary factors (if applicable).
Robbye Meyer, Mgr. of Multifamily Finance Production Date Brooke Boston, Dir. of Multifamily Finance Production Date
DEVELOPMENT'S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED
ON:
Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond Housing Type
Other Comments including discretionary factors (if applicable).
Edwina P. Carrington, Executive Director Date
Chairman of Executive Award and Review Advisory Committee
☐ TDHCA Board of Director's Approval and description of discretionary factors (if applicable).

Elizabeth Anderson,

Chairperson Signature: Chairman of the Board

Date

Prairie Ranch Apartments

Estimated Sources & Uses of Funds

Sources of Funds	
Series 2005 Tax-Exempt Bond Proceeds	\$ 12,810,000
Tax Credit Proceeds	4,118,672
Deferred Developer's Fee	49,017
Estimated Interest Earning	
Total Sources	\$ 16,977,689
Uses of Funds	
Acquisition and Site Work Costs	\$ 2,393,333
Direct Hard Construction Costs	8,056,000
Other Construction Costs (General Require, Overhead, Profit)	1,545,840
Other Construction Costs (General Require, Overhead, Profit) Indirect Construction Costs	1,545,840 540,518
· • • • • • • • • • • • • • • • • • • •	

Estimated Costs of Issuance of the Bonds

1,211,464

806,222

284,143 16,977,689

Bond Purchaser Costs

Real Estate Closing Costs

Total Uses

Other Transaction Costs

Direct Bond Related	
TDHCA Issuance Fee (.50% of Issuance)	\$ 64,050
TDHCA Application Fee	11,000
TDHCA Bond Compliance Fee (\$25 per unit)	4,400
Bond Administration Fee (2 years)	25,620
TDHCA Bond Counsel and Direct Expenses (Note 1)	75,000
TDHCA Financial Advisor and Direct Expenses	25,000
Disclosure Counsel (\$5k Pub. Offered, \$2.5k Priv. Placed. See Note 1)	5,000
Borrower's Counsel	55,000
Trustee Fee	9,124
Trustee's Counsel (Note 1)	5,500
Attorney General Transcript Fee (\$1,250 per series, max. of 2 series)	1,250
Texas Bond Review Board Application Fee	5,000
Texas Bond Review Board Issuance Fee (.025% of Reservation)	3,250
TEFRA Hearing Publication Expenses	5,000
Total Direct Bond Related	\$ 294,194

Prairie Ranch Apartments

Bond Purchase Costs	
Newman & Assc (Underwriter) & Counsel	158,100
Bond Purchaser Counsel	2,500
FHA Lender Fees and Counsel	990,864
Organization Legal Fees	46,000
Rating Agency and Printing	14,000
Total Bond Purchase Costs	\$ 1,211,464
Other Transaction Costs	
Tax Credit Application and Determination Fees	107,495
Negative Arbitrage Deposit	400,000
Operating Reserves	278,727
Miscellaneous	20,000
Total Other Transaction Costs	\$ 806,222
Real Estate Closing Costs	
Title & Recording (Const.& Perm.)	97,143

Costs of issuance of up to two percent (2%) of the principal amount of the Bonds may be paid from Bond proceeds. Costs of issuance in excess of such two percent must be paid by an equity contribution of the Borrower.

187,000

284,143

2,596,023

Property Taxes and Insurance

Estimated Total Costs of Issuance

Total Real Estate Costs

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

DATE: June 16, 2005 PROGRAM: $\frac{\text{MFB}}{4\% \text{ HTC}}$ FILE NUMBER: $\frac{2005-031}{05610}$

			DE	VELOPMENT N.	AME									
Prairie Ranch Apartments														
				APPLICANT										
Name:	ARDC GPw	est, Ltd.		Type:	For-profi	t								
Address:	P.O. Box 53	0591		City:	Grand I	Prairie		State	: TX					
Zip:	75053 Co	ntact:	Will Thorne	Phone:	(972)	262-2608	Fax:	(972)	263-5220					
			PRINCIPALS of ti	he APPLICANT/ I	CEY PARTIC	CIPANTS								
Name:	ARCD GPra	nchwest	, LLC	(%):	0.01	Title:	Managi	ng Gener	ral Partner					
Name:	One Prime, I	L.P.		(%):	N/A	Title:	Develop	per						
Name:	Hal Thorne			(%):	N/A	Title:	100% owner of MGP & Developer							
Name:	Aubra Frank	lin		(%):	0.01	Title:	Special Limited Partner							
			DD	OPERTY LOCAT	ION									
Location:	Northeast co	rner of i	ntersection of Star			an Lane	□ QC	T [DDA					
City:	Grand Prairi			County:	Tarrant		_ `	Zip:						
				_				•						
				REQUEST										
	Amount		Interest Rate		Amortizatio	<u>on</u>		Term						
\$13	3,000,000		5.3%		40 yrs			40 yrs	S					
\$-	495,337		N/A		N/A			N/A						
	. 100	1)	Tax-exempt pr	ivate activity mo	rtgage reve	nue bonds								
Other Requ	ested Terms:	2)	Annual ten-yea	ar allocation of ho	ousing tax	credits								
Proposed U	se of Funds:	New o	construction	Property	Type:	Multifa	mily							
Special Pur	rpose (s): G	eneral p	opulation											

RECOMMENDATION

- RECOMMEND APPROVAL OF ISSUANCE OF UP TO \$13,000,000 IN TAX-EXEMPT MORTGAGE REVENUE BONDS, WITH A FIXED INTEREST RATE OF 5.8%, REPAYMENT TERM OF 40 YEARS, AND A 40-YEAR AMORTIZATION PERIOD, SUBJECT TO CONDITIONS.
- RECOMMEND APPROVAL OF A HOUSING TAX CREDIT ALLOCATION NOT TO EXCEED \$495,337 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of a flood hazard mitigation plan to include, at a minimum,

- consideration and documentation of flood plain reclamation site work costs, building flood insurance and tenant flood insurance costs prior to the initial closing on the property;
- 2. Board acceptance of a potential mandatory redemption of bonds down to \$11,600,000 at conversion to permanent; and
- 3. Should the terms and rates of the proposed debt or syndication change, the transaction should be reevaluated and an adjustment to the credit allocation amount may be warranted.

REVIEW of PREVIOUS UNDERWRITING REPORTS

- Another application for a development to be named Prairie Ranch Apartments was submitted and
 partially underwritten earlier in the 2004 4% HTC cycle as application #04414, but was withdrawn by
 the applicant due to community opposition. The earlier application used a different but nearby site and
 was to be comprised of 202 units. The developer has changed; however, Aubra Franklin was the sole
 member of the previous managing general partner and is a special limited partner in the current
 applicant.
- The subject development (on the subject site) was submitted and underwritten later in the 2004 4% HTC cycle as #04468 and was recommended for an HTC allocation not to exceed \$495,337 annually for ten years, subject too the following conditions:
 - 1. Receipt, review, and acceptance of an updated title commitment showing clear title prior to the initial closing on the property;
 - 2. Receipt, review, and acceptance of a third party detailed cost breakdown for all off-site costs, including costs per unit of materials and numbers of units required certified by an architect or engineer familiar with the off-site costs of this proposed development; and
 - 3. Receipt, review, and acceptance of a flood hazard mitigation plan to include, at a minimum, consideration and documentation of flood plain reclamation site work costs, building flood insurance and tenant flood insurance costs prior to the initial closing on the property.

The development was approved for tax credits by the TDHCA Board, but did not proceed due to lack of support by the local bond issuer (Tarrant County Housing Finance Corporation).

	DEVELOPMENT SPECIFICATIONS												
IMPROVEMENTS													
Total Units:	$1/6$ X 1 3 Δge 0 yre $Vgcant$ N/A at $1/A$												
Net Re	Net Rentable SF: 172,780 Av Un SF: 982 Common Area SF: 4,800 Gross Bldg SF: 177,580												
	STRUCTURAL MATERIALS												

The structures will be wood frame on post-tensioned concrete slabs on grade. According to the plans provided in the application the exterior will be comprised as follows: 90% cement fiber siding & 10% masonry veneer. The interior wall surfaces will be drywall and the pitched roofs will be finished with composite shingles.

APPLIANCES AND INTERIOR FEATURES

The interior flooring will be a combination of carpeting & vinyl. Each unit will include: range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters, & central heating & air conditioning.

ON-SITE AMENITIES

A 4,800-square foot community building will include activity rooms, management offices, fitness & laundry facilities, a kitchen, restrooms, a computer/business center, & a child development area. The community building & swimming pool are located at the entrance to the property. A mail kiosk & an equipped playground are located near the center of the property. In addition, perimeter fencing with limited access gates is planned for the site.

Uncovered Parking:	169	spaces	Carports:	124	spaces	Garages:	106	spaces
		•			•			•

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Prairie Ranch Apartments is a 13.8 units per acre new construction development of 176 units of affordable housing located in southwest Grand Prairie. The development was originally comprised of 202 units but was downsized to 176 units in October 2004 due to city restrictions. The development is comprised of eight evenly distributed, medium and large, three-story, garden style, walk-up residential buildings as follows:

- One Building Type I with ten two-bedroom/two-bath units;
- Two Building Type II with one one-bedroom/one-bath unit, five two-bedroom/two-bath units, and 16 three-bedroom/two-bath units:
- Two Building Type III with 14 one-bedroom/one-bath units, six two-bedroom/two-bath units, and six three-bedroom/two-bath units;
- One Building Type IV with four one-bedroom/one-bath units, 16 two-bedroom/two-bath units, and six three-bedroom/two-bath units;
- One Building Type V with two one-bedroom/one-bath units, 14 two-bedroom/two-bath units, and six three-bedroom/two-bath units; and
- One Building Type VI with 12 one-bedroom/one-bath units, four two-bedroom/two-bath units, and six three-bedroom/two-bath units.

<u>Architectural Review</u>: The building and unit plans are of good design, sufficient size, and appear to provide acceptable access and storage. The development is to incorporate 106 built-in garages and 124 detached carports.

SITE ISSUES											
	SITE DESCRIPTION										
Size:	12.779	acres	556,653	square feet	Zoning/ Pe	rmitted Uses:	MF, Multifamily & GR, General Retail (conforming use)				
Flood 2	Flood Zone Designation: Zones A & X Status of Off-Sites: Partially improved										
	CITE LAIFICUIDODUO OD CULADA OTERIOTICO										

SITE and NEIGHBORHOOD CHARACTERISTICS

<u>Location</u>: Grand Prairie is located in north central Texas, between Dallas and Fort Worth in both Dallas and Tarrant counties. The site is an irregularly-shaped parcel located in the southwestern area of the city (in Tarrant County), approximately eight miles from the central business district. The site is situated on the east side of State Highway 360 North, the west side of Magna Carta Boulevard, and the north side of Equestrian Lane.

Adjacent Land Uses:

- North: a creek immediately adjacent and single-family residential beyond;
- South: Equestrian Lane immediately adjacent and vacant land beyond;
- East: Magna Carta Boulevard immediately adjacent and single-family residential beyond; and
- West: State Highway 360 North immediately adjacent and single-family residential beyond;

<u>Site Access</u>: Access to the property is from the east or west along Equestrian Lane or the north or south from State Highway 360 North and Magna Carta Boulevard. The development is to have a main entry from SH 360 and a secondary entry from Equestrian Lane. SH 360 provides direct access to Interstate Highway 20 two miles north, which provides connections to all other major roads serving the Metroplex area.

Public Transportation: Public transportation is not currently available in the area.

Shopping & Services: The site is within three miles of two grocery/pharmacies, and a variety of other retail establishments and restaurants as well as schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

<u>Special Adverse Site Characteristics</u>: The following issues have been identified as potentially bearing on the viability of the site for the proposed development:

- **Floodplain:** A small portion of the site along the northern boundary is shown on the survey to lie within the 100-year floodplain, although it appears that no improvements are planned for this area.
- Environmental Hazard: See discussion of noise in the following section.

<u>Site Inspection Findings</u>: TDHCA staff performed a site inspection on September 2, 2004 and found the location to be acceptable for the proposed development. The inspector noted the site is adjacent to new and nice single-family housing.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated October 7, 2004 was prepared by QORE, Inc. and contained the following findings and recommendations: "This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property, and the potential for environmental impact appears to be low. No further investigation is recommended at this time." (p. 20)

Noise: The Applicant also submitted a HUD Form 4128 report dated October 7, 2004, also performed by QORE, Inc. The report concluded that the project is "recommended for approval" but that the automobile traffic noise level is at a "normally unacceptable" level of 65.7 decibels (db) (the HUD exterior noise limit is 65 db). The report stated that the site would be "acceptable with noise attenuation". In response to the Underwriter's query regarding anticipated noise mitigation measures the Applicant submitted a letter from the development team architect, Gonzalez Newell Bender, Inc., stating the following: "To the best of my knowledge, information, and belief all exterior wall systems shall meet or exceed a Sound Transmission Class (STC) of 45 db".

POPULATIONS TARGETED

<u>Income Set-Aside</u>: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside, although as a Priority 1 private activity bond lottery development the Applicant has elected the 100% at 60% option.

MAXIMUM ELIGIBLE INCOMES						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$26,340	\$30,120	\$33,840	\$37,620	\$40,620	\$43,620

MARKET HIGHLIGHTS

A market feasibility study dated April 25, 2005 was prepared by Butler Burgher, Inc. ("Market Analyst") and highlighted the following findings:

<u>Definition of Primary Market Area (PMA)</u>: "The subject's primary market area was determined to be that area bounded by US 287 and FM 157 to the west, SH 303 (Pioneer Parkway) to the north, SH 360, Lake Ridge Parkway, East Camp Wisdom Road, and FM 1382 to the east, and US 287 and Cannon Road to the south" (p. 2). This area encompasses approximately 44.6 square miles and is equivalent to a circle with a radius of 3.8 miles.

<u>Population</u>: The estimated 2005 population of the PMA was 123,459 and is expected to increase by 17.2% to approximately 144,733 by 2010. Within the primary market area there were estimated to be 40,354 households in 2004. This PMA population exceeds the 2005 TDHCA maximum PMA population guideline of 100,000 persons; as justification the Market Analyst stated "...the PMA is considered reasonable as the boundaries represent primary north/south and east/west thoroughfares, as well as Joe Pool Lake, which is a natural boundary." (6/16 revision, p. 70)

Total Primary Market Demand for Rental Units: The Market Analyst calculated a total demand of 2,012 qualified households in the PMA, based on the current estimate of 40,354 households, the projected annual household growth rate of 3.3%, income-qualified households estimated at 17.04%, and an annual renter turnover rate of 70.3% (p. 67). The Market Analyst used an income band of \$21,150 to \$39,120. The Analyst indicated that renter households comprised 27.7% of the population within the PMA, but 39% of the City of Grand Prairie and 39.2% of the Fort Worth-Arlington MSA, and therefore used a renter percentage of

38% "...in line with the City of Grand Prairie and the MSA..." (p. 67). The Underwriter utilized the PMA renter percentage in calculating the following demand estimate.

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY						
	Market	Analyst	Underwriter			
True of Domand	Units of	% of Total	Units of	% of Total		
Type of Demand	Demand	Demand	Demand	Demand		
Household Growth	175 (2 yrs)	9%	93	4%		
Resident Turnover	1,836	91%	2,121	96%		
Other Sources:	0	0%	0	0%		
TOTAL ANNUAL DEMAND	2,012	100%	2,215	100%		

Ref: p. 70

<u>Inclusive Capture Rate</u>: The Market Analyst calculated an inclusive capture rate of 22.7% based upon 2,012 units of demand and 456 unstabilized affordable housing in the PMA (the subject plus the 280 units of Mayfield Park Apartments (#2003-072/03424, fka Arlington Villas and Hampton Villas)) (p. 67). The Underwriter calculated an inclusive capture rate of 20.6% based upon a higher demand estimate of 2,215 households.

<u>Local Housing Authority Waiting List Information</u>: "The City of Grand Prairie Housing Authority offers 2,241 Section 8 vouchers to qualified residents of the City of Grand Prairie. New additions to the voucher waiting list are being accepted; however, the number on the waiting list is 1,870 and the waiting period is approximately 6 to 18 months due to the lack of available units." (p. 64)

<u>Market Rent Comparables</u>: The Market Analyst surveyed five comparable market rate apartment properties totaling 1,426 units in the market area as well as five HTC properties totaling 1,273 units.

RENT ANALYSIS (net tenant-paid rents)							
Unit Type (% AMI)	Proposed	Program Max	Differential	Est. Market	Differential		
1-Bedroom (60%)	\$639	\$638	+\$1	\$660-\$665	-\$21-\$26		
2-Bedroom (60%)	\$768	\$768	\$0	\$860-\$870	-\$92-\$102		
3-Bedroom (60%)	\$889	\$890	-\$1	\$1,050-\$1,060	-\$161-\$171		

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

Primary Market Occupancy Rates:

- "M/PF reflects 88.9% occupancy for 12,132 units in 4th quarter 2004 in Grand Prairie" (p. 73)
- "Gross occupancy has fluctuated over the last two years from a high of 92.4% in December 2002 to a low of 88.9% in December 2004. The occupancy rate is slightly lower than one year ago. Occupancy is forecast by M/PF Research, Inc. to increase slightly to 89.7% through 4th quarter 2005." (p. 64)

<u>Absorption Projections</u>: "An increasing absorption rate of 15 to 20 units/month is reasonable for the subject considering the desirability of the units, the demand in the market, and the competition level with older product and new housing. Demand is expected to exceed the new supply in the future and the residents will demand proximity to employment and transportation linkages, such as provided by the subject property. Based on the absorption assumptions, the subject community should achieve stabilization by May 2006." (p. 72)

<u>Known Planned Development</u>: "One new LIHTC property, Mayfield Villas (280 units), is currently under construction within the PMA. It will target low-to-medium income families" (6/16 revision, p. 2).

<u>Effect on Existing Housing Stock</u>: "The addition of the subject units is not expected to significantly impact the overall vacancy rate of the submarket since the subject is expected to quickly lease up to stabilization

with occupancy in the low 90%s." (p. 83)

Other Relevant Information: During the analysis of the previous application the Underwriter was informed by the developer of the Cedar Point Apartments (#01148, approximately seven miles southwest of the subject and just outside of the PMA in south Arlington) that lease-up has been slow, current occupancy is 83%, "Difficult to rent units types are four-bedroom and three-bedroom 60%", and concessions are currently being offered (KRR Construction, Inc. letter dated 11/22/2004).

<u>Market Study Analysis/Conclusions</u>: The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

OPERATING PROFORMA ANALYSIS

<u>Income</u>: The Applicant's rent projections are the maximum rents allowed under HTC program guidelines, and are achievable according to the Market Analyst. The Applicant overstated the one-bedroom net rents by \$1 and understated the three-bedroom rents by \$1, resulting in a \$156 net understatement of potential gross rent. The Applicant used a secondary income estimate of \$62.20/unit/month which includes garage and carport rental fees of \$50 and \$20, respectively. As substantiation for their estimate the Applicant previously offered the Market Analyst's observation that "...these rental rates are supported by the [market rate] comparables..." (p. 90); however, the Underwriter has not included this income because the Applicant has not provided at least one free parking space per unit and will therefore not be able to rent as many carports and garages as anticipated. The Underwriter's secondary income estimate of \$19.58 is also in line with the Fort Worth-area average. Estimates of vacancy and collection losses are in line with TDHCA underwriting guidelines. As a result of the different secondary income estimates the Applicant's effective gross income estimate is \$83,114 or 5.4% greater than the Underwriter's estimate.

Expenses: The Applicant's total expense estimate of \$3,924 per unit is 5.6% lower than the Underwriter's database-derived estimate of \$4,155 per unit for comparably-sized developments in this area. The Applicant's budget shows several line item estimates that deviate significantly when compared to the database averages, particularly general and administrative (\$11.7K lower) and repairs and maintenance (\$11.3K higher). The Applicant used the TDHCA new construction guideline of \$200/unit for replacement reserves; the Underwriter used \$260/unit as required by the HUD Commitment for Insurance of Advances. The Underwriter also used the 2005 TDHCA compliance fees of \$40/unit, while the Applicant used the previous fee of \$25.

Conclusion: The Applicant's estimated income and total estimated operating expense are inconsistent with the Underwriter's expectations and the Applicant's net operating income (NOI) estimate is not within 5% of the Underwriter's estimate. Therefore, the Underwriter's NOI will be used to evaluate debt service capacity. Due primarily to the difference in secondary income projections, the Underwriter's estimated debt coverage ratio (DCR) of 1.0 is significantly less than the program minimum standard of 1.10. Therefore, the maximum debt service for this development may be limited to \$746,580 by a reduction of the loan amount and/or a reduction in the interest rate and/or an extension of the term. The Underwriter has completed this analysis assuming a likely redemption of a portion of the bond amount resulting in a final anticipated bond amount of \$11.6M.

ACQUISITION VALUATION INFORMATION					
ASSESSED VALUE					
Land: 11.62 acres	\$273,070	Assessment for t	the Year of: 2004		
Building:	N/A	Valuation by:	Tarrant Appraisal District		
Total Assessed Value:	\$273,070	Tax Rate:	3.072275		

		EVII	DENCE of SI	TE or PROPERTY CONTROL				
Type of Site Control:	Comm	Commercial contract of sale						
Contract Expiration Date:	7/	7/ 20/ 2005 Anticipated Closing Date: 7/ 20/				2005		
Acquisition Cost: \$1,153,333		Other Terms/Conditions:	\$10,0	00 earnes	t money			
Seller: Wells Fargo Trustee for Dale Hill IRA & Katherine Hill Related to Development Team Member: No								

CONSTRUCTION COST ESTIMATE EVALUATION

Acquisition Value: The site cost of \$1,153,000 (\$2.07/SF, \$90,252/acre, or \$6,553/unit), although almost four times the tax assessed value, is assumed to be reasonable since the acquisition is an arm's-length transaction.

<u>Off-site Costs</u>: The Applicant claimed off-site costs of \$55K for a roadway deceleration lane and a 12-inch water line and provided sufficient third party engineering cost certification to justify these costs.

<u>Sitework Cost</u>: The Applicant's claimed sitework costs of \$5,841 per unit are within current Department guideline. Therefore, further third party substantiation is not required.

<u>Direct Construction Cost</u>: The Applicant's direct construction cost estimate is \$908K or 11% lower than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate after all of the Applicant's additional justifications were considered. This would suggest that the Applicant's direct construction costs are understated.

<u>Fees</u>: The Applicant's contractor general requirements, contractor general and administrative fees, and contractor profit exceed the 6%, 2%, and 6% maximums allowed by HTC guidelines by \$128,046 based on their own construction costs. Consequently the Applicant's eligible fees in these areas have been reduced by the same amount with the overage effectively moved to ineligible costs. The Applicant's developer fees also exceed 15% of the Applicant's adjusted eligible basis by \$4,056 and therefore the eligible portion of the Applicant's developer fee must be reduced by the same amount.

<u>Conclusion</u>: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted by the Underwriter, is used to calculate eligible basis and estimate the HTC allocation. As a result, an eligible basis of \$14,020,376 is used to determine a credit allocation of \$496,321 from this method. The resulting syndication proceeds will be used to compare to the Applicant's request and to the gap of need using the Applicant's costs to determine the recommended credit amount.

FINANCING STRUCTURE						
INTERIM TO PERMANENT BOND FINANCING						
Contact: Jeff Rogers						
Estimated & underwritten at 5.8% (note rate of 5.3% + 0.5% MIP)						
Additional Information:						
tment: LOI Firm Conditional						
St Commitment Date 10/ 29/ 2004						
NDICATION						
Contact: Dale Cook						
ate (per \$1.00 of 10-yr HTC) 83¢						
Conditional Date: 3 8/ 2005						

APPLICANT EQUITY					
Amount:	\$569,102	Source:	Deferred developer fee		
FINANCING STRUCTURE ANALYSIS					

<u>Interim to Permanent Bond Financing</u>: The tax-exempt bonds are to be issued by the TDHCA and financed by Malone Mortgage Company. The permanent financing commitment is consistent with the terms reflected in the sources and uses of funds listed in the application. A HUD Section 221(d)(4) insurance commitment was also provided but in the lower amount of \$12,613,400 and indicating a construction interest rate of 5.35% and a permanent note rate of 5.1%.

<u>HTC Syndication</u>: The tax credit syndication commitment is consistent with the terms reflected in the sources and uses of funds listed in the application.

<u>Deferred Developer's Fees</u>: The Applicant's proposed deferred of developer's fees of \$569,102 amount o approximately 31% of the total fees..

Financing Conclusions: Based on the Applicant's adjusted estimate of eligible basis and the April 2005 underwriting applicable percentage of 3.54%, the HTC allocation would not exceed \$496,321 annually. However, the Applicant's lesser request of \$495,337 will instead be used to determine the recommended allocation, resulting in syndication proceeds of approximately \$4,110,886. Based on the underwriting analysis and the lower anticipated permanent debt amount of \$11,600,000, \$1,788,387 of the Applicant's developer fee may ultimately require deferral, which represents approximately 98% of the eligible fee and which should be repayable from cash flow within ten years. Should actual performance of the property be better at stabilization and/or a lower interest rate be achieved on the bonds, the full amount of the issued bonds may be maintained.

DEVELOPMENT TEAM IDENTITIES of INTEREST

The Applicant and Developer are related entities. These are common relationships for HTC-funded developments.

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

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- Mr. Hal Thorne, the sole member of the General Partner, submitted an unaudited financial statement as of February 28, 2005 and is anticipated to be guarantor of the development.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's estimated income, operating expenses, and operating proforma are more than 5% outside of the Underwriter's verifiable ranges.
- Significant environmental/locational risks exist regarding flooding potential and roadway noise.
- The significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

Underwriter:		Date:	June 16, 2005
	Jim Anderson		
Director of Real Estate Analysis:		Date:	June 16, 2005
	Tom Gouris		

MULTIFAMILY COMPARATIVE ANALYSIS

Prairie Ranch Apartments, Grand Prairie, MFB #2005-031/4% HTC #05610

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt-Pd Util	Wtr, Swr, Trsh
TC 60%	12	1	1	706	\$705	\$638	\$7,656	\$0.90	\$67.00	\$30.00
TC 60%	6	1	1	712	705	638	3,828	0.90	67.00	30.00
TC 60%	12	1	1	716	705	638	7,656	0.89	67.00	30.00
TC 60%	18	1	1	720	705	638	11,484	0.89	67.00	30.00
TC 60%	6	2	2	980	846	768	4,608	0.78	78.00	30.00
TC 60%	20	2	2	981	846	768	15,360	0.78	78.00	30.00
TC 60%	30	2	2	985	846	768	23,040	0.78	78.00	30.00
TC 60%	6	2	2	997	846	768	4,608	0.77	78.00	30.00
TC 60%	4	2	2	1,012	846	768	3,072	0.76	78.00	30.00
TC 60%	1	2	2	1,178	846	768	768	0.65	78.00	30.00
TC 60%	41	3	2	1,178	978	890	36,490	0.76	88.00	40.00
TC 60%	12	3	2	1,196	978	890	10,680	0.74	88.00	40.00
TC 60%	8	3	2	1,197	978	890	7,120	0.74	88.00	40.00
TOTAL:	176		AVERAGE:	982	\$853	\$775	\$136,370	\$0.79	\$78.47	\$33.47
					7000				·	
INCOME			entable Sq Ft:	172,780		TDHCA	APPLICANT	Co	mptroller's Region	
	AL GROSS	RENT				\$1,636,440	\$1,636,284		=	Fort Worth
Secondary			F	Per Unit Per Month:	\$19.58	41,353	131,364	\$62.20	Per Unit Per Month	
	ort Income:					0	0			
	L GROSS					\$1,677,793	\$1,767,648			
•	Collection Lo			ntial Gross Income:	-7.50%	(125,834)	(132,576)	-7.50%	of Potential Gross R	lent
	or Other Non E GROSS		s or Concess	ions		0	0			
		INCOME				\$1,551,958	\$1,635,072			
EXPENSES			% OF EGI	PER UNIT	PER SQ FT	****	640.70 4	PER SQ FT	PER UNIT	% OF EGI
	Administrativ	'e	3.96%	\$349	0.36	\$61,413	\$49,701	\$0.29	\$282	3.04%
Manageme	ent		4.08%	359	0.37	63,248	65,397	0.38	372	4.00%
Payroll & P	ayroll Tax		9.92%	875	0.89	154,000	148,192	0.86	842	9.06%
Repairs & N	Maintenance		4.50%	397	0.40	69,900	81,207	0.47	461	4.97%
Utilities			2.67%	235	0.24	41,430	32,051	0.19	182	1.96%
Water, Sew	ver, & Trash		4.55%	402	0.41	70,680	68,161	0.39	387	4.17%
Property In:	surance		2.78%	245	0.25	43,195	36,960	0.21	210	2.26%
Property Ta	ax	3.072275	10.45%	922	0.94	162,216	161,216	0.93	916	9.86%
	r Replaceme	nts	2.95%	260	0.26	45,730	35,200	0.20	200	2.15%
	svcs, complia		1.26%	111	0.11	19,540	12,500	0.07	71	0.76%
TOTAL EX			47.12%	\$4,155	\$4.23	\$731,352	\$690,585	\$4.00	\$3,924	42.24%
NET OPER		?	52.88%	\$4,663	\$4.75	\$820,606	\$944,487	\$5.47	\$5,366	57.76%
	0111101110	•	02.0070	ψ+,000	ψ4.75	Ψ020,000	φο τ τ, το τ	ψ5.+1	ψ0,000	37.7070
DERT SER	VICE							0.00%		Λ
DEBT SER		ana)	F2 420/	£4.005	¢4.77	\$924.552	¢026 104	0.00%	64.754	0
First Lien Mo	ortgage (Male	one)	53.13%	\$4,685	\$4.77	\$824,553	\$836,184	\$4.84	\$4,751	51.14%
First Lien Mo	ortgage (Male inancing	one)	0.00%	\$0	\$0.00	0	0	\$4.84 \$0.00	\$0	51.14% 0.00%
First Lien Mo Additional Fi Additional Fi	ortgage (Male inancing inancing	one)	0.00% 0.00%	\$0 \$0	\$0.00 \$0.00	0	0	\$4.84 \$0.00 \$0.00	\$0 \$0	51.14% 0.00% 0.00%
First Lien Mo Additional Fi Additional Fi NET CASH	ortgage (Male inancing inancing I FLOW	·	0.00% 0.00% -0.25%	\$0	\$0.00	0 0 (\$3,946)	0 0 \$108,303	\$4.84 \$0.00	\$0	51.14% 0.00%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT	ortgage (Male inancing inancing If FLOW	VERAGE RA	0.00% 0.00% -0.25%	\$0 \$0	\$0.00 \$0.00	0 0 (\$3,946)	0	\$4.84 \$0.00 \$0.00	\$0 \$0	51.14% 0.00% 0.00%
First Lien Mc Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN	ortgage (Male inancing inancing H FLOW TE DEBT CO NDED DEBT	VERAGE RA	0.00% 0.00% -0.25%	\$0 \$0	\$0.00 \$0.00	0 0 (\$3,946)	0 0 \$108,303	\$4.84 \$0.00 \$0.00	\$0 \$0	51.14% 0.00% 0.00%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT	ortgage (Male inancing inancing H FLOW TE DEBT CO NDED DEBT	VERAGE RA	0.00% 0.00% -0.25%	\$0 \$0	\$0.00 \$0.00	0 0 (\$3,946)	0 0 \$108,303	\$4.84 \$0.00 \$0.00	\$0 \$0	51.14% 0.00% 0.00%
First Lien Mc Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN	ortgage (Male inancing inancing If FLOW I'E DEBT CO NDED DEBT ICTION CO	VERAGE RA	0.00% 0.00% -0.25%	\$0 \$0	\$0.00 \$0.00	0 0 (\$3,946)	0 0 \$108,303	\$4.84 \$0.00 \$0.00	\$0 \$0	51.14% 0.00% 0.00%
First Lien Mc Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN	ortgage (Male inancing inancing I FLOW IE DEBT CO NDED DEBT ICTION CO iption	VERAGE RA COVERAGE ST Factor	0.00% 0.00% -0.25% ATIO E RATIO	\$0 \$0 (\$22)	\$0.00 \$0.00 (\$0.02)	0 0 (\$3,946) 1.00 1.10	0 0 \$108,303 1.13	\$4.84 \$0.00 \$0.00 \$0.63	\$0 \$0 \$615	51.14% 0.00% 0.00% 6.62%
First Lien Mc Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU	ortgage (Male inancing inancing I FLOW IE DEBT CO NDED DEBT ICTION CO iption	VERAGE RA COVERAGE ST Factor	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL	\$0 \$0 (\$22)	\$0.00 \$0.00 (\$0.02)	0 0 (\$3,946) 1.00 1.10	0 0 \$108,303 1.13	\$4.84 \$0.00 \$0.00 \$0.63	\$0 \$0 \$615	51.14% 0.00% 0.00% 6.62%
First Lien Mc Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition	ortgage (Male inancing inancing I FLOW IE DEBT CO NDED DEBT ICTION CO iption	VERAGE RA COVERAGE ST Factor	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30%	\$0 \$0 (\$22) PER UNIT \$6,553 313	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32	0 0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000	0 \$108,303 1.13 APPLICANT \$1,153,333 55,000	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32	\$0 \$0 \$615 PER UNIT \$6,553 313	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31%
First Lien Mc Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites	ortgage (Male inancing inancing I FLOW IE DEBT CO NDED DEBT ICTION CO iption Cost (site or	VERAGE RA COVERAGE ST Factor	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32 5.95	0 0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061	0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons	ortgage (Maleinancing inancing I FLOW I E DEBT CONDED DEBT I CONDED I DEBT I CONDED I	VERAGE RA COVERAGE ST <u>Factor</u> Fiddg)	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32 5.95 47.58	0 0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331	0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingence	ortgage (Maleinancing inancing I FLOW I E DEBT CONDED DEBT ICTION CO iption Cost (site or struction Cy	VERAGE R/ COVERAGI ST Factor bidg)	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32 5.95 47.58 0.61	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518	0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingence General Re	ortgage (Male inancing inancing I FLOW I E DEBT CONDED DEBT ICTION CO iption Cost (site or struction Cy eq'ts	VERAGE R/ COVERAGI ST Factor bidg) 1.14% 6.00%	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32 5.95 47.58 0.61 3.21	0 0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964	0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingence General Re Contractor	ortgage (Male inancing inancing I FLOW I E DEBT CONDED DEBT ICTION CO iption Cost (site or struction Cy eq'ts S G & A	VERAGE R/ COVERAGI ST Factor bidg) 1.14% 6.00% 2.00%	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32 5.95 47.58 0.61 3.21 1.07	0 0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988	0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingence General Re Contractor' Contractor'	ortgage (Male inancing inancing I FLOW I E DEBT CONDED DEBT ICTION CO iption Cost (site or struction cy eq'ts s G & A is Profit	VERAGE R/ COVERAGI ST Factor bidg) 1.14% 6.00%	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32 5.95 47.58 0.61 3.21 1.07 3.15	0 0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253	0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingenc General Re Contractor' Contractor' Indirect Co	ortgage (Male inancing inancing I FLOW I E DEBT CONDED DEBT ICTION CO iption Cost (site or struction cy eq'ts Is G & A Is Profit instruction	VERAGE R/ COVERAGI ST Factor bidg) 1.14% 6.00% 2.00%	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96% 3.08%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32 5.95 47.58 0.61 3.21 1.07 3.15 3.28	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingenc General Re Contractor Contractor Indirect Co Ineligible C	ortgage (Male inancing inancing inancing inancing inancing in FLOW ITE DEBT CONDED DEBT ICTION CO input inancing in a construction Cost (site or instruction Costs	VERAGE R/ COVERAGI ST Factor bidg) 1.14% 6.00% 2.00%	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32 5.95 47.58 0.61 3.21 1.07 3.15	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingenc General Re Contractor' Contractor' Indirect Co	ortgage (Male inancing inancing inancing inancing inancing in FLOW ITE DEBT CONDED DEBT ICTION CO input inancing in a construction Cost (site or instruction Costs	VERAGE R/ COVERAGI ST Factor bidg) 1.14% 6.00% 2.00%	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96% 3.08%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32 5.95 47.58 0.61 3.21 1.07 3.15 3.28	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingenc General Re Contractor Contractor Indirect Co Ineligible C	ortgage (Maleinancing inancing inancing I FLOW I E DEBT CONDED DEBT ICTION COmption I Cost (site or I struction Cost is G & A is Profit instruction Costs is G & A	VERAGE R/COVERAGE ST Factor bldg) 1.14% 6.00% 2.00% 5.88%	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96% 3.08% 8.85%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253	\$0.00 \$0.00 (\$0.02) PER SQ FT \$6.68 0.32 5.95 47.58 0.61 3.21 1.07 3.15 3.28 9.43	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingenc General Re Contractor' Contractor' Indirect Co Ineligible C Developer's	ortgage (Maleinancing inancing	VERAGE R/ COVERAGE ST Factor bidg) 1.14% 6.00% 2.00% 5.88%	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96% 3.08% 8.85% 1.36%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420	\$0.00 \$0.00 \$0.00 \$0.02) PER SQ FT \$6.68 0.32 5.95 47.58 0.61 3.21 1.07 3.15 3.28 9.43 1.45	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43%
First Lien Mo Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingenc General Re Contractor' Contractor' Indirect Co Ineligible C Developer's	ortgage (Maleinancing inancing	VERAGE R/ COVERAGE ST Factor bidg) 1.14% 6.00% 2.00% 5.88%	0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96% 3.08% 8.85% 1.36% 8.60%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993	\$0.00 \$0.00 \$0.00 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.68 \$0.32 \$0.61	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43% 9.04%
First Lien Mo Additional Fi Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingenc General Re Contractor' Indirect Co Ineligible C Developer's Developer's Interim Fins	ortgage (Male inancing inancing inancing inancing inancing in FLOW ITE DEBT CONDED DEBT ICTION COMPART (Site or continue) in the continue in t	VERAGE R/ COVERAGE ST Factor bidg) 1.14% 6.00% 2.00% 5.88%	0.00% 0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96% 3.08% 8.85% 1.36% 8.60% 10.93%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993 11,425	\$0.00 \$0.00 \$0.00 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.68 \$0.32 \$0.61	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16 11.64	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993 11,425	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43% 9.04% 11.49%
First Lien Mo Additional Fi Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingence General Re Contractor' Indirect Co Ineligible C Developer's Developer's Interim Fina Reserves TOTAL CO	ortgage (Male inancing inancing inancing inancing inancing in FLOW ITE DEBT CONDED DEBT ICTION COMPART (Site or continue) in the continue in t	VERAGE RACOVERAGE ST Factor bldg) 1.14% 6.00% 2.00% 5.88% 1.89% 11.98%	0.00% 0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96% 3.08% 8.85% 1.36% 8.60% 10.93% 2.77%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993 11,425 2,898	\$0.00 \$0.00 \$0.00 \$0.02 \$0.02 \$0.02 \$0.02 \$0.32 \$0.95 \$47.58 \$0.61 \$3.21 \$1.07 \$3.15 \$3.28 \$9.43 \$1.45 \$9.16 \$11.64 \$2.95	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16 11.64 2.95	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993 11,425 2,898	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43% 9.04% 11.49% 2.91%
First Lien Mo Additional Fi Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingence General Re Contractor' Indirect Co Ineligible C Developer's Developer's Interim Final Reserves TOTAL CO Recap-Hard	ortgage (Male inancing inancing inancing inancing inancing in FLOW ITE DEBT CONDED DEBT ICTION CO inpition in Cost (site or cost in ancing in FLOW in Struction in Cost in Struction in Cost in Struction in Cost in Struction in Cost in Struction in Struc	VERAGE RACOVERAGE ST Factor 1.14% 6.00% 2.00% 5.88% 1.89% 11.98%	0.00% 0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96% 3.08% 8.85% 1.36% 8.60% 10.93% 2.77% 100.00%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$104,521	\$0.00 \$0.00 \$0.00 \$0.02 \$0.02 \$0.02 \$0.02 \$0.66 \$0.32 \$0.61	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$18,395,641	0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$17,499,273	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16 11.64 2.95 \$101.28	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$99,428	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43% 9.04% 11.49% 2.91% 100.00%
First Lien Mo Additional Fi Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingence General Re Contractor' Indirect Co Ineligible C Developer's Developer's Interim Fina Reserves TOTAL CO Recap-Hard SOURCES	ortgage (Male inancing inancing inancing inancing inancing in FLOW ITE DEBT CONDED DEBT ICTION CO iption Struction Coy eq'ts is G & A is Profit instruction Costs is G & A is Profit ancing DET ICTION COST in GOST ICTION COST in GOST ICTION COST I	VERAGE RACOVERAGE ST Factor 1.14% 6.00% 2.00% 5.88% 1.89% 11.98%	0.00% 0.00% 0.00% -0.25% ATIO E RATIO \$\frac{\phi}{2}\$ of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96% 3.08% 8.85% 1.36% 8.60% 10.93% 2.77% 100.00% 57.63%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$104,521 \$60,450	\$0.00 \$0.00 \$0.00 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.32 \$0.95 \$0.61	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$18,395,641 \$10,639,114	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$17,499,273	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16 11.64 2.95 \$101.28 \$56.39 RECOMMENDED	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$99,428	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.24% 9.31% 1.43% 9.04% 11.49% 2.91% 100.00%
First Lien Mo Additional Fi Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingence General Re Contractor' Indirect Co Ineligible C Developer's Interim Fina Reserves TOTAL CO Recap-Hard SOURCES First Lien Mo	ortgage (Male inancing inancing inancing inancing inancing in FLOW ITE DEBT CONDED DEBT ICTION CO iption Struction Coy eq'ts is G & A is Profit instruction Costs is G & A is Profit ancing DET ICTION COST in GOST ICTION COST in GOST ICTION COST I	VERAGE RACOVERAGE ST Factor 1.14% 6.00% 2.00% 5.88% 1.89% 11.98%	0.00% 0.00% 0.00% -0.25% ATIO E RATIO % of TOTAL 6.27% 0.30% 5.59% 44.69% 0.57% 3.02% 1.01% 2.96% 3.08% 8.85% 1.36% 8.60% 10.93% 2.77% 100.00% 57.83%	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$104,521 \$60,450	\$0.00 \$0.00 \$0.00 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.03	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$18,395,641 \$10,639,114	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$17,499,273 \$9,742,746	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16 11.64 2.95 \$101.28 \$56.39 RECOMMENDED \$11,600,000	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$99,428	51.14% 0.00% 0.00% 6.62% **Sof TOTAL* 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43% 9.04% 11.49% 2.91% 100.00% 55.68%
First Lien Mo Additional Fi Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingence General Rec Contractor' Indirect Con Indirect Con Indirect Con Indirect Con Reserves TOTAL CO Recap-Hard SOURCES First Lien Mo Additional Fi	ortgage (Male inancing inancing inancing inancing inancing in FLOW ITE DEBT CONDED DEBT ICTION CO iption Struction Cy eq'ts is G & A is Profit instruction costs is G & A is Profit ancing in G Construction in G	VERAGE RACOVERAGE ST Factor 1.14% 6.00% 2.00% 5.88% 1.89% 11.98% on Costs Some)	0.00% 0.00% 0.00% -0.25% ATIO E RATIO \$\frac{\phi of TOTAL}{6.27\psi} 0.30\psi 5.59\psi 44.69\psi 0.57\psi 3.02\psi 1.01\psi 2.96\psi 3.08\psi 8.85\psi 1.36\psi 8.60\psi 10.93\psi 2.77\psi 100.00\psi 57.83\psi 69.64\psi 0.00\psi	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$104,521 \$60,450 \$72,793 \$0	\$0.00 \$0.00 \$0.00 \$0.00 \$0.02 \$0.02 \$0.02 \$0.02 \$0.68 \$0.32 \$0.95 \$47.58 \$0.61 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$18,395,641 \$10,639,114	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$17,499,273 \$9,742,746	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16 11.64 2.95 \$101.28 \$56.39 RECOMMENDED. \$11,600,000	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$99,428 \$55,357 Developer F6	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43% 9.04% 11.49% 2.91% 100.00% 55.68%
First Lien Mo Additional Fi Additional Fi Additional Fi Additional Fi AGGREGAT RECOMMEN CONSTRU Descrit Acquisition Off-Sites Sitework Direct Const Contractor Contractor Indirect Co Ineligible C Developer's Interim Fina Reserves TOTAL CO Recap-Hard SOURCES First Lien Mo Additional Fi HTC Syndica	ortgage (Maleinancing inancing	VERAGE RACOVERAGE ST Factor 1.14% 6.00% 2.00% 5.88% 1.89% 11.98% on Costs Some) ds (Paramounds)	0.00% 0.00% 0.00% -0.25% ATIO E RATIO \$\frac{\text{s of TOTAL}}{6.27\text{\text{6.27\text{\text{6.30\text{\text{6.9\text{	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$104,521 \$60,450	\$0.00 \$0.00 \$0.00 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.03	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$18,395,641 \$10,639,114 \$12,811,500 0 4,118,672	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$17,499,273 \$9,742,746	\$4.84 \$0.00 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16 11.64 2.95 \$101.28 \$56.39 RECOMMENDED \$11,600,000 0 4,110,886	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$99,428 \$35,357 Developer F6 \$1,828 % of Dev. F6	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43% 9.04% 11.49% 2.91% 100.00% 55.68%
First Lien Mo Additional Fi Additional Fi Additional Fi NET CASH AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Cons Contingence General Rec Contractor' Indirect Con Indirect Con Indirect Con Indirect Con Reserves TOTAL CO Recap-Hard SOURCES First Lien Mo Additional Fi	ortgage (Maleinancing inancing	VERAGE RACOVERAGE ST Factor 1.14% 6.00% 2.00% 5.88% 1.89% 11.98% on Costs Some) ds (Paramounds)	0.00% 0.00% 0.00% -0.25% ATIO E RATIO \$\frac{\phi of TOTAL}{6.27\psi} 0.30\psi 5.59\psi 44.69\psi 0.57\psi 3.02\psi 1.01\psi 2.96\psi 3.08\psi 8.85\psi 1.36\psi 8.60\psi 10.93\psi 2.77\psi 100.00\psi 57.83\psi 69.64\psi 0.00\psi	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$104,521 \$60,450 \$72,793 \$0	\$0.00 \$0.00 \$0.00 \$0.00 \$0.02 \$0.02 \$0.02 \$0.02 \$0.68 \$0.32 \$0.95 \$47.58 \$0.61 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61 \$0.21 \$0.61	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$18,395,641 \$10,639,114	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$17,499,273 \$9,742,746	\$4.84 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16 11.64 2.95 \$101.28 \$56.39 RECOMMENDED. \$11,600,000	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$99,428 \$55,357 Developer F6	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43% 9.04% 11.49% 2.91% 100.00% 55.68%
First Lien Mo Additional Fi Additional Fi Additional Fi Additional Fi AGGREGAT RECOMMEN CONSTRU Descrit Acquisition Off-Sites Sitework Direct Const Contractor Contractor Indirect Co Ineligible C Developer's Interim Fina Reserves TOTAL CO Recap-Hard SOURCES First Lien Mo Additional Fi HTC Syndica	ortgage (Male inancing inancing inancing inancing inancing in FLOW ITE DEBT CONDED DEBT IN ITEM ITEM ITEM ITEM ITEM ITEM ITEM ITEM	VERAGE R/ COVERAGE ST Factor bldg) 1.14% 6.00% 2.00% 5.88% 1.89% 11.98% on Costs Some) ds (Paramous)	0.00% 0.00% 0.00% -0.25% ATIO E RATIO \$\frac{\text{s of TOTAL}}{6.27\text{\text{6.27\text{\text{6.30\text{\text{6.9\text{	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$104,521 \$60,450 \$72,793 \$0 \$23,402	\$0.00 \$0.00 \$0.00 \$0.00 \$0.02 \$0.02 \$0.02 \$0.02 \$0.02 \$0.03 \$0.03 \$0.03 \$0.01 \$0.07 \$0.01 \$0.02 \$0.02 \$0.03	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$18,395,641 \$10,639,114 \$12,811,500 0 4,118,672	0 0 \$108,303 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$17,499,273 \$9,742,746	\$4.84 \$0.00 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16 11.64 2.95 \$101.28 \$56.39 RECOMMENDED \$11,600,000 0 4,110,886	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$99,428 \$35,357 Developer F6 \$1,828 % of Dev. F6	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43% 9.04% 11.49% 2.91% 100.00% 55.68% see Available 8,745 see Deferred %
First Lien Mo Additional Fi Additional Fi Additional Fi Additional Fi AGGREGAT RECOMMEN CONSTRU Descri Acquisition Off-Sites Sitework Direct Const General Re Contractor' Contractor' Indirect Con Indirect Con Indirect Con Indeptible C Developer's Interim Fina Reserves TOTAL CO Recap-Hard SOURCES First Lien Mo Additional Fi HTC Syndica Deferred Def	ortgage (Maleinancing inancing	VERAGE R/ COVERAGE ST Factor bldg) 1.14% 6.00% 2.00% 5.88% 1.89% 11.98% on Costs Some) ds (Paramous)	0.00% 0.00% 0.00% -0.25% ATIO E RATIO \$\frac{\text{s of TOTAL}}{\text{6.27\text{\text{6.27\text{\text{6.30\text{\text{6.9}\text{6.9}\text{6.9}\text{\text{6.9}\text{\text{6.9}\text{\text{6.9}\text{\text{6.9}\text{6.9}\text{\text{6.9}\text{6.9}\text{\text{6.9}\text{\text{6.9}\text{6.9}\text{\text{6.9}\text{6.9}\text{\text{6.9}\text{6.9}\text{\text{6.9}\text{6.9}\text{\text{6.9}\text{6.9}\text{\text{6.9}\text{6.9}\text{\text{6.9}\text{6.9}\text{6.9}\text{\text{6.9}\text{6.9}\text{6.9}\text{6.9}\text{\text{6.9}\text{6.9}\text{6.9}\text{\text{6.9}\text{6.9}\text{6.9}\text{6.9}\text{\text{6.9}	\$0 \$0 (\$22) PER UNIT \$6,553 313 5,841 46,712 600 3,153 1,051 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$104,521 \$60,450 \$72,793 \$0 \$23,402 \$3,234	\$0.00 \$0.00 \$0.00 \$0.00 \$0.02 \$6.68 0.32 5.95 47.58 0.61 3.21 1.07 3.15 3.28 9.43 1.45 9.16 11.64 2.95 \$106.47 \$61.58	0 (\$3,946) 1.00 1.10 TDHCA \$1,153,333 55,000 1,028,061 8,221,331 105,518 554,964 184,988 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$18,395,641 \$10,639,114 \$12,811,500 0 4,118,672 569,102	0 0 \$108,303 1.13 1.13 APPLICANT \$1,153,333 55,000 1,028,061 7,313,327 105,518 555,360 196,227 544,253 566,108 1,628,481 250,000 1,582,801 2,010,823 509,981 \$17,499,273 \$9,742,746 \$12,811,500 0 4,118,672 569,102	\$4.84 \$0.00 \$0.00 \$0.00 \$0.63 PER SQ FT \$6.68 0.32 5.95 42.33 0.61 3.21 1.14 3.15 3.28 9.43 1.45 9.16 11.64 2.95 \$101.28 \$56.39 RECOMMENDED \$11,600,000 0 4,110,886 1,788,387	\$0 \$0 \$615 PER UNIT \$6,553 313 5,841 41,553 600 3,155 1,115 3,092 3,217 9,253 1,420 8,993 11,425 2,898 \$99,428 \$55,357 Developer Fe \$1,828 % of Dev. Fe	51.14% 0.00% 0.00% 6.62% % of TOTAL 6.59% 0.31% 5.87% 41.79% 0.60% 3.17% 1.12% 3.11% 3.24% 9.31% 1.43% 9.04% 11.49% 2.91% 100.00% 55.68% see Available 8,745 see Deferred %

MULTIFAMILY COMPARATIVE ANALYSIS(continued)

Prairie Ranch Apartments, Grand Prairie, MFB #2005-031/4% HTC #05610

DIRECT CONSTRUCTION COST ESTIMATE Residential Cost Handbook

Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$43.52	\$7,519,116
Adjustments				
Exterior Wall Finish	7.20%		\$3.13	\$541,376
Elderly/9-Ft. Ceilings			0.00	0
Roofing			0.00	0
Subfloor			(0.68)	(116,914)
Floor Cover			2.00	345,560
Porches/Balconies	\$16.91	44,131	4.32	746,255
Plumbing	\$605	447	1.57	270,435
Built-In Appliances	\$1,650	176	1.68	290,400
Stairs/Fireplaces	\$1,475	52	0.44	76,700
Enclosed Corridors	\$33.60		0.00	0
Heating/Cooling			1.53	264,353
Garages	\$11.74	21,200	1.44	248,888
Comm &/or Aux Bldgs	\$60.17	4,800	1.67	288,816
Other:	\$8.18	24,800	1.17	202,864
SUBTOTAL			61.80	10,677,849
Current Cost Multiplier	1.11		6.80	1,174,563
Local Multiplier	0.89		(6.80)	(1,174,563)
TOTAL DIRECT CONSTRU	CTION COST	S	\$61.80	\$10,677,849
Plans, specs, survy, bld prm	3.90%		(\$2.41)	(\$416,436)
Interim Construction Interes	3.38%		(2.09)	(360,377)
Contractor's OH & Profit	11.50%		(7.11)	(1,227,953)
NET DIRECT CONSTRUCT	ION COSTS		\$50.20	\$8,673,083

PAYMENT COMPUTATION

Primary	\$12,811,500	Amort	480
Int Rate	5.80%	DCR	1.00
Secondary	\$0	Amort	
Int Rate	0.00%	Subtotal DCR	1.00
Additional	\$4,118,672	Amort	
Int Rate		Aggregate DCR	1.00

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$746,580		
Secondary Debt Serv	0		
Additional Debt Servi	0		
NET CASH FLOW	\$74,026		
Primary	\$11,600,000	Amort	480
Int Rate	5.80%	DCR	1.10
Secondary	\$0	Amort	0
Int Rate	0.00%	Subtotal DCR	1.10
Additional	\$4,118,672	Amort	0

0.00%

Aggregate DCR

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

Int Rate

INCOME at	3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT		\$1,636,440	\$1,685,533	\$1,736,099	\$1,788,182	\$1,841,828	\$2,135,183	\$2,475,262	\$2,869,507	\$3,856,378
Secondary Income		41,353	42,594	43,871	45,187	46,543	53,956	62,550	72,513	97,451
Other Support Income:		0	0	0	0	0	0	0	0	0
POTENTIAL GRO	OSS INCOME	1,677,793	1,728,127	1,779,971	1,833,370	1,888,371	2,189,139	2,537,812	2,942,020	3,953,829
Vacancy & Collection Loss		(125,834)	(129,610)	(133,498)	(137,503)	(141,628)	(164,185)	(190,336)	(220,652)	(296,537)
Employee or Other Non-Rental		0	0	0	0	0	0	0 0		0
EFFECTIVE GRO	SS INCOME	\$1,551,958	\$1,598,517	\$1,646,473	\$1,695,867	\$1,746,743	\$2,024,954	\$2,347,476	\$2,721,369	\$3,657,292
EXPENSES at	4.00%									
General & Admir	nistrative	\$61,413	\$63,869	\$66,424	\$69,081	\$71,844	\$87,409	\$106,347	\$129,387	\$191,525
Management		63,248	65,146	67,100	69,113	71,186	82,524	95,668	110,906	149,048
Payroll & Payroll	l Tax	154,000	160,160	166,566	173,229	180,158	219,190	266,678	324,455	480,272
Repairs & Mainte	enance	69,900	72,696	75,604	78,628	81,773	99,490	121,044	147,269	217,994
Utilities		41,430	43,087	44,811	46,603	48,467	58,968	71,743	87,287	129,206
Water, Sewer &	Trash	70,680	73,507	76,447	79,505	82,686	100,600	122,395	148,912	220,426
Insurance		43,195	44,923	46,720	48,589	50,532	61,480	74,800	91,005	134,710
Property Tax		162,216	168,705	175,453	182,471	189,770	230,884	280,906	341,765	505,896
Reserve for Rep	lacements	45,730	47,559	49,462	51,440	53,498	65,088	79,190	96,346	142,616
Other	_	19,540	20,322	21,134	21,980	22,859	27,812	33,837	41,168	60,938
TOTAL EXPENSE	ES .	\$731,352	\$759,974	\$789,721	\$820,639	\$852,773	\$1,033,445	\$1,252,608	\$1,518,500	\$2,232,632
NET OPERATING	3 INCOME	\$820,606	\$838,544	\$856,752	\$875,228	\$893,970	\$991,509	\$1,094,868	\$1,202,869	\$1,424,660
DEBT SE	RVICE									
First Lien Financii	ng	\$746,580	\$746,580	\$746,580	\$746,580	\$746,580	\$746,580	\$746,580	\$746,580	\$746,580
Second Lien		0	0	0	0	0	0	0	0	0
Other Financing		0	0	0	0	0	0	0	0	0
NET CASH FLOV	v	\$74,026	\$91,963	\$110,171	\$128,648	\$147,389	\$244,929	\$348,288	\$456,288	\$678,080
DEBT COVERAG	E RATIO	1.10	1.12	1.15	1.17	1.20	1.33	1.47	1.61	1.91

	APPLICANT'S TOTAL	TDHCA TOTAL	APPLICANT'S REHAB/NEW	TDHCA REHAB/NEW
CATEGORY	AMOUNTS	AMOUNTS	ELIGIBLE BASIS	ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$1,153,333	\$1,153,333		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,028,061	\$1,028,061	\$1,028,061	\$1,028,061
Off-site improvements	\$55,000	\$55,000		
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$7,313,327	\$8,221,331	\$7,313,327	\$8,221,331
(4) Contractor Fees & General Requirements				
Contractor overhead	\$196,227	\$184,988	\$166,828	\$184,988
Contractor profit	\$544,253	\$544,253	\$500,483	\$544,253
General requirements	\$555,360	\$554,964	\$500,483	\$554,964
(5) Contingencies	\$105,518	\$105,518	\$105,518	\$105,518
(6) Eligible Indirect Fees	\$566,108	\$566,108	\$566,108	\$566,108
(7) Eligible Financing Fees	\$2,010,823	\$2,010,823	\$2,010,823	\$2,010,823
(8) All Ineligible Costs	\$1,628,481	\$1,628,481		
(9) Developer Fees			\$1,828,745	
Developer overhead	\$250,000	\$250,000		\$250,000
Developer fee	\$1,582,801	\$1,582,801		\$1,582,801
(10) Development Reserves	\$509,981	\$509,981		
TOTAL DEVELOPMENT COSTS	\$17,499,273	\$18,395,641	\$14,020,376	\$15,048,846
TOTAL DEVELOPMENT COSTS	\$17,499,273	\$18,395,641	\$14,020,376	\$15,048,84

Deduct from Basis:		
All grant proceeds used to finance costs in eligible basis		
B.M.R. loans used to finance cost in eligible basis		
Non-qualified non-recourse financing		
Non-qualified portion of higher quality units [42(d)(3)]		
Historic Credits (on residential portion only)		
TOTAL ELIGIBLE BASIS	\$14,020,376	\$15,048,846
High Cost Area Adjustment	100%	100%
TOTAL ADJUSTED BASIS	\$14,020,376	\$15,048,846
Applicable Fraction	100%	100%
TOTAL QUALIFIED BASIS	\$14,020,376	\$15,048,846
Applicable Percentage	3.54%	3.54%
TOTAL AMOUNT OF TAX CREDITS	\$496,321	\$532,729

Syndication Proceeds 0.8299 \$4,119,055 \$4,421,210

Total Credits (Eligible Basis Method) \$496,321 \$532,729

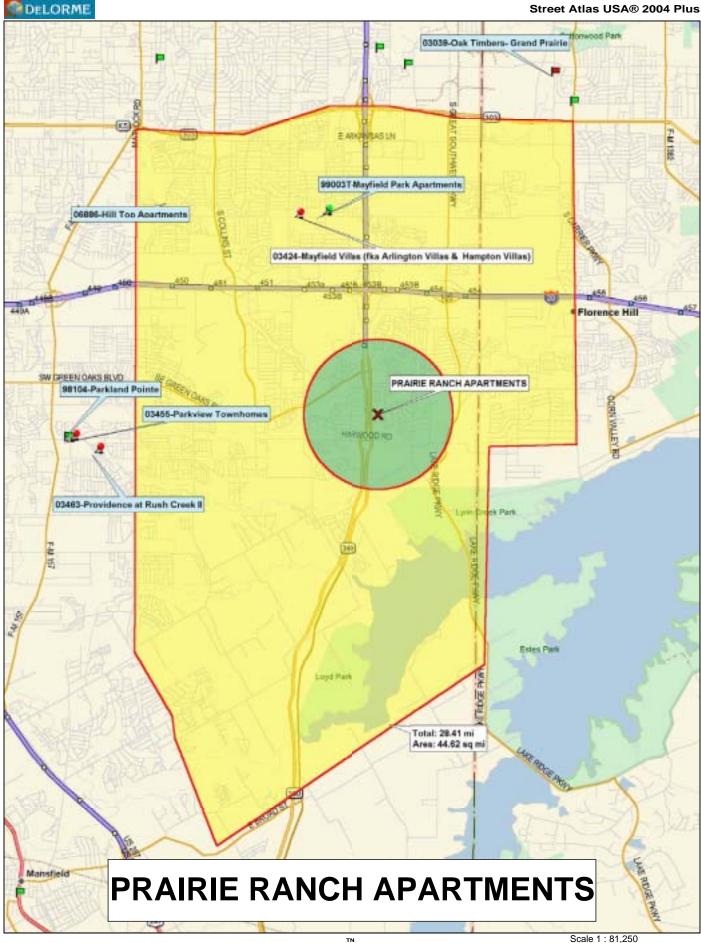
Syndication Proceeds \$4,119,055 \$4,421,210

Requested Credits \$495,337

Syndication Proceeds \$4,110,886

Gap of Syndication Proceeds Needed \$5,899,273

Credit Amount \$710,827



RENT CAP EXPLANATION Ft Worth/Arlington MSA

AFFORDABILITY DEFINITION & COMMENTS

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

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

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

MAXIMUM INCOME & RENT CALCULATIONS (ADJUSTED FOR HOUSEHOLD SIZE) - 2004

MSA/County: Tarrant Area Median Family Income (Annual): \$62,700

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ANNUALLY				MONTHLY										
Maximum Allowable Household Income				Maximum Total Housing Expense				Utility	Maximum Rent that Owner			vner		
to Qualify for Set-Aside units under				Allowed based on Household Income					Allowance	is Allowed to Charge on the			the	
the Program Rules				(Includes Rent & Utilities)				b	y Unit Type	Set-Aside Units (Rent Cap)			Cap)	
# of At or Below			Unit	At or Below				(provided by	At or Below					
Persons	50%	60%	80%	Type	Type 50% 60% 80% the local PHA)		the local PHA)	50% 60%		60%	80%			
1	\$ 21,950	\$ 26,340	\$ 35,100	Efficiency	\$ 548	\$ 658	\$ 877			\$ 54	18	\$ 658	\$	877
2	25,100	30,120	\$ 40,150	1-Bedroom	588	705	940		67.00	52	21	638		873
3	28,200	33,840	\$ 45,150	2-Bedroom	705	846	1,128		78.00	62	27	768	1	1,050
4	31,350	37,620	\$ 50,150	3-Bedroom	815	978	1,303		89.00	72	26	889	1	1,214
5	33,850	40,620	\$ 54,150											
6	36,350	43,620	\$ 58,200	4-Bedroom	908	1,090	1,455			90	8(1,090	1	1,455
7	38,850	46,620	\$ 62,200	5-Bedroom	1,003	1,203	1,605			1,00)3	1,203	1	1,605
8	41,400	49,680	\$ 66,200											
	FIGURE 1			FIGURE 2				FIGURE 3	FIGURE 4					
	A			•		4								

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

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

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

For example, a family of three in the 60% income bracket earning \$33,840 could not pay more than \$846 for rent and utilities under the affordable definition.

1) \$33,840 divided by 12 = \$2,820 monthly income; then,

2) **\$2,820** monthly income times 30% = **\$846** maximum total housing expense.

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

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

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

Prairie Ranch Apartments

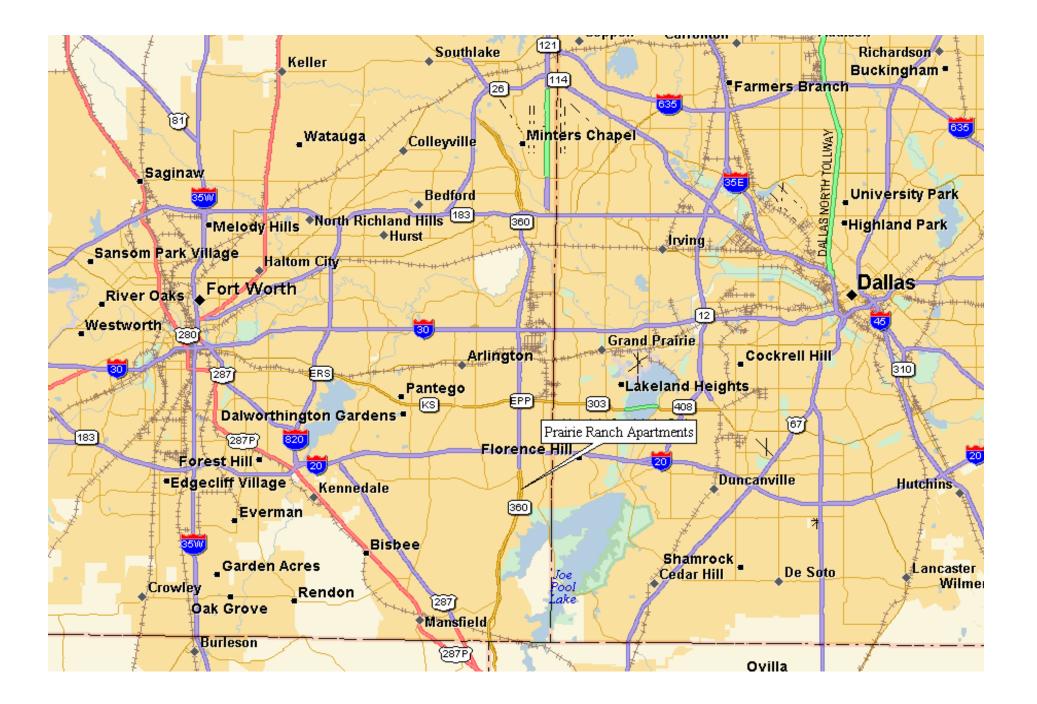
RESULTS & ANALYSIS: for 60% AMFI units

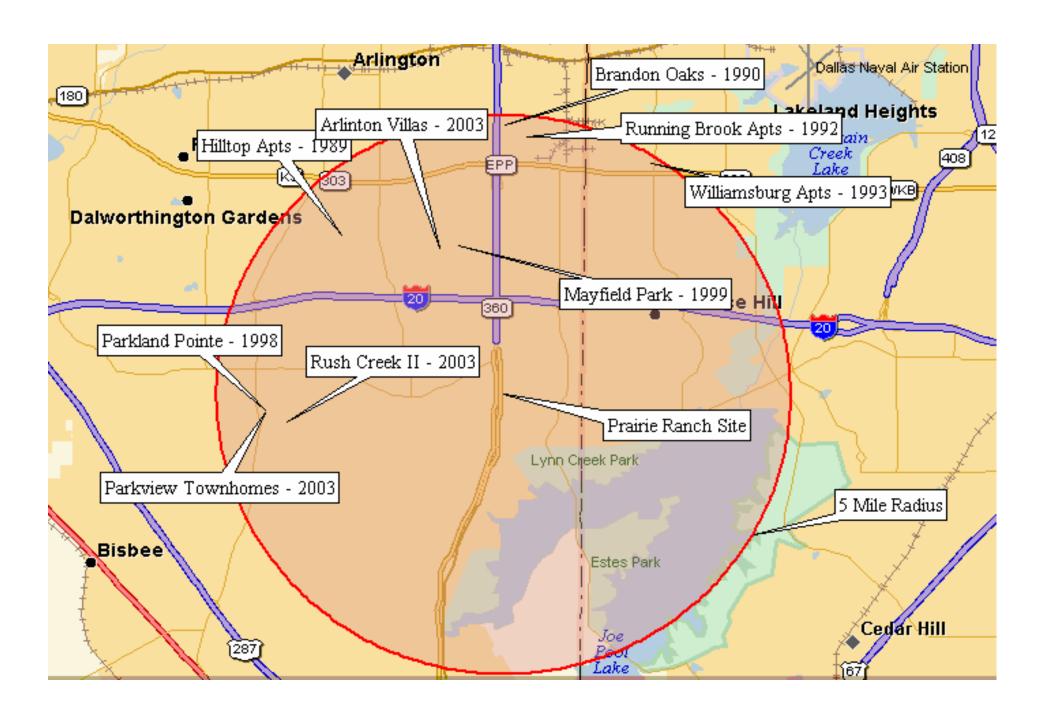
Tenants in the 60% AMFI bracket will save \$34 to \$158 per month (leaving 1.4% to 4.8% more of their monthly income for food, child care and other living expenses). This is a monthly savings off the market rents of 5.1% to 15.1%.

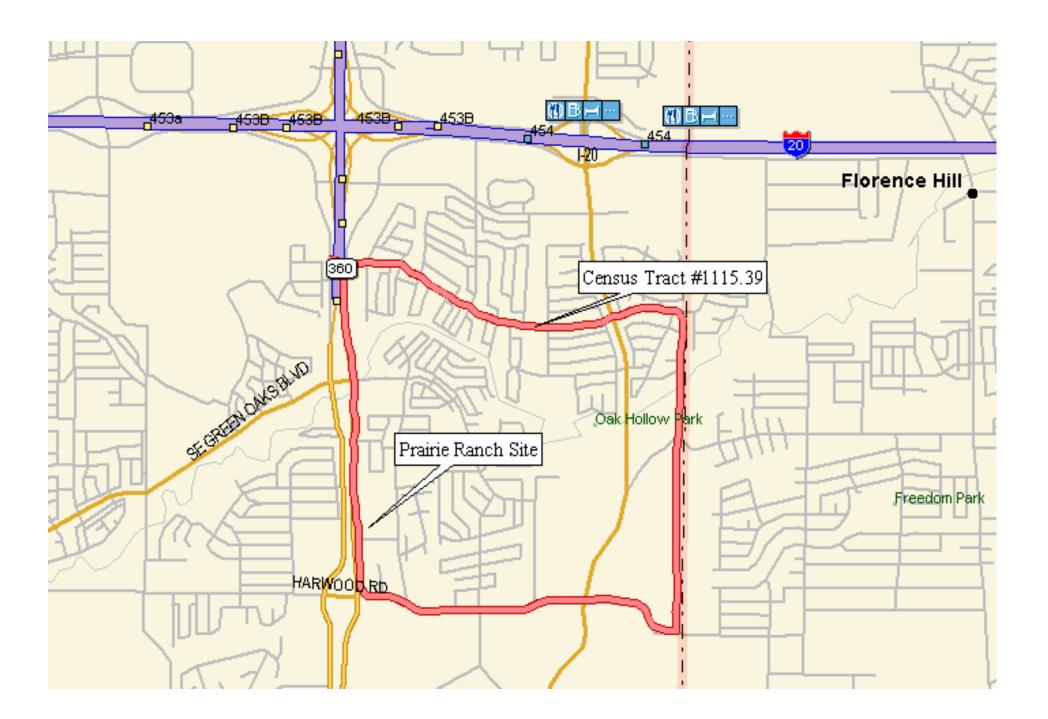
PROJECT INFORMATION								
	Unit Mix							
Unit Description	1-Bedroom	2-Bedroom	3-Bedroom					
Square Footage	715	989	1,184					
Rents if Offered at Market Rates	\$672	\$867	\$1,047					
Rent per Square Foot	\$0.94	\$0.88	\$0.88					

SAVINGS ANALYSIS FOR 60% AMFI GROUPING			
Rent Cap for 60% AMFI Set-Aside	\$638	\$768	\$889
Monthly Savings for Tenant	\$34	\$99	\$158
Rent per square foot	\$0.89	\$0.78	\$0.75
Maximum Monthly Income - 60% AMFI	\$2,510	\$2,820	\$3,260
Monthly Savings as % of Monthly Income	1.4%	3.5%	4.8%
% DISCOUNT OFF MONTHLY RENT	5.1%	11.4%	15.1%

Information provided by: Butler Burgher, Inc. 8150 N. Central Expressway, Suite 801, Dallas, Texas 75206. Report dated October 15, 2004.







Applicant Evaluation

Project ID # 05610 Name:	Prairie Ranch Apartments	City:			
LIHTC 9% ☐ LIHTC 4% 🗹 H	HOME □ BOND ☑ HTF □	SECO ESGP Other			
☐ No Previous Participation in Texas	☐ Members of the develo	opment team have been disbarred by HUD			
National Previous Participation Ce	ertification Received: N/A	\square_{Yes} \square_{No}			
Noncompliance Reported on Natio	onal Previous Participation Certification:	\square Yes \square No			
Portfolio Management and Compliance					
Total # of Projects monitored: 0	Projects in Material Noncompliance	# in noncompliance: 0			
	Yes No 🗸				
Projects zero to nine: 0 grouped ten to nineteen: 0	# monitored with a score less than thirty:	Projects not reported Yes onumber 1			
by score twenty to twenty-nine: 0	# not yet monitored or pending review:	1 # of projects not reported 0			
Portfolio Monitoring	Single Audit	Contract Administration			
Not applicable	Not applicable	Not applicable			
Review pending	Review pending	Review pending			
No unresolved issues	No unresolved issues	No unresolved issues			
Unresolved issues found	Issues found regarding late cert	Unresolved issues found			
Unresolved issues found that	Issues found regarding late audit	Unresolved issues found that \Box			
warrant disqualification (Comments attached)	Unresolved issues found that warrant disqualification	warrant disqualification (Comments attached)			
Reviewed by Patricia Murphy	(Comments attached)	Date 5/31/2005			
Multifamily Finance Production	Single Family Finance Production	Real Estate Analysis (Cost Certification and Workout)			
Not applicable	Not applicable	Not applicable			
Review pending	Review pending	Review pending			
No unresolved issues	No unresolved issues	No unresolved issues			
Unresolved issues found	Unresolved issues found	Unresolved issues found			
Unresolved issues found that warrant disqualification (Comments attached)	Unresolved issues found that warrant disqualification (Comments attached)	Unresolved issues found that warrant disqualification (Comments attached)			
Reviewer S. Roth	Reviewer Paige McGilloway	Reviewer			
Date <u>5 /27/2005</u>	Date 5/31/2005	Date			
Community Affairs	Office of Colonia Initiatives	Financial Administration			
No relationship	Not applicable	No delinquencies found			
Review pending	Review pending	Delinquencies found			
No unresolved issues	No unresolved issues	-			
Unresolved issues found	Unresolved issues found				
Unresolved issues found that warrant disqualification (Comments attached)	Unresolved issues found that warrant disqualification (Comments attached)				
Reviewer EEF	Reviewer	Reviewer Stephanie A. D'Couto			
Date 6/1/2005	Data	Date 5/31/2005			

Executive Director: Edwina Carrington Executed: Monday, June 06, 2005

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Multifamily Finance Production Division

Public Comment Summary

Prairie Ranch Apartments

Public Hearing	
Total Number Attended	130
Total Number Opposed	123
Total Number Supported	0
Total Number Neutral	7
Total Number that Spoke	23

Public Officials Letters Received

Opposition

Deputy Superintendent of Arlington School District

Support 0

General Public Letters and Emails Received

Opposition Total	380
Beacon Hill HOA Petitions	310
Horseshoe Bend HOA Petitior	59
Individual Letters & Emails	11
Support	0

Summary of Public Comment

- 1 Saturation and over building of apartments in Grand Prairie
- 2 Over taxing and crowding of local schools
- 3 Increased traffic congestion in neighborhood and on Hwy 360
- 4 Too much housing already Not best use of land
- 5 Increased crime in neighborhood
- 6 Decreased property values and local taxes
- 7 Affordable housing currently underconstruction
- 8 Chronic student mobility in local schools
- 9 Strain on city services
- 10 Child safety along Magna Carta and by Elementary School
- 11 Multifamiy has higher crime rates
- 12 Anticipated extension of Hwy 360 will cause logjam
- 13 Increased air pollution
- 14 14 multifamily properties in 5 mile radius
- 15 12,000 apartment units in 5 mile radius
- 16 1,100 vacant homes in same 5 mile radius
- 17 Current low occupancy rates
- 18 City Resolution opposes issuance of Housing Tax Credits to development
- 19 Do not want low income apartments in the area

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PRAIRIE RANCH APARTMENTS

PUBLIC HEARING

West Elementary School 2911 Kingswood Boulevard Grand Prairie, Texas

May 23, 2005 6:00 p.m.

BEFORE:

ROBBYE G. MEYER, Multifamily Loan Analyst

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PROCEEDINGS

MS. MEYER: My name is Robbye Meyer. I'm with the Texas Department of Housing and Community Affairs.

Before we start off if you have any papers or mobile phones or PDAs or anything that's going to make noise during the hearing, I'd appreciate it if you would silence them or turn them off, and please don't answer the phone in the hearing room.

If you wish to speak and you have not filled out a witness affirmation form I need you to do that before we get going here. I'm going to do a brief presentation and then I'll do a speech to actually start the public comment period.

And then we'll open the floor up for public comment for anyone who has filled out a witness affirmation form. If you have not signed in and you want to do that, you can do it after the hearing if you'd like to do so.

I'm with the Texas Department of Housing and Community Affairs, and I'm here to conduct a public hearing for the Prairie Ranch Apartments. I'm going to give you a brief presentation on the two programs that the applicant has applied for.

One of those being tax-exempt bonds, private

activity bonds and the other one being housing tax credits. Both of these programs were developed by the federal government. They are federal programs. They are tax incentives to investors. They are not tax incentives to the development itself.

They will be paying property taxes, so the tax exemption on the private activity bonds is to the investor. They do not have to pay taxes on their investment and the income they make on that investment. The housing tax credit is an investment to the investor that purchases the actual tax credits themselves.

They are very complex programs, so it's kind of hard to tell you everything there is about housing tax credits and bonds. But I just want to make sure that you understand that the tax-exempt nature of the bonds is to the investor. It's not to the development. They will be paying property tax.

Along with the state being the issuer of the bonds, there's also a 30-year compliance period per state law. And our Department will be monitoring the development if it is approved and developed. In that monitoring there are income restrictions in tenant occupancy that's monitored to make sure that who's there is supposed to be there.

They also monitor physical appearance, and there is financial audits that's done. Some of the tenant services that developments provide to the tenants that are there -- some of those include tutoring and after school care for kids. They have computer labs for after school. The kids can get onto the internet, and they can do their homework and everything after school.

Some of have health screening for kids. Some have immunizations for children before they start school. Normally once a development gets up and built, the development will do a survey of the property and see what the actual tenancy would like to have. And then the tenant profile will be done at that time.

To give you a little bit of information about Prairie Ranch Apartments, there are some handouts up here.

I'm just going to kind of go through it real quick to give you an idea of what's going to actually happen with this particular one.

It received what's called a reservation of allocation on April 5, 2005. Once a reservation is received the development has 150 days to close the transaction. And this actual reservation will expire on September 2. And were in the middle of that 150-day period.

It will be located at approximately the 4940 block of South State Highway 260 in Grand Prairie, Texas.

I'll consist of eight three-story residential buildings and once non-residential building.

It will consist of 176 units, 48 of which will be one-bedroom, one-bath with approximate square footage of 715 square feet; 67 two-bedroom, two-bath units at approximate square footage of 1,022 feet; and 61 three-bedroom, two-bath units at 1,190 square feet.

It will serve families at 60 percent of the area median income. And the area median income for the Fort Worth, Tarrant County, area is \$62,700. A one-bedroom max rent will be approximately \$705. A two-bedroom max rent will be approximately \$846, and a three-bedroom will be approximately \$978.

All my information -- the public comment -- if you decide after this hearing if you don't speak, there's still a comment period where you can actually e-mail me or you can fax information to me that will still be part of the public record.

We need to receive that information by June 10. This particular transaction is tentatively scheduled right now for the June 27 board meeting for TDHCA. All my information -- if you get a packet up here on the table,

all my information, my fax number, my e-mail address and everything is in the very last page of that packet so you can reach me.

You can call me if you have any particular questions, and I'll be glad to try to answer those for you.

VOICE: You provided the maximum rent. What's the minimum?

MS. MEYER: Well, there's not a minimum rent.

VOICE: So you could rent one of the apartments for \$705 and rent to another at \$100. Is that correct?

Based on their income.

MS. MEYER: Well, they wouldn't be able to meet that service if they did that. There is going to be a mortgage on the property. Just because -- the bonds -- all this is done by private industry. So there will be a mortgage on the property. The developer will actually be paying a mortgage back.

The bonds are just the financing mechanism for that particular financing. So they wouldn't be able to cover that service if they had all the units at \$100. I'm going to do a brief speech for the public hearing itself.

As soon as I finish that then I'll open the floor up for public comment.

The first person for public comment is Holly Greeve. So if you will get ready, Ms. Greeve. And we'll start as soon as I get through.

Again my name is Robbye Meyer. I'd like to proceed with the public hearing. Let the record show that it is 6:20 p.m. on Monday, May 23, 2005, and we are at the West Elementary School located at 2911 Kingswood Boulevard in Grand Prairie, Texas.

I'm here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to the issuance of tax-exempt multifamily revenue bonds for a residential rental community. The hearing is required by the Internal Revenue Code.

The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issuance.

No decisions regarding the development will be made at this hearing. The Department's board is scheduled to meet to consider this transaction tentatively on June 27, 2005. In addition to providing your comments at this hearing, you can also address the board directly at their meeting.

The Department staff will also accept written comments from the public up until 5:00 p.m. on June 10, 2005. The Bonds will be issues as tax-exempt multifamily revenue bonds in the aggregated principal amount not to exceed \$13,000,000 in taxable bonds, if necessary, in an amount to be determined and issued in one or more series by the Texas Department of Housing and Community Affairs.

The proceeds of the Bonds will be loaned to ARDC GpWest, Ltd -- or related person or affiliate entity thereof -- to finance a portion of the costs of acquiring, constructing and equipping of a multifamily rental housing community described as follows: 176 multifamily residential rental development to be constructed on approximately 12.77 acres of land, located at approximately the 4940 South State Highway 360 in Tarrant County, Texas.

The proposed multifamily rental housing community will be initially owned and operating by the borrower or a related person or affiliate thereof. Again the first speaker will by Holly Greeve.

MS. GREEVE: Thank you. I appreciate being able to speak here today. I live in Grand Prairie. I live in Kingswood Forest View, also owner of a business in Grand Prairie. I've lived in Grand Prairie for

approximately two years.

We don't want this here. I don't know how much more blunt I can be, but we don't want this here.

According to your paperwork with a mean family income in Tarrant County being \$62,700, I feel safe in saying that the people that live in my neighborhood make more than \$62,700. We're not trying to brag on ourselves. That's just how it is.

If you have 100 percent of the units for a family earning less than \$33,000 -- or earning nor more than \$33,840, what you're doing is you're putting 100 percent of those units of families that make approximately half of what the median income in these neighborhoods.

What you have -- when you put people in these housing developments that make half of what the people in the other neighborhoods that's not a pretty scene. What people in my neighborhood work -- some of us work in our own houses. And we work for what we have and to get where we are today.

By building this community development you're also going to strap the resources of the police department. On the graveyard shift between 11:00 p.m. and 7:00 a.m. in an area bordered by Interstate 20, 360, 287 and 1382 there are two officers.

I've ridden with those officers in their shift.

There's hardly any time to patrol, because they're too
busy answering calls. And many times you have to get
officers from other means to come in and help answer
calls.

When you're talking about putting these -- more people into 12.77 acres, the police -- their response time is going to be decreased. You're going to put more distracting resources on them that they don't have the resources to handle. That's a big area to try to patrol.

Crime in our neighborhood has been relatively low. You have little pockets of things that happen here and there, and we'd like to keep it that way. We'd like to be able to go outside with our neighbors and leave our door unlocked and walk two to three houses down and stand in someone's driveway and talk for a few hours and not have to worry about anything.

Additionally you're going to bring more traffic to this area. And we knew there was traffic when we moved here, and we made accommodations for it. You'd bring more traffic over into this part of town that we just don't need.

You also state in your paperwork [inaudible] lives in affordable housing. Some of those people put

themselves in the situation that they're in. Why should we be the ones who support that and to pay for that.

Thank you.

MS. MEYER: The next one is Paula Sterns.

MS. STERNS: Thank you for letting us appear here tonight. My name is Paula Sterns. I've been a Beacon Hill resident here for five and a half years by choice. I've been a resident of Grand Prairie for eleven and a half years by choice.

My husband and I have raised our two sons in the Arlington School District, the Bowie cluster of Starrett Elementary, West Elementary, Barnett Junior High and James Bowie High School of which my son will graduate this coming Sunday.

I've been a booster club member, volunteer coordinator, PTSA council for Arlington, PTSA president at the high school level. I've gotten to know the majority of the parent and community volunteers in this Bowie cluster. By the way there are about 4,000 students in Grand Prairie that attend Arlington schools.

We in this community have been accused by the builders and financiers of these apartments as being racially biased and discriminating for not wanting these apartments. That's hooey. Give me a break. AISD profile

is 40 percent white, 31 percent Hispanic, 23 percent African-American and 7 percent Asian.

Bowie itself is approximately 37 percent
African-American, 32 percent white, 28 percent Hispanic
and 3 to 4 percent Asian. We embrace our diversity in
this school district, community and neighborhood. What we
don't embrace is that pathetic people who don't give back
to the community.

I can tell you that we will not give parental involvement nor investment in our schools for apartments built here and their occupants. People who live in most apartments are too mobile, juggling from one month-freerent offer to the next. There's no longevity here.

There's no investment in the community.

You will hear the builders and financiers of this project, Prairie Creek, use the term multifamily dwellings. I have dog Smokey who wears a sweater occasionally with Bowie colors on it, but he's still a dog no matter how I dress him. Multifamily dwellings are still apartments.

There are approximately 60 apartment complexes already in Grand Prairie, one of which is only a mile away north of here and not even completely occupied. There are approximately 260 apartment complexes in Arlington. Over

and over I hear Arlington residents and even members of
Arlington city government voice regrets about the number
and condition of apartment that have already been built in
Arlington by previous city governments.

It does not benefit Arlington and Grand Prairie to have apartments, and it does not make people want to move to this area of the Metroplex from out of town. The only one who benefits is the builder who makes the money. He has no investment or concern for this community either. It's just dollars to him. Would he want this in his backyard?

Another reason to reject this is the horrendous traffic on 360. We can barely get out of our neighborhood to go north on 360 during the early morning hours. And it's completely bottlenecked at 360 and Kingswood during evening rush hour.

Who knows how many more decades before 360 is finished. I'll tell you the same thing I told Judge

Vandergriff from Fort Worth -- who by the way voted in our favor, three to two -- Grand Prairie's been called the armpit of Arlington long enough. No more.

Good things are happening in Grand Prairie:

Nokia Live, the Lone Star Park, Joe Poe Lake. And

apartments are not part of that plan. Thank you for you

consideration.

MS. MEYER: The next one is Rob Rosenbloom.

MR. ROSENBLOOM: Good evening and welcome to Grand Prairie. My name is Rob Rosenbloom. I'm a lifelong resident of Grand Prairie. I've lived in Beacon Hill for eight years. And I would like to present our petition on behalf of the Beacon Hill Homeowners Association.

We've got about 250 homes represented by that petition. Most of the people in our neighborhood have signed it. And I want that entered into the record please.

MS. MEYER: Margaret McCann.

MS. MCCANN: Thank you for the opportunity to speak before you. I have not had an opportunity to check all the apartments in the five-mile radius of the proposed complex. But at this time I have found 48 complexes with about 12,000 units.

Fourteen of these complexes are TDHCA properties, which is more than many towns in the Metroplex have. The Real Estate News had a press release, 4/01/05, that the multifamily market quarter-one performance was lackluster for the most part with reduction in occupancy rates.

The only exception is in-town Dallas, Las

Colinas and West Plano which increased from the prior year. Grand Prairie average occupancy rate is 86.9 percent. And I noticed in the developer's petition that his breakeven point was 98.95 percent.

As you are aware Arlington already has 29

TDHCA properties, and Grand Prairie has 13. Yet the area

with the fastest growth have fewer properties -- i.e.

Plano has a total of eight properties, and Las Colinas has
a total of four.

I was not able to do the breakdown on in-town Dallas. Grapevine only has two. Frisco and Coppell each have one, and Colleyville has none. It would appear that Grand Prairie/Arlington already has more than its fair share of TDHCA properties.

The 75052 zip code already has a worse pollution index than the state average. The air pollution index and carbon monoxide index for 75052 is 110 versus 96 for the state. And the lead index is 151 for 75052 versus 79 for the state. We don't need more traffic to make the situation worse.

Zip code 75052 has 5,585 homes being rented and 1,101 vacant homes. Why do you want to create more housing with this number of vacant properties? I am speaking on behalf of the fastest-growing segment of the

population, which are people over 55. I hate to admit it, but I am.

If the developer had done his presentation and proposals for a property which is for this segment of the populace, then many of the issues we have with the property would not be there: traffic, schools, et cetera. I sincerely hope you don't approve the developer's request, but if you do it should be age 55-and-over complex. Thank you.

MS. MEYER: Ron Jensen.

MR. JENSEN: My name is Ron Jensen. I live at 4249 Matthew Road, Grand Prairie, Texas. I serve on the Grand Prairie City Council representing District 6, which is where these apartments would be located. You should have a copy of the council's position in the form of a resolution showing non-support for this application.

However I'm not here as a member of the council, nor am I speaking on their behalf. I am here personally as a concerned citizen and a taxpayer. Let's get another issue taken care of. This applicant has the proper zoning necessary to proceed with this development.

So when they request site plan approval the council followed the law and approved the site plan for a multifamily development. However later on in a separate

occasion the council passed a resolution in opposition to the use of tax credits, which in effect would make this development a low-income development.

Why would the council support that resolution opposing tax credits? Let's look at some facts. Based on the 2000 census when compared to nine other suburban communities right around us -- Cedar Hill, Arlington, Duncanville, Mansfield, Mesquite, Garland, Irving, Carrollton and Richardson -- here's how Grand Prairie ranks with them.

We're ninth in median income, tenth in median home value. That's the lowest. Ninth in residents 25 and older with a bachelor's degree; eighth highest in tax rate. In addition Grand Prairie's the only one of these cities, according to the 2000 census, which is a majority/minority city.

What's the point? One of the main goals of all subsidized housing since its inception has been to decentralize poverty, allowing low-income individuals the opportunity to reside not just in traditional low-income areas, but also in neighborhoods and locations they do not otherwise live.

This location does not do that -- quite the contrary. It will only make Grand Prairie poorer. Judge

Buckmeyer's ruling in the 1995 Walker case was that GP did not need any more low-income housing until other communities got their fair share.

There are a number of cities in the Metroplex who do not have any or very low low-income apartments. I don't know why, but that's the facts. I just feel we have our fair share without this project. Thank you very much.

MS. MEYER: Jerry McCullough.

MR. MCCULLOUGH: Thank you very much. My name is Jerry McCullough. I'm the deputy superintendent for the Arlington Independent School District. And I am representing the Arlington Independent School District in this matter.

We have been involved in this for over a year now. On March 1, 2004, I sent a letter to the Texas

Department of Housing and Community Affairs in regards to the Prairie Ranch development and stated that the district is not in favor of this project due to the overcrowding of our elementary school in the area.

On October 5, 2004, approximately six months later, I sent a letter to Robbye Meyer, multifamily bond administrator, and basically said that the school district is not in favor of this project due to the overcrowding of our elementary school in the area.

On December 14, 2004, I sent a letter through
Teresa Morales. It says that -- at that point we weren't
sure exactly where the address was, where it was going to
be located. There'd been some discussion there. I didn't
write that the address is -- at that time it was not in
the Arlington Independent School District.

However if any part of the development is in the Arlington ISD the school district would oppose the development to the project due to the overcrowding of our elementary schools in the area. There was some confusion exactly where the project was going to be at that time.

On February 11, 2005, I sent another letter to Robbye Meyer stating that the school district is not in favor of this project due to the overcrowding of our elementary schools in the area. And then one month later I sent a letter March 11, 2005, again stating the school district is opposed to locating this project due to the overcrowding of our elementary school in the area.

At that point we realized that it may be a project that's split between the Arlington Independent School District and the Mansfield School District. Our understanding at this point is that the complex would be split between the two districts.

So my statement was that due to the

overcrowding of our elementary school in the area and due to the fact that the complex would be split between the school districts, we were in opposition to this. West Elementary -- the building we're in right now -- has the capacity of 701 students.

At the present time there's 753 students enrolled here. We just had a study done by School District Strategies. They changed their name recently. It used to be Residential Strategies, I believe, but it's called School District Strategies.

And they have told us that in the year 2013 they're predicting we'd have 949 students in this school, which is approximately 250 students above capacity. But that is without any more multifamily housing in the area. And this particular project wasn't included in that.

Due to the capacity of the building and for our school we are strongly opposed to this project. Thank you very much.

MS. MEYER: Christopher MacLucas.

MR. MACLUCAS: My name is Christopher MacLucas. I have been a Beacon Hill resident since 1990. The first thing I wanted to point out is the financial investment of the developer does not in any way outweigh the collective financial investment of all the homeowners that have moved

here.

So the fact that the developer is going to make money, his financial investment cannot be greater than what we've all invested in our property. Now there are several studies out presently and in the past that correlate the spacial concentration of low-income housing with an increase in property crimes as well as violent crimes.

Some of the other problems that you have is -- although we've talked about congestion, the lack of public transportation for these low-income individuals would prohibit them from obtaining employment. In your brochure you state that their income and employment requirements -- one thing you fail to leave out in your statement is that there are initial income and employment verifications and requirements.

It also says that you may perform criminal background checks. That doesn't say that you're going to.

Essentially what's going to happen is you're going to import crime into our neighborhood. These individuals are not going to have the financial means to obtain transportation, nor are they going to have public transportation to get out here.

So what's going to happen is they're going to

bring their friends and other folks over from other parts of the Metroplex, and they are going to bring the crime with them. In addition to that there's not too many people in this room right now that would go to South Dallas in the middle of the night.

What we don't want to have happen is we don't want somebody to say south Grand Prairie and everybody attribute it to South Dallas. The other thing is you had mentioned -- I asked a question about the mortgage -- you don't address who is going to control the property once this developer, if it happens, defaults on the mortgage.

It's not dealt with here. The developer doesn't really care. If he gets his money, if he defaults on it, what have you, it's going to go to somebody else. It's going to go to a government agency to control. There's no accountability once the apartments are in full operation.

There are also several studies that provide empirical evidence that there is a higher unemployment rate when you have a spacial concentration of low-income housing. The other thing is that as far as crime goes, these individuals are going to have crimes of opportunity. Everybody that's in here works. They're not home.

The folks that are living in these apartment

complex are going to see a pattern -- every date the same folks are gone. That's going to leave us open and vulnerable to have our houses broken into. And it's easier for them to walk from here than to drive from South Dallas over here to rob us. They can just walk down the street. Thank you.

MS. MEYER: David Rechtin.

MR. RECHTIN: Ms. Meyer, I represent the Horseshoe Bend Homeowners Association, at the request of their president this evening. Is the developer going to make a presentation here this evening?

MS. MEYER: No.

MR. RECHTIN: Thank you. We have several concerns. I understand that we have filed a petition from Horseshoe Bend Homeowners Association with your office. It was signed by the majority of the homeowners in the area.

If that is not available to you, I can make another copy of it available here. In hearings before the Grand Prairie Planning and Zoning Commission, before the Grand Prairie City Council and also before the Tarrant County Board of Supervisors, the developer maintained that the average cost of the value of the apartment unit to be raised would be \$78,000.

He made a point in all three meetings of saying that this was comparable to the cost of the average single family housing unit in the area. Nothing could be further from the truth. I don't know how many miles you would go, but you'd go a long way before you would find a housing unit for a single family that began at \$78,000, let alone could be purchased for \$78,000.

We have never been fully assured as to who's going to actually be managing the apartment complex. The first it was suggested that it would be done by local management. But a later meeting suggested that it would be managed by an out-of-state corporation.

This means that if there are problems we have to address, we're not going to be able to address them by going down to the management of the apartment complex.

We're going to have to get on the phone and call somebody out-of-state. Anybody out-of-state is not going to be too concerned about what the problems of the local apartment complex are.

In the evidence made available here, it said 100 percent of the units would serve families at 60 percent of the area median income. Then it identified the area median income at \$62,700. Well, 60 percent of that is \$37,620. And yet we're being told that a family of

three could earn no more than a combined income of \$33,840. So it's closer to 50 percent than 60 percent.

All of the speculation about what might happen with the apartments is probably agreed to by most of the people in the room. What we're trying to present here is not speculation on what might happen with the apartments, but what the developer has already stated are the facts as it concerns the apartments. These are the things to which we object. Thank you kindly.

MS. MEYER: Richard McMullin.

MR. MCMULLIN: Thank you. I'm Richard

McMullin. I'm just a concerned resident. I've lived here

for eight years, six months, five days and about six

hours. So I've been here one of the longest. There were

20 homes when I moved in. We now have 250 homes.

We had to move the coyotes and the snakes out, and we replaced them with real people. As I see it here, as a concerned homeowner, I walked the neighborhood. I used to know everybody in the neighborhood by name, believe it or not.

But I saw the neighborhood grow. Probably unknown to you our street here, Magna Carta, stopped at the creek there. So we had very little traffic in the area. And then they put a bridge in there, went all the

way down and created a lot of traffic here.

My one concern -- since I've lived here so longer and I know the neighborhood inside out -- my one concern is this school right here. I have no other concerns. I think we want people living in our area. There is a problem. We want single family homes.

We do not want multifamily homes. When you're in the area at 8:00 in the morning and 3:00 in the afternoon during the school period, the traffic is horrendous. We have kids walking everywhere. If we add additional kids to the school, sometime as these kids dart in and out of the cars a kid is going to get killed.

And I strongly recommend -- and you have the power to do this -- that you bring in an outside firm to do a study on the traffic, the number of kids, the traffic flow, what's going to happen when they start to work on 360, all the construction equipment.

We have a really serious problem here. And you folks should want to do a feasibility study before you make a final decision on this situation. Thank you.

MS. MEYER: If you would like to speak, I have three other witness affirmation forms. If you have not filled one out yet and you would like to speak, please fill out. The next speaker is Rand Sifre. How about Doug

Petersen?

MR. PETERSEN: I think I saw Mr. Sifre step out a moment ago. We played baseball with his son this past spring. My name is Doug Petersen, and I live at 4523 Brittany Lane. I'm about a minute and a half, two-minute walk from here.

I am an concerned citizen, and I'm concerned for a number of reasons. I, too, have a huge investment in my home. We spent about an eighth of \$1 million buying our home. We were the fourth one on the block when we bought it new.

More than the financial concern with my home, my main concern is with my family, my kids. And this school is a big part of it. Before I come back to that, I've got a couple notes here. I've heard traffic studies and a number of different numbers thrown out in my dealings with this particular property.

They can estimate we've got 2.3 vehicles per multifamily unit, for apartment number. They might have ten trips an hour. Lots of numbers are going to be thrown out. I took some pictures this morning, and I'm going to e-mail them to you. I wasn't able to get them printed out tonight.

But I took some pictures this morning of the

traffic. It's bad. Someone mentioned 8:00 and 3:00. Five o'clock's a bad time as well. If you talk about shopping mall traffic at Christmas, that's what it's like here every day. So again I caution against the numbers. I can count ten trips in a matter of minutes, rather than an hour's span.

On a different note, I've been to many meetings regarding this particular project: Property and Zoning, the City Council meeting and here again. Almost didn't come tonight. At every one of these meetings we have hundreds of people show up from our community.

In fact they've had to have separate meeting rooms set up to house all those people that are attending. Huge support. I feel beat down. It's almost like you hear from the community -- not necessarily you, but our community leaders -- no. How many times do you have to hear it? No is no.

Thank you. And I'm not trying to be disrespectful, but we heard from a City Council member representing himself, but something that he knows happened at a City Council meeting. We've heard from the Arlington Independent School District.

You'll hear from the community tonight again.

I feel like I tell my kids, how many times do I have to

tell you, no, before I really mean it? And I don't mean to be disrespectful, but I think that everybody feels that in some respect or another.

One other thing, in one of our council meetings -- at a City Council meeting -- I think it was April of last year -- they tasked the Property and Zoning and Commission to go back and complete, renew, validate a study of this area -- a lake sector plan, if you will -- recommending densities, building sites, the layout of this area, so forth.

They were going to go back and measure densities, make recommendation on what should and shouldn't be built. To me those are the experts, that they would reflect what the community feels as well.

Unless I'm mistaken it is my understanding that that study would be out sometime in June.

I know that in this material that we've got handed out tonight, there's going to be a board meeting on June 27. I would just ask respectfully that you table that final decision until you have the complete information on what comes out of that lake sector plan. Thank you for your time.

MS. MEYER: Theresa and Robert Johnson or both.

MR. JOHNSON: Robert and Theresa Johnson, 4757

Lincoln Trail Drive. We are concerned citizens. And I don't know where I've been. I just found out this afternoon we were having this project over here. So we came to find out some information certainly as to what procedure is involved in terms of what the good folks and strong Americans we have here today.

They're saying that we have some issues and concerns about this project, and how is it that we can effectually be able to go ahead and let our concerns be know to the point that the folks down in Austin say, yes, that's reasonable, and we're going to consider other sites, but certainly not in this area.

So my coming tonight was one of expressing concern and also some additional information. And I'm not going to speak for my wife.

MS. JOHNSON: We've been hearing about this for quite a while from some of our friends and neighbors and kind of find out by accident that it was tonight. I'm astounded at my neighbors' voluminous research that everybody's done.

I'm so proud of everybody in our neighborhood.

We moved here in 1999. My husband and I took a chance -our first home. Been in school for a combination of about
800 years. We have lived next to these kinds of projects

as we were struggling to get where we are today.

I think probably most of the people in the room can identify this. We also between the two of us -- we're federal law enforcement. We're mental health. We've worked with inmates. We've worked with criminals for a total of over 20 years, between the two of us.

We know criminals. We know where they come from. We know property crime. We know violent crime inside and out. And I'm telling you we are sitting ducks. Been there, done that. We are sitting ducks. I don't care how you package this. There is enough property crime.

We've had our kid's bike stolen enough already.

We don't need this. It looks pretty. I'm telling you -somebody mentioned what if -- and I know this is from a
personal level -- what was the maximum rent? Somebody
mentioned, what if you only charge \$100.

And the response, I think, respectfully was they couldn't make money if they did that. But you know what, raise it a couple hundred, and that's what's going to happen. You're going to have people who are going to get charged less. And they bring nothing but crime to the neighborhood.

And I am terrified. We took a chance coming

here. And we want to stay. We love our neighbors. The kids go to West; the kids go to Barnett, and the kids go to Bowie. So we're here to stay; we want to stay. But I'm telling you right now, my husband was saying, we're out of here.

I don't want to be a deserter. I want to stay here. Please, please listen to what everybody says. This is bad news bears coming here. Thank you very much.

MS. MEYER: Dan Brock.

MR. BROCK: Hello. My name is Dan Brock. I live at 4852 Gloucester. My property is directly across the creek from the proposed development. Currently or at the end of this month in my neighborhood, on our street out of 20-something houses, there will be six houses on the market.

Now you've already heard about overcrowding in schools, overcrowding in the roads, the increased crime potential by bringing this development in. I just want to speak to a subject dear to my heart, and that's property value.

When you have this type of development the state's own studies and independent studies point that these type of developments bring the property down in the area. You add that to the higher potential for crime,

higher traffic, overcrowding in schools. That's not real attractive to bring people in.

And right now you have a great source of revenue for the state and the city on property taxes that you pay. By having this type of development come in you're losing that source of revenue. The city's already recognized that that's a problem. They don't want to lose the revenue by having lower property values or high occupancy or unoccupancy levels in the area.

So I just encourage the people who make decisions, whoever that may be, to really look at the impact this is going to have on a source of revenue that shouldn't -- you want to encourage property values to go up, not down. Thank you.

MS. MEYER: Joshua Conley.

MR. CONLEY: Good evening. I'm here today not only to represent myself and my family, but more importantly to represent the students in this neighborhood and in the AISD. Coming here today I realized that there's going to be an apartment building complex right down the street from my house.

Just to give you an idea of respect of what we go through as students each day, when I was in West Elementary from third grade to sixth grade when it first

opened, the occupancy level was half of what it is today.

Crime was down in our neighborhoods. And in our schools there was not a physical problem with violence or misconduct.

Today as you enter the school you would notice the cameras throughout the school. These kids are now between six years old and 12 years old, and we have cameras to make sure the conduct is in order. That is an outrage to me and my family and my peers.

And the dress code at James Bowie High

School -- we're not allowed to wear pink, red, blue, green

or yellow under our shirts because it is a gang sign. We

can't throw our hands in the air in praise, because we are

in fear of a gang sign.

We are limited to our amount of learning due to our behavior in classes. Our teachers cannot teach to their full potential due to misconduct and different problems associated with the children. Now leaving that aside a couple of months ago Arlington passed a deal letting the Cowboys Stadium come here in 2010.

With that in mind we already know that more apartment complexes will be built in that area. To give you a statistic -- I do not have the numbers presently -- but James Bowie High School led in the number of

miscellaneous offenses this year. Martin led in the number of drug conducts.

These things are present not only with the single-development houses but with apartments. And apartments only increase these numbers. What would you like in your own backyards. I lived in an old house at South Arlington at the address of 6204 Pierced Arrow 76014.

When we first moved in there were no apartments present. After five years of living there apartments arose on Sublett Road, about two minutes away from my house. When they were built they were high-end apartments. Now they are middle.

The people there have highered [sic] the crime rate and highered the misconducts that are present in our schools. We already have crime present in our neighborhood. We already have crime present in our cities. Let's not increase that by putting these apartments here. Thank you.

MS. MEYER: Kenneth Black.

MR. BLACK: Good Evening. Kenneth Black at 3012 Blacksmith Court, representative for the Horseshoe Bend Homeowners Association. My concerns are personal. And I'm going to share with why I said personal. Being a

military veteran, used to living in what we're fighting against now -- multifamily homes.

When you live in government housing, same difference. Kids leave the bicycle out, somebody come and take it. Army brats are the worst brats. I think they are not all of them, but they are because they can go across the street, take yours and bring it home. You can't come on the installation.

Well, let's flip a coin and say, most of our kids don't want to go to the apartment complex, because they have their own parks here, they have their own backyards. Not only that, my biggest concern is that I have a little girl. There's a lot of families with little girls, little boys.

My neighborhood, at least my block, they're not a lot of old kids there. So the next ten years those kids that was babies will be middle-age teenagers now. I look at the news: Pedophiles, child molestation has risen in our area.

You don't have to go to South Dallas for crime.

I think that's a stereotype. But then you can just go
right across the street to Arlington. A young girl got
murdered a couple of months ago. In my neighborhood on my
street, two houses from me, what you would call home

invaders just kicked the doors in.

As somebody said in the morning they watch your pattern of when you come and go -- crime of opportunity. Good thing is there was a cop at the pawn station that recognized that some of the property was stolen, called my neighbor and he got the property back.

I don't care about the dollar. I don't care about the value. Safety is a concern to me. I don't care what your ethnicity it. I don't care how much money you make. If you're a criminal you're just a criminal. This school route here -- I don't know if it's going to be soon enough for my little girl to come here the next six years, because what?

If we put those apartments there, as the young man said he goes to school, school's going to be overcrowded. Teacher got one of them -- him or her -- against 30-some students. The learning ability there is going to be very little, if any, because of the distractions that go on.

Prime example. You find kids that walk the street that don't live in my neighborhood, they drop trash easily because they don't have to pick it up and clean it up. So what happens to the area that's normally clean and upkept [sic].

As one gentlemen said he moved; grass stopped growing, and then becomes a HUD home. What HUD does is sell it to the next person that can afford to rent at that time. Most people that get in these types of neighborhoods that normally couldn't afford to come in in the beginning, they get a house based on what they're qualified, more so than what they can afford.

And there's a difference there. I may qualify for a \$200,000 home, but can I actually afford that? And all the lending company and the mortgage company wants to do is just get their money's worth. So if you're going to put somebody in those -- just say they are apartments -- put them in a senior citizen home or senior complex, to where the government is monitoring it.

It's assisted living where those people can take care of themselves, and you don't have to worry about all this other stuff that people have stated here tonight.

I'm not saying it's your business to be concerned about our house.

But since you represent our state, we ask that it become your business and take it kind of personal, even though you can't do that, because you can't show impartiality one way or the other. But it is personal to all of us. Thank you.

MS. MEYER: Kevin Smith.

MR. SMITH: Good evening. Let me give you a brief introduction of myself. I've been here since December '96, a homeowner. I'm a assistant professor of military science at the University of Texas at Arlington. So I've been in the military over 26 years now.

My wife has worked at the homeless shelter, downtown Dallas, for five years, Family Gateway. I'm not sure how many of you have been personally involved in a crime. If you have personally had to stop a car jacking, a guy high on PCP break into your home, a rapist.

This is personal. I've seen it over and over.

I don't know how to get the community involved, but I've seen it over and over. Everywhere you go it will grow.

There are ways of making things better for people of low income. I've been involved in making those things better.

There are multiple ways.

Bringing a low-income housing area next to a middle- to upper-income housing area is a potential for conflict all the time. As most of us have dual income families -- that's what criminals do. You're exactly right.

They'll watch, and they know. They're not dumb. They chose that lifestyle. Many of them choose

that lifestyle, because it's easy for them. They're good at it. So you guys do what you do because you're good at it. Right?

So it's something that you need to look at very closely, because there are better ways. There are better alternatives. I've seen the ways of doing it -- make it smarter and better and more efficient for the community as a whole. I appreciate it, and thank you very much.

MS. MEYER: Patricia Humiston.

MS. HUMISTON: My name is Patricia Humiston. I live at 2839 Timber Court in Grand Prairie. We've lived here for 17 years. Half the time we don't lock our doors, and a good percent of the time we even forget to put our garage door down.

That will come to a grinding halt if this low-income housing project comes into the area. Now you've spoken to us. We've all spoken to you. And we're talking at one another. I want to know what you're obligated to tell us under the law.

What are our rights as residents? What are our rights under the law? What are you obligated to tell us?

What defense do we have against government, attorneys and other people hired by the developer? Are you going to have a question-and-answer period?

Are you going to open this up? Or is this just us talking to you and you talking to us and we really get no answers and we have no feedback? Are you going to open this up to a question-and-answer period?

MS. MEYER: If we have time I will.

MS. HUMISTON: What does that mean? I'm willing to stay here. Are you all willing to stay here for answers? This is our lives. This is a business decision for you, or it's a political decision for you. This is our money. This is our lives.

I've worked hard to get here. Have you all?

Does anybody here that's honest believe that these people have our interests at heart? Do you believe this woman is listening to you and caring what you're saying? Do you believe that she is going to go down to Austin and make a decision really considering everything which includes our interest?

MS. MEYER: Ma'am, we need you to address your comments to us.

MS. HUMISTON: Well, if I thought you were listening or cared, I probably would. I think you're here for window dressing. I've spoken to a lot of other citizens of other cities in the State of Texas where you have just -- your organization in this state that's paid

for unfortunately with my tax dollars has just stuffed these projects down cities' gullets.

And I want to know what are our recourses as citizens to speak against this and actually get something done. This is window dressing. I want to know what our rights are. What are you obligated to tell us by law, instead of just coming up here and just listening and going back and doing what you were going to do in the first place?

MS. MEYER: I'll walk through that process at the end of the hearing.

MS. HUMISTON: And then you're going to open it up to questions and answers.

MS. MEYER: If we have time I will. Yes.

MS. HUMISTON: What does that mean?

MS. MEYER: We have this school rented for a certain amount of time.

MS. HUMISTON: Well, since tax dollars of mine and these people's paid for this school, I'm sure this school would be glad to let you stay here.

 $\mbox{MS. HUMISTON (daughter): I'm also Patricia} \\ \mbox{Humiston.} \mbox{ We were on there together.} \\$

MS. MEYER: Okay.

MS. HUMISTON (daughter): I'm also Patricia

Humiston. I'm her daughter. We are 17-and-a-half-year residents of Garden Oaks subdivision. I have grown up here. I attended Starrett Elementary, Hutchinson Junior High, Barnett Elementary the year it opened, and graduated in 1998 from James Bowie High School.

I've been involved in this community. I also attended Tarrant County Junior College, University of Texas at Arlington and Texas Christian University. At the City Council meeting we were preached to. We were told we were racist, biased, and that we did not know what was best for our community.

If we wanted to be preached to we would go to church. This is not wanted here. We have said no. The City Council has said no. And it is continuing. We have said no. When will what we have said make a difference to people in office?

That was actually a question. When we said no --

MS. MEYER: You're in public comment right now. So I'll answer the question --

MS. HUMISTON (daughter): Okay. Thank you.

MS. MEYER: Lisa Ray.

MS. RAY: Thank you for allowing me to speak. I only found out about this meeting at 10 after 6:00. I

don't live in Beacon Hill. I don't live in any of the communities immediately surrounding this area where the apartments are going in.

I live north of Kingswood. We don't have a homeowners association in my neighborhood, but I can assure you that if all the other immediate neighborhoods were aware of what was going on, even if we went door to door, we would have far more people in this room than what's here.

I am a realtor by trade. And I can tell you that I have had people come into this area. And by law I have to tell them about the possibility of a low-income housing coming into this immediate area. And I have had them pull out of this area.

I have seen people in panic put their houses on the market after they have had bought their dream home and thought that they were going to live here for multiple, multiple years, and in panic pull out, trying to retrieve something out of their investment, trying to protect their family and their kids.

We live in this area. We want to protect our kids. We do not need low-income housing. I'm going to give the rest of the time up so that we can have an answer-and-question session. Thank you.

MS. MEYER: Ted Smyers.

MR. SMYERS: Good evening. My name's Ted

Smyers. Thank you for coming here this evening. I'm a

concerned resident. I live at 4705 Magna Carta. That's

not a raceway for everyone in case they're wondering,

because I live in the second house over there and I get my

fair share of activity.

Being an amateur drag race semi-expert, I know what it looks like when fast cars come hauling down the line. And I've got to tell you there's a place to race, and it's not on Magna Carta. I don't know where this is all going. The traffic congestion's pretty heavy.

My wife, Michelle, couldn't be here this evening, but she did inquire about speed bumps. Because Magna Carta's the alternate for 360 when it ever backs up, they cannot put speed bumps in there to regulate the speed on that road.

I served in the United States Navy for 23 years and two days. And I just want to say thank you to all my brother and sister veterans for being here also -- past, present and future. I got to tell you this is the first time I've ever bought a house. This is the first time I've ever owned a house.

Between aircraft carriers and submarines and

other patrolling vessels I know what crime looks like, and I know what hostile fire is. And I've got to tell you the first time -- I hope you listen to what I'm saying -- the first time hostile fire comes down my street, I will be there.

And when the Grand Prairie police show up I hope the investors, the developers appear in court to say their piece about this, because if a hate crime comes up are they going to be there? Possibly not, but the victims may.

I don't know where this is going. I can't see anything good about this. I lived in apartments. I've been a resident in Grand Prairie since 2000. I work in Grand Prairie at the 75050. I worked in the arms security industry.

I work in the liabilities industry. I carry liability all day long. And I go to some of the worst hot spots you can image. But that's because of the job. I'm a native Texan, born and raised in Fort Worth. The first time I buy a house, and I'm like, you got to be kidding me.

This isn't a good thing. I can't see any good to come out of this. I'm a member of Crossroads Christian Church. And I know that they have some things coming

along. I don't understand why they can't have a retirement, assisted living or something that would actually benefit the community, people who really need some help.

My mom and dad -- as I always tell people,
listen, they're either still living in Texas or they're
buried here. So my mom and dad are getting up in years,
and it would be great to have them right down the road
there -- something of that nature.

I don't know how that affects this board or this hearing, but there's got to be something better than what's about to happen here. Anyway I just want to say thank you to all my neighbors for showing up this evening. God bless.

MS. MEYER: Michael Mullen.

MR. MULLEN: Thank you for allowing me to speak. I'm Michael Mullen. 4354 Walsh Lane, Grand Prairie, Texas. I've lived in east Arlington, west Grand Prairie since 1969 with the exception of the 23 years I served in the United States Navy.

I, too, have lived in military housing,
apartments, traveled all through the world. And I know
this project is nothing but bad. East Arlington, west
Grand Prairie has always, since I've lived here, had a bad

reputation for being "the other side of the tracks."

We do not need to compound that reputation that we already have. The state -- if they have money to throw away, they need to throw it towards something positive, like extending 360 all the way down to Mansfield, for instance, to alleviate the traffic that's caused already by too much development too quickly.

Our schools are already to the point that they're -- Bowie High School's already at a comfortable level. We don't need to add more population to that school. Right now in Grand Prairie there is another apartment complex being built at the corner of 360 and Clairmont, right there on Watson Road.

There's also a movie theater getting ready to go in over there. We don't need another apartment complex. We've already got far too many feeding into the James Bowie High School, West Starrett, Barnett schools. Is the state going to put more money -- is your developer going to put more money in and put another school in to take care of the overflow?

I highly doubt it. It's just not going to happen. But I'm tired of all the development going in to drag this part of town down. If you're going to put this kind of project in, take it someplace where they enjoy the

overflow and the large crowd. Take it over to west Arlington to Martin High School area, where they like large populations.

Even though AISD doesn't need it, if you insist on putting it here, put it someplace where they want the growth. We don't need it. I agree we need something to be positive to the area, a retirement facility for older folks that still want to be active in the community. They can mentor at our schools and do something positive for us.

But we don't need this. I'm currently a school photographer. I travel all through the Metroplex, and I see the neighborhoods that this kind of project grows. It's like a cancer to the community. It just drags it down. Thank you.

MS. MEYER: Mark Nash.

MR. NASH: My name is Mark Nash. 2925

Billington Drive [phonetic]. I just want to comment on -what was news to me is the racial bias. If you just cast
your eyes around the room, you'll see there's people from
a lot of different races. I'm from New Zealand. My
neighbor's Scottish.

We have African-Americans. We have Hispanics. We have people from Asia. We have people from

everywhere. We're not trying to pick a fight with any one person. We just don't want this low-income housing. It's not about what color you are and how you talk. We just don't want the crime, et cetera.

And we don't need more cars. I mean, try driving Magna Carta or 360 any time of the day. Have fun with that. We just don't want it.

MS. MEYER: Wayne Sifre. Did he come back in?

Okay. I don't have any other witness affirmation forms.

Is there anybody else that would like to speak?

MS. ROWSEY: I just wanted to add, I have a 20or 30-second drive --

MS. MEYER: Ma'am. You're going to have to come up here, and I need you to fill out this witness affirmation form.

MS. ROWSEY: Tony Rowsey, 2930 Sutton Drive.

Wanted to know where is the documentation supporting the study showing that there is a demand for these apartments in this area. Myself, I'm a project manager for Cingular Wireless.

In my opinion, the jobs and transportation calls for a commute. I don't know about most of you in here. I commute 40 miles to work every day and home. And I don't see a need where there's not a public

transportation on this line or in the sector -- how that's going to benefit a low-income housing development, and people who work -- where they're going to work every day without this transportation.

I'm also concerned again about the overcrowding of our schools, potential increase in crime. We haven't been supplied with any statistics showing that this is good for our neighborhood. We just see that it's good for the developer, but we don't see where we're going to benefit from it.

So is there a way that they can provide information, maybe we can go back and look at it. We haven't seen. All we know is all the other. That's all I have.

MS. MEYER: Okay. Is there anybody else?

VOICE: I just want to ask a question --

MS. MEYER: Okay. Hold on just a second. Is there anybody else who would like to speak on record before I close the hearing? Anybody else who would like to speak? Because once I close the hearing it's done.

Okay. I'm going to adjourn the hearing. It is now 7:26 p.m.

(Whereupon, at 7:26 p.m., the hearing was adjourned.)

MS. MEYER: Okay. Now, I'll walk you through what the process is from this point. A copy of all the comments that have been made will be given to the board. A copy of this transcript will be available. It takes about two weeks. If you'd like to get a copy of that, you're more than welcome to have it. Most times they can send it to you electronically, so you are welcome to have it.

It will be posted to the TDHCA board website, which is in that packet of information, our website is on there. It will be posted seven days prior to the 27th.

Now that is a tentative date.

This particular development may be bumped to another meeting, but that is -- it won't be bumped forward, but it may be bumped backwards -- I mean, it'll be bumped into the future, it won't be bumped -- moved up on you. It may even be later than the 27th. Right now it is tentatively scheduled for the 27th of June.

The question that was raised, is there, you know, information that you can get as far as what is the need that's in this area, there is a market study that was done by a third party analyst, and you are welcome to that. I don't know how big it is. Normally they're about 400 pages a piece, and there is a charge.

Unless I can get it electronically, and I don't know whether I have it electronically or not. If I do, I'll be glad to send it to you that way, otherwise I've got to make copies of it and it's normally about \$20, \$25 to get a copy of the market study. But you're welcome to it. It is public record.

Anything in the application is public record, except for the development financials, personal financials. But anything in the application, if you want to see a copy of that, it is public record and it is available for your site.

At this point, again, all comments that were made at this hearing, and also the question and answers will be given to our board for their decision making.

Also, the previous decision from the local issuer will also be given to the board, so they have knowledge that it has been before the local issuer before, and they will have that information also.

You can speak directly to the board, if you wish to do that. Again, check the website, and you can check with me also to make sure that date doesn't change. Right now it tentatively is the 27th. If it gets bumped, I can let you know that. If it doesn't show up seven days prior to our board meeting, then it will not be on the

27th.

The whole entire board package for this particular transaction, everything that will be presented to the board will be available on our website. Now because this transcript is longer than usual, it's going to make for a big board package, so you're probably going to have to download several -- a couple hundred pages most likely.

But it is -- it's there for you to see, and you can see exactly what the TDHCA board will see and what they will be basing their decision on.

Are there any --

MALE VOICE: When will that be available?

MS. MEYER: It'll be seven days prior to the 27th. I don't know what that Thursday is, whatever date that is, the 20th?

FEMALE VOICE: Of June?

MS. MEYER: Of June. Yes, it'll be the Thursday -- no, wait, actually the 27th is on a Monday, I do believe, so it'll be the 20th, it will be the Monday --

Okay -- yes, sir? Hang on a second.

MALE VOICE: Beyond doing things like taking these, what's the best way to get this defeated?

MS. MEYER: I can't tell you the decision that

the TDHCA board will make. I will give all the facts that I have, and present everything to them. The board will make the decision.

MALE VOICE: Do we have contact names and numbers and e-mail for all those people on your website?

MS. MEYER: The contact information for the board is on the website.

MALE VOICE: Individuals?

MS. MEYER: Yes. And there are six members to the board. If you will go to the main page of our website, up at the very top it says About TDHCA. You will click on that link and it'll take you to another page and then over to the site that says governing board.

You'll click on that and it'll bring it up and tell you -- if you have any problems with that website, just call me, and I'll be glad to walk you through it.

But that'll give you all the members of the board.

But -- right behind you, sir.

MALE VOICE: Because for many of us this is our first time dealing with your organization, your department, can you tell us how you go about making decisions, what criteria you use and then how big of an --how big is our feedback, our input, weighted to your decision?

MS. MEYER: Okay, the question is, how much does the public input weigh on the decision. And it's not my decision, it's the board's. Okay, let me make that every clear. All I do is give the information to the board, and all of the pertinent information that they take into consideration. I can't remember everything off the top of my head, but I'll try to give you a list.

They do look at the market feasibility, they look at the need for the area, which will be brought out in the underwriting report which will be in the board package, for your eyes, if you'd like to see that. They look at the need for the general region. They also look at impact on schools.

Community participation is a large part of the board's decision, and they weigh that very heavily when they make their decision. There is a list of all those the actual board decisions, and the things that go into their decision making, on our website. And I can direct you to it. If you'll just send me an e-mail, I'll be glad to send you the link and show exactly where it is.

There's a question back in the back.

MALE VOICE: Yes, you mentioned that the meeting will be held on the 27th. Is that an open meeting?

MS. MEYER: Do what now?

MALE VOICE: Is that an opening meeting?

MS. MEYER: Is the meeting on the 27th an open meeting? Yes, it is.

MALE VOICE: And where is the meeting held?

MS. MEYER: It will probably be at the capitol extension. It's going to be a rather large meeting. We also have the competitive 9 percent tax credit cycle, so it's going to be a rather large meeting, so bring a lunch if you're going to come.

It's just -- it's a very busy time, but it should be on the 27th and it should be over at the capitol extension in the auditorium. That will be posted to the website seven days prior to, then you'll know exactly where it is.

MALE VOICE: Well, we have the potential to be bumped. Is my understanding correctly --

MS. MEYER: There is a possibility of that. I can't tell you for sure right now, but that is a possibility. It will go into the future, no, it will not back up.

MALE VOICE: And I understand that. I know you're not going to decide to push it forward. The question is, if you want to attend this meeting, what I'm

hearing is, how often are the meetings held?

MS. MEYER: They're once a month usually.

MALE VOICE: Okay. So in other words, I should be prepared to [indiscernible] for one or two or three months to make sure that I can go to the meeting if I have to?

MS. MEYER: I don't know how to answer that question. Right now -- I mean, in -- we anticipate that it will be on the 27th. I have no reason to think that it's going to be bumped, but that -- it's always a possibility because of the amount of information that's going to be at that meeting. Some things get bumped.

So I can't give you that answer right now. It is scheduled for the 27th. That's all I can tell you right now.

Yes, sir?

MALE VOICE: I've got a dumb question. If this meeting was about a community here in Grand Prairie, why don't they have the meeting in Grand Prairie?

MS. MEYER: We tried to have it at a school that's close to the development site, and we picked a school that's -- you know, it's close to that site, and that's the reason --

MALE VOICE: No, this other meeting --

MALE VOICE: The 27th.

MALE VOICE: The 27th meeting.

MS. MEYER: Oh, the board meeting.

MALE VOICE: Yes, the board meeting.

MS. MEYER: It's in Austin. The board meeting is in Austin. All of the direct -- members of the board are all over the State of Texas, so they all meet in Austin.

MALE VOICE: Okay. Are they willing to come here? Are they willing to come here?

MS. MEYER: No, sir, they're not.

MALE VOICE: Okay, can they afford to come to Grand Prairie?

MS. MEYER: Because they come from all over the state, sir, it is going to be in Austin.

MALE VOICE: Could the board members afford to come to Grand Prairie?

MS. MEYER: The -- well, they could afford to come to Grand Prairie, sir, but it will be in Austin.

That's all I'm telling you.

MALE VOICE: Why wouldn't they schedule a meeting to be in Grand Prairie, the decisions they'll be making are going to affect all the people immediately in Grand Prairie, and not Austin.

MS. MEYER: There's a lot of other things that the board is taking into the consideration besides --

MALE VOICE: -- one of the things that we heard about.

MS. MEYER: I understand that, sir, but there's the whole State of Texas that is involved here.

MALE VOICE: You just got the one thing.

MS. MEYER: Yes, sir.

MALE VOICE: Well, it seems like the board's all powerful here, and we need to know the voice of the people has been heard. Is the board appointed, or are these elected officials?

MS. MEYER: The board is appointed by the governor.

MALE VOICE: By who?

MS. MEYER: By the governor.

MALE VOICE: By the governor. Okay. So therefore the board if doesn't listen to us, then the government needs -- finding out about this at election time.

MALE VOICE: Okay, you heard that.

MS. MEYER: Yes, sir.

MALE VOICE: What's the ratio of approval or disapproval --

MS. MEYER: I can't answer that question. I mean, I don't know. I mean, I've been here for almost five years, so I can't tell you what -- answer on what -- I mean, they turn down -- decline some applications and they've approved others. So, I mean, I don't know the ratio.

Yes, ma'am.

FEMALE VOICE: Are all six current board members Governor Perry's appointees?

MS. MEYER: Yes, ma'am.

FEMALE VOICE: At this time, they're all Governor Perry's appointees.

MS. MEYER: All of the board members are appointees of Governor Perry.

FEMALE VOICE: Who's our member from this area?

Do you know if there's a member on the board from this

particular area --

MS. MEYER: Actually there's two board members that are in the Dallas/Fort Worth area. One is the board chair, Beth Anderson, and the other one is the vice chair, which is Kent Conine.

FEMALE VOICE: That was Beth Anderson and --

MS. MEYER: Beth Anderson and Kent Conine.

FEMALE VOICE: Okay. Thank you.

MS. MEYER: Yes, sir.

MALE VOICE: Is the developer required to give a contingency plan in the event that they do not get all of these units rented out, what they're going to do with those units, how are they going to get the money from those units, who's going to be allowed to get into those -- in the units that they can't get filled?

Because we already heard that there's enough apartments that are already -- in this area that are not filled. So we got another potential situation with more apartments that are going to be empty. Do they have a contingency kind of plan for that?

MS. MEYER: Well, they have a marketing plan just like any other apartment complex that -- I mean, any ordinary complex would have to market, to fill their tenancy. I mean, that would be the marketing plan of the developer. I mean, they do have debts, sir, that they have to meet, I mean, they have a mortgage so therefore they have got to rent the units.

Yes, ma'am.

FEMALE VOICE: This is my first time to be involved in something like this also, and my question is, I know that you're just the mediator and you're here to -- just to be here to -- I guess to gather information, and

obviously we're all opposing it.

Is there every an opportunity where we can come face to face with the developer where he can stand -- he or she can stand and talk to us and try and persuade us that it's a good thing? I mean, I don't think there's anything good about it either, but maybe there's something we don't know. I mean, why -- does that ever happen in this type of situation, where you come --

MS. MEYER: Sure.

FEMALE VOICE: -- face to face --

MS. MEYER: I mean, I'll be glad -- if you want to give me your name and number, I'll be glad to get in touch with him and make sure that they know you want to do that.

FEMALE VOICE: Okay.

MALE VOICE: No, we as a group want to do that.

MS. MEYER: She was just asking, so -- I mean, there's going to have to be a point person, but I mean, I can certainly, you know, help coordinate that.

Yes, ma'am.

FEMALE VOICE: I live right across from [indiscernible] apartments. For the last three years, I have been trying to convince Arlington School District to provide bussing from this side of 360 to the other side of

360, is there -- will the safety issue of the children be taken into account, those that have to walk across the three lanes -- the four lane highway and the six lane Camp Wisdom?

MS. MEYER: As far as the safety issue, I mean, as far as the state agency, I mean, the state agency would take that part of it into consideration for your comments. As far as providing that safety, the state's not responsible for that, and I don't know how we would do that.

Yes, sir.

MALE VOICE: Just to go on that, so they can understand, we live within a two mile radius, from the flag pole to direct contact of our house. If that makes any sense to you. It's hard to explain. But these houses, in prospects of where the Barnard [phonetic] junior high is, it's less than a quarter of mile away.

Yet you have to cross a major highway. And when you get low income housing, that brings low income to their cars, which means they may or may not have a car for transportation. So you're indicating the possibility that these kids aren't going to have transportation, do they go to school or not?

They skip school, you understand, I mean, our

tax dollars are increased because the school's attendance goes off how much we pay for the kids to go school.

That's why we take our exams, we don't have to go to school, you still have the attendance for just one period so that our taxes are not high, but they're lower.

And when I take that accountability, and you bring in low rent housing apartments, crime increases, we have to pay for more officers. Why should we be held responsible for citizens of Texas and the U.S. to pay for more officers when we're the ones that imposed this in the first place? And that's all I wanted to say.

MS. MEYER: Okay. Yes, sir.

MALE VOICE: When do they set the agenda for this meeting? When is that blocked out so we know what's going to happen on that day?

MS. MEYER: It will actually be posted to the website the week prior to, but it's normally -- it will be posted to the *Texas Register* two days prior to that. So I think it's going to go up either the Thursday or the Friday prior to the meeting -- the posting to the website on Monday.

You can get that agenda. It will be the first thing that'll come up whenever you pull up the board package. And I'll walk you through that here in just a

second.

MALE VOICE: -- the day of the meeting. It's up prior to that, so we could go to the Austin one.

MS. MEYER: If it's on the -- if it's posted to the website, then it should be at the meeting. The only thing I can tell you, every now and then, if -- because it's within the tax credit cycle, every now and then, if they lose a quorum and the board cannot vote, then everything else that's left on the agenda is bumped to the next meeting.

That has happened on very rare occasions.

Actually, it's only happened twice since I've been there,
in the almost five years I've been with the Department.

So -- but that occasionally -- it may happen.

Yes, ma'am.

FEMALE VOICE: A six person board, for approval or disapproval, is it a unanimous approval or disapproval, or a majority --

MS. MEYER: It's a majority vote.

FEMALE VOICE: So four people could decide, I mean?

MS. MEYER: That's correct.

MALE VOICE: What if it's three and three?

MS. MEYER: If it's three and three, it's not

approval. It does not pass.

In the back.

FEMALE VOICE: What types of bonds, what are they called?

MS. MEYER: It -- the type of bond, it's private activity bonds.

FEMALE VOICE: Is there a number or alphabet designation to them?

MS. MEYER: I'm not sure -- I'm not understanding. They're housing revenue bonds, if that --

FEMALE VOICE: There's a couple of types of bonds, and I need to know exactly those area.

MS. MEYER: They're housing revenue bonds.

That's all I can tell you. They're a type of municipal bond.

Yes, ma'am.

on the criteria, the market feasibility impact, I mean, with all these groups opposing as a community, it should be a unanimous decision, I would think. Is there something that you see in the track record, like based on community feedback where, we've been in a home meeting, we voiced how we feel about it, how we're opposed.

And when you're saying the criteria is based on

the impact on the community, the traffic, the participation, which -- these things are all mentioned and we need to be brought back to them. In the past where you've had other cities or communities voice their opposition to these same type of developments, what type of outcomes have you received?

MS. MEYER: I've seen them go both ways. And it depends on the comments that are made, and that's why a complete transcript is given to the board members to read, so they see all the comments. Also, anything that is emailed or faxed to me, any of those letters, all that is -- it's compiled into the public record, and that's also given to the board.

So it -- the board makes its decision, and I mean, I've seen them go both ways. So I can't tell you which way it will go.

Well, hang on a second. Yes, ma'am.

FEMALE VOICE: She's asking you, and the gentleman up there is asking the same question. You worked there for five years, I think you might know the veto and approval rate on this.

I don't believe that -- I mean I have a really hard time believing that you can't answer the question, and his question, so what is the rate of approval. I

really do want to know that, and I find it hard to believe that you can't get that answer. And I mean that totally, honestly.

MS. MEYER: And I mean it totally, honesty, I can't give you an exact answer as to what that is. If you'd like me to --

FEMALE VOICE: What the approval rate on these kind of things are? That's a very simple -- I mean, that's got to be a very simple answer.

MS. MEYER: No, it's actually not, because you're taking -- you're lumping all of the developments all into one category, and they're not. Each individual complex is made a separate decision on. So I really can't answer that question.

FEMALE VOICE: How many times do they vote on low income housing projects, a year?

MS. MEYER: Probably about 300. I mean, if you take into consideration all the tax credits, there are also local issuers, but they also have to vote on tax credits, and then you have TDHCA as a bond issuer and a tax credit. So, yes, they make a decision on, you know, approximately 300 applications a year.

So, no, I cannot answer that question. I cannot -- if you want to ask for a public record and get

that specific information, I'll be glad to do it for you, but off the top of my head, no, I can't answer the question.

Yes, sir.

MALE VOICE: Given everything that you've just said regarding the board, who writes the executive summary for the board members to read? They're not going to read 400 pages for 300 votes. It's impossible. They're not going to do it.

So who writes the executive summary to give to the board, just like any military operation does, the government does, here's what we think you should do here.

Who writes that? Somebody writes it. These board members do not sit down and read 400 pages, and also would be lying if they said they did.

MS. MEYER: Okay. I wouldn't say that to my board members, because they will take offense to that, because they do read it. But as far as -- there is a summary that is given. I will be writing that summary.

MALE VOICE: Okay.

MS. MEYER: Actually there's a front page and then there's a board write up that goes into a lot of information. It tells the players, all the players in the deal, it gives the bond structure, it gives the credit

enhancement, it goes through a lot of information.

There is a staff recommendation, and that --

MALE VOICE: Is that you?

MS. MEYER: Our executive committee will actually do that, and that is also done prior to the board meeting, before it is posted to the website. So there will be a staff recommendation that will come out of committee.

MALE VOICE: Is that all public record as well?

MS. MEYER: Hang on a second. I'm sorry?

MALE VOICE: Is that all public record as well?

MS. MEYER: Yes.

Yes, ma'am.

FEMALE VOICE: You were just saying that you normally write the board's summary --

MS. MEYER: I put the whole board package together.

FEMALE VOICE: Okay. In your opinion, since you've been here, you heard this and you've done this in the past, what is your opinion of this passing?

MS. MEYER: I have no opinion whatsoever. I am not stupid enough to do that, so, no way, I won't be put on that spot.

Yes, ma'am.

FEMALE VOICE: What can we do in addition to everything we've done to voice our opinion, even more strongly, that we are opposed to this?

MS. MEYER: If you want to show up at the board meeting and talk to the board directly, you are more than welcome to do that. I make it a very personal part of my job to make sure that the board gets an objective summary.

I do not sway either way. I can sit here and listen to all your comments, I can agree or disagree with every comment that's made here. But the board will get an objective opinion. You will see that when you see the board package. It will not be swayed either way.

Yes, sir.

MALE VOICE: If the board in Austin decides to push this by majority vote, is there a process that you go to veto, not veto, but to vote against?

MS. MEYER: Once the board makes a decision, that's it. It is final.

MALE VOICE: So is it logical to have an attorney that we choose to represent our --

MS. MEYER: Do what now? You're on your own with legal representation.

Yes, ma'am.

FEMALE VOICE: There's been a couple of

questions about the board, and I just have two. They're all appointed by the governor, are they appointed with the same term, or are they staggering terms?

MS. MEYER: They're staggered terms.

FEMALE VOICE: And is it two years, three years --

MS. MEYER: Two years. And actually, two of ours were just confirmed this past week.

FEMALE VOICE: And what is the background of the board members as far as qualifications to appoint them, or what -- do they have backgrounds dealing with the housing developments and real estate, or does he just appoint anyone?

MS. MEYER: Okay, I'll try to give you a background on each one. And actually there is a bio on each one of our board members. Our board chair is a computer consultant, and she is very well versed in housing. She's been on the board for several years. This is, I do believe, her second term.

Commissioner Kent Conine, which is our vice chair, is a developer himself. Mr. Shadrick Boganny, which is out of Houston, is a broker in the Houston area.

Let's see, Vidal Gonzales is a financial person. We have Mayor Salinas out of Mission, Texas, and Patrick -- now I

forgot my other -- Patrick -- oh, golly, he's going to kill me -- Patrick Gordon is an attorney in the El Paso area.

And I think I've got all six of them on there.

I don't think I forgot anybody.

Yes, ma'am.

FEMALE VOICE: Okay, so you mentioned -- some of them are brokers, some are real -- or not real estate, but you mentioned a broker and a --

MS. MEYER: Developer?

FEMALE VOICE: -- developer, so that sounds like, to me, they'd probably be in the interest of the developer. They're going to be on their side, and not ours.

MS. MEYER: No, actually they ask a lot of questions of developers. If you'd like to actually see that in action, I would strongly suggest you attend the board meeting and you will see those questions asked. They do not just pass over for the development community.

MALE VOICE: I have two questions. One, you mentioned that there is a staff that helps you develop that synopsis, that summary. Who are the members of that staff that --

MS. MEYER: I do the board package.

MALE VOICE: Okay. I thought I heard you say there was a staff.

MS. MEYER: Well, there's two staff members that work with me. I actually do the board package.

MALE VOICE: Okay. My second question is, I just saw that income, or the rent, it ranges from \$700 to \$1,000 a month. How many -- what percentage of residents are going to be subsidized, and who's subsidizing, where does that income come from to subsidize their housing?

MS. MEYER: If you're asking -- if your question is, is there Section 8 tenancy of that -- involved, with these developments, under fair housing, they cannot deny anyone with a Section 8 voucher.

However, anyone under Section 8 also has to -- they have to be approved through the other requirements as any other tenant.

So if there's any subsidy, it would be a Section 8 voucher and they would still have to qualify under the same criteria as any other tenant.

Yes, ma'am.

FEMALE VOICE: Well, I don't understand that, is this a lie, or -- unless I'm just -- it says, is this Section 8 housing, and it says, no. Very bold, no.

MS. MEYER: No, it's not Section 8 housing.

His question was, would they be allowed -- voucher holders be allowed to live there. And under fair housing, there's no way that they could say no.

FEMALE VOICE: So it could turn into -MALE VOICE: Correct.

MS. MEYER: No, I mean, they have to allow Section 8 tenancy, however, they have to qualify just as any other tenant would. So I mean, you -- and I don't know what the developer's qualifications for his tenancy is.

Yes, ma'am.

FEMALE VOICE: I thought you said it was a majority vote. Is it a simple majority vote so if only five board members show up.

MS. MEYER: That --

FEMALE VOICE: Do all six have to be there?

MS. MEYER: No, all six have -- they have to have a quorum, at least four board members have to be there. But for that particular -- because that is our tax credit, and that's one of biggest cycles that we have, as far as I know, all six of our board members will be at that hearing.

Yes, sir.

MALE VOICE: But in the event that all six are

not there, is it just a simple majority. If four show up, is it -- if it's three to one, does it pass?

MS. MEYER: Right.

MALE VOICE: And if someone abstains, is it simple majority of the remaining members who vote?

MS. MEYER: Yes.

Yes, ma'am.

FEMALE VOICE: Who pays for the marketing study?

MS. MEYER: The developer actually has to pay for all costs involved with the development.

FEMALE VOICE: So the developer has paid for the marketing study.

MS. MEYER: The developer has paid for the market study, however, he has to choose a market analyst that's approved by the Department.

Yes, sir.

MALE VOICE: Because this is the federal government, why do we go through all these three processes, we go to the city, it was denied, we go to the Tarrant County, and it was denied. Now we're going to the state.

MS. MEYER: That's because the applicant has shown -- has chosen to submit an application through the

process and it's his right to do that.

FEMALE VOICE: Can I just say, the developer does not expect us to go to -- he thought it would be dead a long time ago.

MS. MEYER: Yes, sir.

MALE VOICE: What time of day will that meeting start?

MS. MEYER: Most likely it's going to start at either 8:00 or 8:30 because it is going to be a long meeting. So like I said --

MALE VOICE: Is that a.m. --

MS. MEYER: -- pack a lunch.

MALE VOICE: -- I'm sorry, a.m., right?

MS. MEYER: A.m., not p.m.

FEMALE VOICE: They're going to be there the whole day? Is there a time slot for this meeting, specific meeting, or will there be --

MS. MEYER: I don't know what the agenda's going to look like at that point.

FEMALE VOICE: If we find out the agenda prior, we can come in at 2:00 rather than be there at 8:00?

MS. MEYER: I can't give you that, because every now and then, the Chair will rearrange the agenda, so --

MALE VOICE: Will that agenda be present the meeting?

MS. MEYER: Yes, it will be posted to the website seven days prior to the board meeting.

Any other question? Yes, sir.

MALE VOICE: The information that my neighbor just -- you know, the City of Grand Prairie said, no; Tarrant County said, no; and now the developer has gone -- they said, no. Does that information -- is that reaching the board? They can also use that information, but will they also see that in making their decision?

MS. MEYER: They will have the information that the prior -- it was turned down by a local issuer, that's correct.

MALE VOICE: By the prior government officials who elected out here.

MS. MEYER: That's correct. I said at the very beginning, it will.

MALE VOICE: Just reiterating.

MS. MEYER: Okay.

Yes, sir.

MALE VOICE: You just said that in addition to the governor appointing the board members, you said two were just confirmed. Who confirms them?

MS. MEYER: The governor.

MALE VOICE: No, he appoints them, there's no --

MS. MEYER: Well, there's an official ceremony every year.

MALE VOICE: There's no committee, it's in the legislature, the government, the governor --

MS. MEYER: There is a committee with the governor. Now, I can't tell you who that is.

MALE VOICE: No, it's not from the legislature, it's in the executive branch, the federal government, appointments have been confirmed by Congress. The state legislation doesn't have to confirm these?

MS. MEYER: That I can't answer. I don't know.

MALE VOICE: Because that's important to us because we know legislatures that have a say in this, when these people come up through reappointment, we'll have a say in it also.

MS. MEYER: All your state legislators have a say in this development, I'll tell you that right now.

And so does your Congressman.

FEMALE VOICE: We need to start watching those.

MS. MEYER: Yes, ma'am.

FEMALE VOICE: I have a question. When did

\$978 a month in rent become affordable? For somebody that's making \$33,840, that's one third of their income. I mean, how will the person or family be able to do that without some other subsidy as well?

MS. MEYER: The incomes are -- the income limits are based on family size. So, I mean, I can -- that's -- actually, that information is on our website, and I'll be glad to show you exactly where it is. But, I mean, it goes through all the income levels and the size of families, and that income increases as the size of the family increases.

FEMALE VOICE: It increases as the size of the family increases?

MS. MEYER: Right.

FEMALE VOICE: So does government subsidation.

MALE VOICE: Correct.

MS. MEYER: Like if you had -- okay, let's say you have a single --

FEMALE VOICE: The more children you have, the less disposable income you have for rent.

MS. MEYER: That's true. I understand that person. But those income levels are available on our website, and you can walk through.

FEMALE VOICE: Almost \$1,000 a month now is

considered affordable?

MS. MEYER: For that particular -- you know, for a three bedroom, yes, because you're looking at a five member family.

MALE VOICE: I don't think that income will make a fine housing area.

MS. MEYER: There's another question over here.
Yes, sir.

MALE VOICE: Is there a limit on how many people the developer put in each apartment, like the one bedroom apartment, is that like five adults or is there some kind of a limit?

MS. MEYER: Under HUD regulations, it's two persons per bedroom. And that's what our compliance department will monitor for.

MALE VOICE: Two people per bedroom --

MS. MEYER: Two people per bedroom.

MALE VOICE: And this includes kids too?

MS. MEYER: That includes kids. I mean, that's -- if you have a family of four, then they can be in a two bedroom. That would be husband and wife and two kids.

MALE VOICE: And how do they know it's a family of four, not a family of eight?

MS. MEYER: They're going to monitor for that.

Are there any other questions?

MALE VOICE: Yes.

MS. MEYER: Yes, sir.

MALE VOICE: Who monitors it, your compliance staff?

MS. MEYER: Yes, sir.

MALE VOICE: Do you have local people?

MS. MEYER: We have -- well, no, all our compliance staff is in Austin.

MALE VOICE: In Austin. Well, how often do they come over here, up to Grand Prairie, to monitor?

MS. MEYER: Well, it depends on what the monitoring schedule is for that particular --

MALE VOICE: How many complexes does he monitor? I mean, it seems like you read in the paper, all state offices, everybody's overworked and they -- you know, child welfare doesn't even take care of the kids, so do they ever look at apartments?

MS. MEYER: Well, we have between 2,000 and 2500 apartment complexes that we monitor, and there's -- actually, I don't know how big our compliance department is now. It's the largest division within --

MALE VOICE: Approximately.

MS. MEYER: Forty people? I don't know.

MALE VOICE: Forty people for 2,000 apartment complexes? That means a lot of people in a lot of complexes.

MS. MEYER: Yes, sir.

MALE VOICE: Is there a definite length of time that this meeting will have to end? Like it starts at 8:00 and have to end -- you know, how many hours?

MS. MEYER: Well, it's just like the legislature, they will go all night, if they so choose.

Now most of the board members won't stick around for that long. I don't think they'll keep a quorum that long.

But this -- like I said, this is one of the biggest meetings that we have on an annual basis, the June meeting and the July meeting. So the board members realize that it's going to be a long day.

MALE VOICE: But if everything isn't reached, do you go onto the next day or do you have to wait another month for it to happen again?

MS. MEYER: There is a possibility that there will be two meetings in July, which would be, one, I think is on the 14th, and then one would be on the 27th. Right now there's only one scheduled and it is on the 27th of July. If they so choose to bump something, then there may

be a second meeting in July to where those would move only for two weeks.

Yes, ma'am.

FEMALE VOICE: How many people make up a quorum of that board, that have to be there?

MS. MEYER: They have to have four present.

FEMALE VOICE: Okay.

MS. MEYER: Yes, sir.

MALE VOICE: If you were in our shoes, what initial steps would you take to try and persuade the board members not to vote a certain way, or to persuade them to vote one way or the other? What steps would you take if you were in our shoes?

MS. MEYER: I've already told you everything that you can do. One is this public hearing, and the board will get all of that information. If you want to send an additional e-mail or fax, that will also be recorded. If you want to speak directly to the board, you can do that also. Those are your avenues.

Anybody else? We cleared the room.

(No response.)

MS. MEYER: Okay, I appreciate all of you coming here -- one last question.

MALE VOICE: The seven days before, the time

that's posted, are you saying -- you said something about

I think the Chair can rearrange it. Can they rearrange it

after that seven days they're supposed to have it --

MS. MEYER: The Chair can rearrange the agenda the day of the board meeting. That's why I'm saying, if you plan to attend, then I would be there when it starts. I can't tell you what will happen.

Sometimes there's elected officials that are there that have to get their comments in, and they want something to be heard, and therefore the board Chair may choose to move something forward for an elected official, if she chose to do that. And she can do that.

MALE VOICE: The meeting time is actually 8:00 --

MS. MEYER: Well, I don' know exactly what time it's going to start.

MALE VOICE: I don't mean our particular part of it, but when do the legislators meet? How early do they meet? Is 8:00 early enough to be there?

MS. MEYER: Right. I mean, normally they don't start a board meeting before 8:00.

MALE VOICE: Thank you.

MS. MEYER: But that agenda will be posted seven days prior to -- on the 20th. I've got that

instilled in my brain because I had to have the board package out. But the agenda will be the very first thing that comes up whenever you pull up the board package.

Now, it's going to be huge. I will let you know that now. So if you try to open it, it may take a little time to open. But that will be the first thing on the agenda -- the agenda will be the first thing that comes up.

It will tell you exactly where, which it should be at the capitol and it should be in the auditorium, which is where it usually is. I can't swear to that, but that's where it usually is for this particular meeting. And also give you exactly where in the capitol extension that it will be. And it will give you the time that it will start.

MALE VOICE: Thank you.

MALE VOICE: Robbye, please, your summary, your package that you're putting together, is that available online at the time as well, or is that after the meeting?

MS. MEYER: No, that will be posted to the website seven days prior to. That's --

MALE VOICE: Oh, I missed that. I'm sorry.

MS. MEYER: Okay. Yes, everything that the board will see, that will be presented to the board,

unless a legislator pulls something out of that in between that time, that's the only thing usually that will be added, but everything that will be presented to the board will be available on the website seven days prior to.

Well, I appreciate your patience in all of this. I appreciate you putting in the time to come down and voice your opinions. Again, you are welcome to attend the board meeting, and address the board members personally if you would like to do so.

Again, my information, contact information, my phone number, my e-mail address, fax numbers, the website, everything is on the very back page of the handout, if you so chose to pick one of those up.

Thank you.

(Whereupon, at 8:05 p.m., the hearing was concluded.)

IN RE: Prairie Ranch Apartments

LOCATION: Grand Prairie, Texas

DATE: May 23, 2005

I do hereby certify that the foregoing pages, numbers 1 through 91, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Barbara Wall before the Texas Department of Housing and Community Affairs.

5/27/2005 (Transcriber) (Date)

On the Record Reporting 3307 Northland, Suite 315 Austin, Texas 78731

A RESOLUTION OPPOSING THE ISSUANCE OF HOUSING TAX CREDITS TO ARDC GPWEST, LTD. FOR THE PROPOSED PRAIRIE RANCH MULTI-FAMILY PROJECT.

WHEREAS, ARDC GPwest, Ltd. Has made application to the Texas Department of Housing and Community Affairs for the issuance of Housing Tax Credits to finance the proposed GP Ranch West Apartments (Prairie Ranch project); and

WHEREAS, the city has a long history of supporting affordable housing and currently has 2,241 Housing Choice Vouchers and five tax credit apartment properties; and

WHEREAS, the city finds the current proposal inconsistent with city plans for the area and existing infrastructure, and

WHEREAS, the Tarrant County Housing Finance Corporation has denied the ARDC GPwest, Ltd. request for Housing Tax Credits; and

WHEREAS, Judge Jerry Buchmeyer in the 1996 Walker Decision exempted the City of Grand Prairie from the requirement that HUD instigate additional housing programs; and

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The City Council opposes the issuance of Housing Tax Credits to ARDC GPwest, Ltd. for the Prairie Ranch multi-family development

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THE 1st DAY OF MARCH, 2005.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED AS TO FORM:

City Attorney

COMMUNITY AFFAIRS DIVISION SECTION 8 PROGRAM

BOARD ACTION REQUEST June 27, 2005

Action Item

Approval of Section 8 5-Year and 2005 Annual Public Housing Agency (PHA) Plans.

Required Action

Staff recommends approval of the proposed 5-Year and 2005 PHA Plans for the Texas Department of Housing and Community Affairs (Department) Section 8 Program written in compliance with 42 U.S.C.1437(c-1)(a) and (b). These plans will be submitted to HUD following the Board's review and approval.

Background

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the Five-Year Plan, which each PHA submits to HUD once every fifth PHA fiscal year, and the Annual Plan, which is submitted to HUD every year.

Section 511 of the Quality Housing and Work Responsibility Act (QHWRA), (Public Law No. 105-276), signed into law on October 21, 1998, made several changes to the requirements for entities which administer the Section 8 housing choice voucher program. The 5-Year Plan describes the mission of the agency and the long range goals and objectives for achieving the mission over the subsequent 5 years. 42 U.S.C. 1437(c-1)(b) requires public housing agencies such as the Department to submit an Annual Plan which provides information about program operations and services, the strategy for handling operational concerns, residents' concerns and needs, and services for the upcoming fiscal year. Any local, regional, or state agency that receives funds to operate a Section 8 tenant-based assistance (voucher) program must submit a PHA Plan.

To ensure public participation, the Department appointed a Resident Advisory Board, which consists of all tenants with active Section 8 contracts, to review and comment on the proposed 5 Year/2005 Annual Plan. In addition, the Department made available for review the PHA Plan, including attachments and supporting documents, at the Department's Administration Office on weekdays between 8:00 am and 4:30 pm; the Local Operator offices; and the Department's website at: www.tdhca.state.tx.us.

The Department held a Public Hearing on February 9, 2005. Advocates for persons with disabilities attended the hearing. All written comments are included in the plan.

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009 Annual Plan for Fiscal Year 2005

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan Agency Identification

PHA Name: Texas Department of Housing and Community Affairs PHA Number: TX901 PHA Fiscal Year Beginning: (07/2005) **Public Access to Information** Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply) Main administrative office of the PHA PHA development management offices PHA local offices **Display Locations For PHA Plans and Supporting Documents** The PHA Plans (including attachments) are available for public inspection at: (select all that apply) Main administrative office of the PHA PHA development management offices PHA local offices Main administrative office of the local government Main administrative office of the County government Main administrative office of the State government Public library PHA website Other (list below) PHA Plan Supporting Documents are available for inspection at: (select all that apply) Main business office of the PHA PHA development management offices Other (list below)

5-YEAR PLAN PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.5]

<u>A. N</u>	<u> Iission</u>
	ne PHA's mission for serving the needs of low-income, very low income, and extremely low-income in the PHA's jurisdiction. (select one of the choices below)
	The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
	The PHA's mission is: (state mission here)
<u>B.</u> G	
emphasidentify PHAS SUCC (Quant	als and objectives listed below are derived from HUD's strategic Goals and Objectives and those sized in recent legislation. PHAs may select any of these goals and objectives as their own, or y other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF ESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. ifiable measures would include targets such as: numbers of families served or PHAS scores ed.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.
HUD housi	Strategic Goal: Increase the availability of decent, safe, and affordable ng.
	PHA Goal: Expand the supply of assisted housing Objectives: Apply for additional rental vouchers: Reduce public housing vacancies: Leverage private or other public funds to create additional housing opportunities: Acquire or build units or developments Other (list below)
	PHA Goal: Improve the quality of assisted housing Objectives: Improve public housing management: (PHAS score) Improve voucher management: (SEMAP score) Increase customer satisfaction: Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) Renovate or modernize public housing units: Demolish or dispose of obsolete public housing: Provide replacement public housing: Provide replacement vouchers:

		Other: (list below)
	Objecti	Provide voucher mobility counseling: Conduct outreach efforts to potential voucher landlords Increase voucher payment standards Implement voucher homeownership program: Implement public housing or other homeownership programs: Implement public housing site-based waiting lists: Convert public housing to vouchers: Other: (list below)
HUD	Strategi	c Goal: Improve community quality of life and economic vitality
	PHA G Objecti	Goal: Provide an improved living environment lives: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Implement public housing security improvements: Designate developments or buildings for particular resident groups (elderly, persons with disabilities) Other: (list below)
	Strategi dividua	c Goal: Promote self-sufficiency and asset development of families
househ Object	olds	Increase the number and percentage of employed persons in assisted families: Provide or attract supportive services to improve assistance recipients' employability: Provide or attract supportive services to increase independence for the elderly or families with disabilities. Other: (list below)
HUD S	Strategi	c Goal: Ensure Equal Opportunity in Housing for all Americans
\boxtimes	PHA G	Goal: Ensure equal opportunity and affirmatively further fair housing ives:

\boxtimes	Undertake affirmative measures to ensure access to assisted housing
	regardless of race, color, religion national origin, sex, familial status, and
	disability:
\boxtimes	Undertake affirmative measures to provide a suitable living environment
	for families living in assisted housing, regardless of race, color, religion
	national origin, sex, familial status, and disability:
\boxtimes	Undertake affirmative measures to ensure accessible housing to persons
	with all varieties of disabilities regardless of unit size required:
	Other: (list below)

Other PHA Goals and Objectives: (list below)

- 1. To provide improved living conditions for very low income families while maintaining their rent payments at an affordable level.
- 2. To provide decent, safe and sanitary housing for eligible participants.
- 3. To promote freedom of housing choice and integrated housing for low income and minority families.
- 4. To provide an incentive to private property owners to rent to lower income families or individuals by providing timely assistance payments.
- 5. Continue to assess and improve administrative processes and procedures to minimize audit findings.
- 6. Continue to evaluate the quality and performance of Local Operators.

Annual PHA Plan PHA Fiscal Year 2005

[24 CFR Part 903.7]

<u>i.</u>	Annual Plan Type:
Sel	which type of Annual Plan the PHA will submit.
	Standard Plan
Stı	amlined Plan:
	High Performing PHA
	Small Agency (<250 Public Housing Units)
	Administering Section 8 Only
	Troubled Agency Plan

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Department will continue to work for the maximum utilization of its Section 8 vouchers. The Department will continue to work with various Public Housing Authorities, Lenders, Builders, the U. S. Department of Agriculture, Rural Development Program and HUD, to implement a demonstration project for Section 8 Homeownership. The Department will continue to administer its Project Access vouchers to serve the disability community impacted by the Olmstead Decision. The Department will continue to work closely with other programs, such as the Texas Health and Human Services Commission administering the Temporary Assistance to Needy Families (TANF) Program, and the State's local PHAs to improve the living conditions of Section 8 residents and to address the affordable housing needs of the citizens of Texas.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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9.	Designation of Housing	N/A
10.	Conversions of Public Housing	N/A
11.	Homeownership	36
12.	Community Service Programs	38
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15.	Civil Rights Certifications (included with PHA Plan Certifications)	42
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18.	Other Information	43

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Req	uired	At	tacl	hm	ent	s:

	Admissions Policy for Deconcentration
	FY 2005 Capital Fund Program Annual Statement
	Most recent board-approved operating budget (Required Attachment for PHAs
	that are troubled or at risk of being designated troubled ONLY)
(Optional Attachments:
	PHA Management Organizational Chart
	FY 2005 Capital Fund Program 5 Year Action Plan
	Public Housing Drug Elimination Program (PHDEP) Plan

Other (List below, providing each attachment name)

included in PHA Plan text)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Comments of Resident Advisory Board or Boards (must be attached if not

	List of Supporting Documents Available for Review						
Applicable & On Display	Supporting Document	Applicable Plan Component					
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans					
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans					
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair	5 Year and Annual Plans					

List of Supporting Documents Available for Review					
Applicable &	Supporting Document	Applicable Plan Component			
On Display		-			
	housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.				
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs			
N/A	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;			
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies			
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies			
N/A	 Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis 	Annual Plan: Eligibility, Selection, and Admissions Policies			
N/A	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination			
N/A	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination			
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination			
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance			
N/A	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures			
X	Section 8 informal review and hearing procedures check here if included in Section 8	Annual Plan: Grievance Procedures			

Applicable &	List of Supporting Documents Available for Supporting Document	Applicable Plan Component
On Display		
	Administrative Plan	
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Houston District - Housing Needs of Families in the Jurisdiction								
by Family Type								
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion	
Income <= 30% of AMI	4,410	N/A	N/A	N/A	N/A	N/A	N/A	
Income >30% but <=50% of AMI	3,071	N/A	N/A	N/A	N/A	N/A	N/A	
Income >50% but <80% of AMI	1,502	N/A	N/A	N/A	N/A	N/A	N/A	
Elderly	1,228	N/A	N/A	N/A	N/A	N/A	N/A	
Families with Disabilities	1,683	N/A	N/A	N/A	N/A	N/A	N/A	
Race/Ethnicity	White 4,503	N/A	N/A	N/A	N/A	N/A	N/A	
Race/Ethnicity	Black 2,107	N/A	N/A	N/A	N/A	N/A	N/A	
Race/Ethnicity	Hisp. 3,136	N/A	N/A	N/A	N/A	N/A	N/A	
Race/Ethnicity	Other 234	N/A	N/A	N/A	N/A	N/A	N/A	

TDHCA Houston District:

<u>Cities</u>	Counties
Sealy	Austin
Sweeny	Brazoria
Anahuac	Chambers
Columbus, Eagle Lake, Weimar	Colorado
Needville	Ft. Bend
Dickinson, Hitchcock, League City	Galveston
Kemah & County	Galveston
Hearne	Robertson
Hempstead, Waller, Prairie View	Waller
El Campo, Wharton	Wharton

Da	Dallas - Housing Needs of Families in the Jurisdiction						
		by	Family T	Гуре			
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2,171	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	1,503	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	1,033	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	980	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	1,206	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	White 2,520	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Black 1,163	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Hisp. 1,460	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Other 123	N/A	N/A	N/A	N/A	N/A	N/A

TDHCA Dallas (Ft. Worth) Jurisdiction:

<u>Cities</u>	Counties
Clifton, China Spring & County	Bosque
Comanche, DeLeon, Gustine	Comanche
Ozona	Crockett
Pilot Point, Sanger	Denton
Ennis, Italy, Waxahachie	Ellis
Dublin	Erath
Marlin, Rosebud & County	Falls
Fairfield, Teague & County	Freestone
Alvarado, Keene	Johnson
Kosse	Limestone
Mason	Mason
McGregor	McLennan
Menard	Menard
Blooming Grove, Kerens	Navarro
El Dorado	Schleicher

San A	San Antonio - Housing Needs of Families in the Jurisdiction						
		by	Family 1	уре			
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1,900	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	1,278	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	927	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	1,050	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	1,123	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	White 2,604	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Black 292	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Hisp. 1,745	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Other 82	N/A	N/A	N/A	N/A	N/A	N/A

San Antonio TDHCA Jurisdiction:

<u>Cities</u>	Counties
Rockport	Aransas
Lytle	Atacosa
Bertram, Marble Falls	Burnet
Luling, Lockhart & County	Caldwell
Marion	Guadalupe
Alice & County	Jim Wells
Kerrville	Kerr
Giddings, Lexington & County	Lee
George West	Live Oak
Llano	Llano
Hondo, Natalia	Medina
Bishop, Robstown & County	Nueces

2000 U. S. Census

What sources of information did the PHA use to conduct this analysis? (Check all that

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List				
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) ☐ If used, identify which development/subjurisdiction:				
	# of families	% of total families	Annual Turnover	
Waiting list total	897		No demographics in data base	
Extremely low income <=30% AMI	N/A	N/A		
Very low income (>30% but <=50% AMI)	N/A	N/A		
Low income (>50% but <80% AMI)	N/A	N/A		
Families with children	691	77%		
Elderly families	21	2%		
Families with	85	9%		

	Housing Needs of Fa	milies on the Wa	iting List
D:1:114:	1		
Disabilities	11/1.:4 - NI /III:		
Race/ethnicity	White Non/Hisp.	2.40/	
D / 11 * *	307	34%	
Race/ethnicity	Black Non/Hisp.	400/	
B / 1	361	40%	
Race/ethnicity	White/Hispanic	250/	
- / 1	224	25%	
Race/ethnicity	Other – 5	1%	
	list figure is a compos	ite of several state	ewide jurisdictional waiting
lists.	1		
Characteristics by			
Bedroom Size			
(Public Housing			
Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
	osed (select one)?	<u></u>	<u> </u>
If yes:			
_	s it been closed (# of i	months) 12 or mor	re.
_	A expect to reopen the	*	
			onto the waiting list, even if
	osed? No Yes	C	<i>5</i>
jurisdiction and on the w			using needs of families in the the Agency's reasons for
choosing this strategy.			
(1) Strategies Need: Shortage of	affordable housing f	or all eligible pop	oulations
Strategy 1. Maximits current resource		fordable units av	ailable to the PHA within
Select all that apply			
number of pu Reduce turno	ctive maintenance and ablic housing units off over time for vacated properties to repoyate public house.	-line public housing uni	

	Seek replacement of public housing units lost to the inventory through mixed
	finance development Seek replacement of public housing units lost to the inventory through section
$\overline{\square}$	8 replacement housing resources
	Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
	Undertake measures to ensure access to affordable housing among families
\boxtimes	assisted by the PHA, regardless of unit size required Maintain or increase section 8 lease-up rates by marketing the program to
	owners, particularly those outside of areas of minority and poverty
\square	concentration Maintain or increase section 8 lease-up rates by effectively screening Section 8
	applicants to increase owner acceptance of program
	Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
	Other (list below)
Strate	gy 2: Increase the number of affordable housing units by:
	Il that apply
	Apply for additional section 8 units should they become available
	Leverage affordable housing resources in the community through the creation
	of mixed - finance housing Pursue housing resources other than public housing or Section 8 tenant-based
	assistance.
	Other: (list below)
Need:	Specific Family Types: Families at or below 30% of median
	gy 1: Target available assistance to families at or below 30 % of AMI lthat apply
	Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
	Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
	Employ admissions preferences aimed at families with economic hardships
	Adopt rent policies to support and encourage work Other: (list below)
Need:	Specific Family Types: Families at or below 50% of median
	gy 1: Target available assistance to families at or below 50% of AMI ll that apply
	Employ admissions preferences aimed at families who are working

	Adopt rent policies to support and encourage work Other: (list below) Housing Assistance – In addition to the Department's own efforts to address the affordable housing needs of extremely low income Texans, the 78 th Texas Legislature passed an appropriations rider to TDHCA's enabling legislation that requires the housing finance division to "adopt an annual goal to apply a minimum of \$30,000,000 of the division's total housing funds toward housing assistance for individuals and families earning less than the following: 1 person household: \$13,000 2 person household \$16,000 3 person household \$17,000 4 person household \$19,000 5 person household \$21,000
Need:	Specific Family Types: The Elderly
	gy 1: Target available assistance to the elderly:
	Seek designation of public housing for the elderly Apply for special-purpose vouchers targeted to the elderly, should they become available Other: (list below)
Need:	Specific Family Types: Families with Disabilities
	gy 1: Target available assistance to Families with Disabilities:
	Seek designation of public housing for families with disabilities Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing Apply for special-purpose vouchers targeted to families with disabilities, should they become available Affirmatively market to local non-profit agencies that assist families with disabilities Other: (list below)
Need: needs	Specific Family Types: Races or ethnicities with disproportionate housing
	gy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: f applicable
	Affirmatively market to races/ethnicities shown to have disproportionate housing needs

	Other: (list below)
	gy 2: Conduct activities to affirmatively further fair housing
Select al	l that apply
	Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units Market the section 8 program to owners outside of areas of poverty /minority concentrations Other: (list below)
Other 1	Housing Needs & Strategies: (list needs and strategies below)
	asons for Selecting Strategies
	factors listed below, select all that influenced the PHA's selection of the es it will pursue:
	Funding constraints Staffing constraints Limited availability of sites for assisted housing Extent to which particular housing needs are met by other organizations in the community Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA Influence of the housing market on PHA programs Community priorities regarding housing assistance Results of consultation with local or state government Results of consultation with residents and the Resident Advisory Board Results of consultation with advocacy groups Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses			
Sources	Planned \$	Planned Uses	
1. Federal Grants (FY 2005 grants)	N/A	Timmed Oses	
a) Public Housing Operating Fund	N/A		
b) Public Housing Capital Fund	N/A		
c) HOPE VI Revitalization	N/A		
d) HOPE VI Demolition	N/A		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,817,645		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A		
g) Resident Opportunity and Self- Sufficiency Grants	N/A		
h) Community Development Block Grant	N/A		
i) HOME	N/A		
Other Federal Grants (list below)	N/A		
2. Prior Year Federal Grants (unobligated funds only) (list below)	N/A		
3. Public Housing Dwelling Rental Income	N/A		
	NI/A		
4. Other income (list below)	N/A		
4. Non-federal sources (list below)	N/A		
Total resources	\$7,817,645		

3. PHA Policies Governing Eligibility, Selection, and Admissions [24 CFR Part 903.7 9 (c)]

A.	Public	Housing	
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Exemptions: PHAs that do not administer public housing are not required to complete subcomponent

JA.	
(1) Eligibility	(*N/A to AGENCY)
that apply) When familie number)	A verify eligibility for admission to public housing? (select all s are within a certain number of being offered a unit: (state s are within a certain time of being offered a unit: (state time) be)
admission to publi	
d. Yes No: I	Does the PHA request criminal records from local law enforcement agencies for screening purposes? Does the PHA request criminal records from State law enforcement agencies for screening purposes? Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
(2)Waiting List Org	<u>anization</u>
a. Which methods do (select all that app	vide list onal lists iting lists
PHA main ad	sted persons apply for admission to public housing? ministrative office ment site management office ow)

answer each of the following questions; if not, skip to subsection (3) Assignment
1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously If yes, how many lists?
 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? PHA main administrative office All PHA development management offices Management offices at developments with site-based waiting lists At the development to which they would like to apply Other (list below)
3) Assignment
How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one) One Two Three or More
o. Yes No: Is this policy consistent across all waiting list types?
e. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:
4) Admissions Preferences
. Income targeting: Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
o. Transfer policies: n what circumstances will transfers take precedence over new admissions? (list pelow) Emergencies

Overhoused Underhoused Medical justification Administrative reasons determined by the PHA (e.g., to permit modernization work) Resident choice: (state circumstances below) Other: (list below)
c. Preferences 1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)
Former Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income)
Other preferences: (select below) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in the jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below)
3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.
Date and Time
Former Federal preferences:

C V S H	Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden
V	Vorking families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in the jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below)
	ionship of preferences to income targeting requirements: The PHA applies preferences within income tiers Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
(5) Occu	<u>ipancy</u>
about T T P	reference materials can applicants and residents use to obtain information the rules of occupancy of public housing (select all that apply) The PHA-resident lease The PHA's Admissions and (Continued) Occupancy policy PHA briefing seminars or written materials Other source (list)
(selection A A A A A A A A A A A A A A A A A A A	often must residents notify the PHA of changes in family composition? It all that apply) At an annual reexamination and lease renewal Any time family composition changes At family request for revision Other (list) Incentration and Income Mixing
a. Ye	es No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. 🗌	Yes No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
c. If th	e answer to b was yes, what changes were adopted? (select all that apply) Adoption of site-based waiting lists If selected, list targeted developments below:
	Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments If selected, list targeted developments below:
	Employing new admission preferences at targeted developments If selected, list targeted developments below:
	Other (list policies and developments targeted below)
d. 🗌	Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
e. If the app	ne answer to d was yes, how would you describe these changes? (select all that ly)
	Additional affirmative marketing Actions to improve the marketability of certain developments Adoption or adjustment of ceiling rents for certain developments Adoption of rent incentives to encourage deconcentration of poverty and income-mixing Other (list below)
	ed on the results of the required analysis, in which developments will the PHA special efforts to attract or retain higher-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts List (any applicable) developments below:
_	sed on the results of the required analysis, in which developments will the PHA special efforts to assure access for lower-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts List (any applicable) developments below:
	ction 8 ions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
- nompt	The state of the administration of the first required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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LOCAL OPERATOR LIST				
Location	LO First	LO Phone #	LO Address	Hrs of Operation
Alton	Willie Tenorio	(512) 475- 2634	507 Sabine St, Austin, Tx 78701	Monday-Friday 8:00-5:00pm
Alvarado	Sharon Vass	(817) 790- 3351	104 W.College, Alvarado ,Tx 76009	Monday-Friday 8:00-5:00pm
Anahuac	Jessica Laskoskie	(409) 267- 8306	P.O. Box 489, Anahuac,Tx 77514	Tuesday & Thursday 1:30- 4:30pm
Bertram	Dorothy Johnson	(830) 693- 3109	P.O. Box 703, Marble Falls, Tx 78654	Monday-Friday 8:00-5:00pm
Blooming Grove	Linda Bray	(930) 695- 2711	P.O. Box 237 Blooming Grove,Tx 76633	Monday-Friday 8:00-4:00pm
Bosque Co.	Luci Bishop	(254) 836- 4796	538 County Rd 3570, China Springs,Tx 76633	Monday-Friday By Appt
Caldwell Co.	Frank Cantu	(512) 392- 1161	P.O. Box 748 San Marcos,Tx 78667	Monday-Friday 8:00-5:00pm
Colorado Co.	Jennifer Braneff	(979)540- 2984	165 W. Austin Giddings,Tx 78942	Monday-Friday 8:00-5:00pm
Comanche Co.	Dolly Rhodes	(254) 879- 2931	4732 Hwy 1496, Dublin,Tx 76446	Wed & Fridays 1:00-5:00
Crockett Co.	Edith Maxwell	(512) 475- 3884	507 Sabine St, Austin Tx 78701	Monday-Friday 8:00-5:00pm
Dublin HA	Dee Zachary	(254) 445- 2165	201 E. May, Dublin, Tx 76446	Mon-Friday 9:00-12pm 1:00- 3:00pm
El Campo HA	Charlene Smith	(979) 543- 7143	1303 Delta El Campo, Tx 77437	Wednesdays 8:00-5:00pm
El Dorado	Edith Maxwell	(512) 475- 3884	507 Sabine St, Austin Tx 78701	Monday-Friday 8:00-5:00pm
Ennis	Vickie McCoy	(972) 875- 1234	P.O.Box 220, Ennis, Tx 75119	Monday-Friday 8:00-5:00pm
Fairfield	Quilla Johnson	(254) 739- 5756	616 Pine St, League, Tx 75680	Monday-Wednesday 9:00- 12:00pm
Falls Co.	Carlene Mack	(254) 883- 6550	P.O. Box 231, Marlin, Tx 76661	Thursdays 1:00-4:30pm
Freestone Co.	Quilla Johnson	(254) 739- 5733	616 Pine St, League, Tx 75680	Monday-Friday 8:00-5:00pm
Galveston Co.	Glenda Cagen	(409) 935- 8002	714 Bayou Dr, La Marque,Tx 77568	Monday & Tuesday 8:30- 5:00pm

LOCAL OPERATOR LIST (cont)				
Location	LO First	LO Phone #	LO Address	Hrs of Operation
George West	Jacquelyn Harborth	(361) 449- 1556	P.O. Box 2250 George West, Tx 78022	Tuesday 1:00-4:00pm
Giddings	Jennifer Braneff	(979) 540- 2984	165 W. Austin Giddings,Tx 78942	Monday-Friday 8:00-5:00pm
Hearne	Erica Garcia	(979) 595- 2800	P.O. Box Drawer 4128 Bryan, Tx 77805	Monday-Friday 8:00-5:00pm
Hempstead	Gloria Richardson	(979) 826- 7695	646 9 th Street Hempstead, TX 76445	Monday-Friday 9:00 – 12:00 pm
Hondo	Shannon Muniz	(830) 741- 6130	804 Harper Hondo,Tx 78861	Monday-Thursday 8:00-5:00pm
Italy	Debra Bryant	(972) 483- 7329	P.O. Box 840, Italy,Tx 76651	Monday-Wednesday 8:00- 5:00pm
Jim Wells Co	Rosa Zamarripa	(361) 664- 3453	P.O.Box 1407 Alice,Tx 78333	Wednesday 9:00-12:00pm
Keene	Diann Wilmart	((817) 202- 8110	P.O.Box 257, Keene,Tx 76059	Monday-Friday 10:00-5:00pm
Kerens	Cindy Scott	(903) 396- 2971	P.O.Box 160, Kerens,Tx 75144	Monday-Friday 7:30-4:30pm
Kerrville	Comelia Rue	(830) 896- 2124	200 B Guadalupe Plaza, Kerrville,Tx 78028	Monday, Wed,Fri 8:00-12pm &1-5pm
Kosse	Carlene Mack	(254) 803- 5748	P.O.Box 231, Marlin,Tx 76661	Thursdays 1:00-4:30pm
Lee	Jennifer Braneff	(979) 540- 2984	165 W. Austin Giddings,Tx 78942	Monday- Friday 8:00-5:00pm
Lexington	Jennifer Braneff	(979) 540- 2984	165 W. Austin Giddings,Tx 78942	Monday- Friday 8:00-5:00pm
Llano	Tiffany Saylor	(915) 247- 4931	1110 Berry St, Llano, Tx 78643	Monday-Friday 9:00-3:00pm
Lytle	Elda Perez	(830) 709- 3692	P.O.Box 39, Lytle,Tx 78052	Tuesday & Wednesday 9:00- 12:00pm
Marble Falls	Dorothy Johnson	(830) 693- 3109	P.O.Box 703, Marble Falls,Tx 78654	Monday-Friday 8:00-5:00pm
Marion	Ernest Leal	(830) 379- 3022	300 Laurel Lane, New Braunfels,Tx 78155	Monday-Friday 8:30—4:30pm
Marlin	Carlene Mack	(254) 883- 6550	P.O. Box 231, Marlin, Tx 76661	Thursdays 1:00-4:30pm
Mart	Carlene Mack	(254) 883- 6550	P.O. Box 231, Marlin, Tx 76661	Thursdays 1:00-4:30pm
Mason	Dorothy Brannies	(915) 347- 5853	P.O.Box B, Mason,Tx 76856	Monday-Friday Appt Only

LOCAL OPERATOR LIST (cont)				
Location	LO First	LO Phone #	LO Address	Hrs of Operation
McGregor	Sandy Tijerina	(254) 840- 2806	P.O. Box 192, McGregor, Tx 76656	Monday-Friday 8:00-5:00pm
Menard	Edith Maxwell	(512) 475- 3884	507 Sabine St, Austin, Tx 78701	Monday-Friday 8:00-5:00pm
Natalia	Shannon Muniz	(830) 741- 6130	205 A E Court St, Seguin,Tx 78155	Monday-Friday Appt Only
Needville	Glenda Gagen	(409) 935- 8002	714 Bayou Dr, La Marque,Tx 77568	Monday & Tuesday 8:30- 5:00pm
Nueces Co	Diane Flores	(361) 387- 1527	998 Ruben Chavez, Robstown,Tx 78380	Monday-Friday 8:00-5:00pm
Pilot Point	Sandra Gray	(940) 868- 2193	P.O.Box 457, Pilot Point, Tx 76258	Monday-Friday Appt Only
Prairie View	Willie Faye Hurd	(512) 475- 3892	507 Sabine St, Austin, Tx 78701	Monday-Friday 8:00-5:00pm
Rockport	Willie Tenorio	(512) 475- 3130	507 Sabine St, Austin, Tx 78701	Monday-Friday 8:00-5:00pm
Rosebud	Carlene Mack	(254) 883- 6550	P.O.Box 231, Marlin,Tx 76661	Thursdays 1:00-4:30pm
Sanger	Samantha Renz	(940) 458- 7930	P.O.Box 578 Sanger,Tx 76266	Monday-Friday 8:00-5:00pm
Sealy	Jennifer Braneff	(940) 540- 2984	165 W. Austin Giddings,Tx 78942	Monday-Friday 8:00-5:00pm
Sweeny	Reatta Minshew	(979) 548- 3321	P.O.Box 248, Sweeny,Tx 77480	Monday-Wednesday 9:00- 12:00pm
Teague	Quilla Johnson	(254) 739- 5756	616 Pine St, League, Tx 75680	Monday & Wednesday 9:00- 12:00pm
Waller	Willie Faye Hurd	(512) 475- 3892	507 Sabine St, Austin, Tx 78701	Monday-Fridays 8:00-5:00pm
Waxahachie	Felicia Warner	(972) 937- 7330	P.O.Box 173, Waxahachie,Tx 75165	Wednesdays 9:00-5:00pm
Weimar	Jennifer Braneff	(979) 540- 2984	165 W. Austin Giddings,Tx 78942	Monday-Friday 8:00-5:00pm
West Columbia	Margaret Dixon	(979) 864- 1427	313 W. Mulberry, Angleton, Tx 77515	Monday-Friday 8:00-5:00pm
Wharton	Jo Knezek	(979) 532- 4811	1924 North Fulton,Tx 77488	Monday-Friday 8:00-5:00pm

(3) Search Time

a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

TDHCA grants extensions if: Safe, decent and sanitary housing is unavailable; or Decent and sanitary housing is not affordable; or An applicant shows concerted effort to find a suitable unit and is unsuccessful; An applicant cannot find a unit because of rental history. (4) Admissions Preferences a. Income targeting Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income? b. Preferences 1. Yes No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs) 2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) Former Federal preferences Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income) Other preferences (select all that apply) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in your jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below)

If yes, state circumstances below:

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc. Date and Time Former Federal preferences Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden Other preferences (select all that apply) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in your jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below) 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one) Date and time of application Drawing (lottery) or other random choice technique 5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) This preference has previously been reviewed and approved by HUD The PHA requests approval for this preference through this PHA Plan 6. Relationship of preferences to income targeting requirements: (select one) The PHA applies preferences within income tiers Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply) The Section 8 Administrative Plan Briefing sessions and written materials

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

Through published notices

Other (list below)

Other (list below)

TDHCA website

4. PHA Rent Determination Policies

a. Use of discretionary policies: (select one)

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(*N/A to AGENCY)

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

The PHA will not employ any discretionary rent-setting policies for income
based rent in public housing. Income-based rents are set at the higher of 30%
of adjusted monthly income, 10% of unadjusted monthly income, the welfare
rent, or minimum rent (less HUD mandatory deductions and exclusions). (If
selected, skip to sub-component (2))

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

---Or---

1. What amount best reflects the PHA's minimum rent? (select one) \$0 \$1-\$25 \$26-\$50
2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?
3. If yes to question 2, list these policies below:
c. Rents set at less than 30% than adjusted income
1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
 d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) For the earned income of a previously unemployed household member For increases in earned income Fixed amount (other than general rent-setting policy) If yes, state amount/s and circumstances below:
Fixed percentage (other than general rent-setting policy) If yes, state percentage/s and circumstances below:
 □ For household heads □ For other family members □ For transportation expenses □ For the non-reimbursed medical expenses of non-disabled or non-elderly families □ Other (describe below)
e. Ceiling rents
1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
Yes for all developments Yes but only for some developments No

2.	For which kinds of developments are ceiling rents in place? (select all that apply)
	For all developments For all general occupancy developments (not elderly or disabled or elderly only) For specified general occupancy developments For certain parts of developments; e.g., the high-rise portion For certain size units; e.g., larger bedroom sizes
	Other (list below)
3.	Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)
	Market comparability study Fair market rents (FMR)
H	95 th percentile rents 75 percent of operating costs
H	100 percent of operating costs for general occupancy (family) developments
	Operating costs plus debt service
H	The "rental value" of the unit Other (list below)
ш	
f. R	Lent re-determinations:
1.	Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
	Never
H	At family option Any time the family experiences an income increase
	Any time a family experiences an income increase above a threshold amount or
	percentage: (if selected, specify threshold) Other (list below)
g. [Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?
<u>(2)</u>	Flat Rents
1	In gotting the market hazad flat route what sources of information did the DIIA
1.	In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
	The section 8 rent reasonableness study of comparable housing Survey of rents listed in local newspaper

	Survey of similar unassisted units in the neighborhood Other (list/describe below)
Exempte comple the ten	ection 8 Tenant-Based Assistance tions: PHAs that do not administer Section 8 tenant-based assistance are not required to the sub-component 4B. Unless otherwise specified, all questions in this section apply only to the ant-based section 8 assistance program (vouchers, and until completely merged into the ter program, certificates).
(1) Pa	syment Standards
	be the voucher payment standards and policies.
a. What standar	At or above 90% but below100% of FMR 100% of FMR
H	Above 100% but at or below 110% of FMR Above 110% of FMR (if HUD approved; describe circumstances below)
Ш	Above 110% of FMR (If HOD approved, describe circumstances below)
	he payment standard is lower than FMR, why has the PHA selected this ndard? (select all that apply) FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area The PHA has chosen to serve additional families by lowering the payment
	standard Reflects market or submarket Other (list below)
	ne payment standard is higher than FMR, why has the PHA chosen this level? lect all that apply) FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area Reflects market or submarket To increase housing options for families Other (list below)
d. Hov	w often are payment standards reevaluated for adequacy? (select one) Annually Other (list below)
	at factors will the PHA consider in its assessment of the adequacy of its payment ndard? (select all that apply) Success rates of assisted families Rent burdens of assisted families Other (list below) Availability of HUD funds.

Review of rental market in served areas.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
□ \$1-\$25
□ \$0 □ \$1-\$25 □ \$26-\$50
b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
5. Operations and Management
[24 CFR Part 903.7 9 (e)]
Exemptions from Component 5: High performing and small PHAs are not required to complete this
section. Section 8 only PHAs must complete parts A, B, and C(2)
A. PHA Management Structure
Describe the PHA's management structure and organization.
(select one)
An organization chart showing the PHA's management structure and organization is attached.
A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Served at Year Turnover	
D 11: 11	Beginning	37/4
Public Housing	N/A	N/A
Section 8 Vouchers	1540*	44
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Other Federal Programs(list individually)	N/A	N/A

^{*}Includes Project Access Vouchers

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below) Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

(N/A to AGENCY)
A. Public Housing 1. Yes No: Has the PHA established any written grievance procedures in
addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?
If yes, list additions to federal requirements below:
2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
PHA main administrative office PHA development management offices
Other (list below)

B. Section 8 Tenant-Based Assistance 1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?
If yes, list additions to federal requirements below:
 Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply) PHA main administrative office Other (list below)
7. Capital Improvement Needs [24 CFR Part 903.7 9 (g)]
Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.
(*N/A to AGENCY)
A. Capital Fund Activities
Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.
skip to component 7B. An other FIA's must complete 7A as instructed.
(1) Capital Fund Program Annual Statement
Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template OR , at the PHA's option, by completing and attaching a properly updated HUD-52837.
Select one: The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) -Or-
The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)
(2) Optional 5-Year Action Plan Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement
can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD-52834.
a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If ye	es to question a, select one: The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
	The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)
	OPE VI and Public Housing Development and Replacement ities (Non-Capital Fund)
HOPE V	bility of sub-component 7B: All PHAs administering public housing. Identify any approved /I and/or public housing development or replacement activities not described in the Capital ogram Annual Statement.
☐ Ye	(*N/A to AGENCY) a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary) b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
	 Development (project) number: Development (project) number: Status of grant: (select the statement that best describes the current status) Revitalization Plan under development Revitalization Plan submitted, pending approval Revitalization Plan approved Activities pursuant to an approved Revitalization Plan underway
☐ Ye	es No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
☐ Ye	es No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
Ye	es No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

8. Demolition and Disposition (*N/A to AGENCY) [24 CFR Part 903.7 9 (h)] Applicability of component 8: Section 8 only PHAs are not required to complete this section. 1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.) 2. Activity Description Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.) **Demolition/Disposition Activity Description** 1a. Development name: 1b. Development (project) number: 2. Activity type: Demolition Disposition 3. Application status (select one) Approved Submitted, pending approval Planned application 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) 5. Number of units affected: 6. Coverage of action (select one) Part of the development Total development 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: 9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with **Disabilities** (*N/A to AGENCY) [24 CFR Part 903.7 9 (i)] Exemptions from Component 9; Section 8 only PHAs are not required to complete this section. 1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families

and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

infor Asse	the PHA provided all required activity description mation for this component in the optional Public Housing t Management Table? If "yes", skip to component 10. If the complete the Activity Description table below.		
Designati	on of Public Housing Activity Description		
1a. Development name:			
1b. Development (project)	number:		
2. Designation type:	_		
Occupancy by only			
	ies with disabilities		
	elderly families and families with disabilities		
3. Application status (select	, <u> </u>		
	in the PHA's Designation Plan		
Submitted, pending	==		
Planned application			
	proved, submitted, or planned for submission: (DD/MM/YY)		
New Designation Plan	signation constitute a (select one)		
	y-approved Designation Plan?		
6. Number of units affecte			
7. Coverage of action (sele			
Part of the developmen	· · · · · · · · · · · · · · · · · · ·		
Total development			
10. Conversion of Public Housing to Tenant-Based Assistance [24 CFR Part 903.7 9 (j)] (*N/A to AGENCY) Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.			
A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act			
deve	e any of the PHA's developments or portions of elopments been identified by HUD or the PHA as covered er section 202 of the HUD FY 1996 HUD Appropriations		

Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.	
Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
Assessment underway Assessment results submitted to HUD	
Assessment results approved by HUD (if marked, proceed to next	
question)	
Other (explain below)	
3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current	_
status)	
Conversion Plan in development	
Conversion Plan submitted to HUD on: (DD/MM/YYYY)	
Conversion Plan approved by HUD on: (DD/MM/YYYY)	
Activities pursuant to HUD-approved Conversion Plan underway	
5 Description of Learner in the Continue 202 and Line artistical languages	_
5. Description of how requirements of Section 202 are being satisfied by means other	•
than conversion (select one) Units addressed in a pending or approved demolition application (date	
submitted or approved:	
Units addressed in a pending or approved HOPE VI demolition application	n
(date submitted or approved:)	
Units addressed in a pending or approved HOPE VI Revitalization Plan	
(date submitted or approved:)	
Requirements no longer applicable: vacancy rates are less than 10 percent	t
Requirements no longer applicable: site now has less than 300 units	
U Other: (describe below)	

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937			
C. Reserved for Co	onversions pursuant to Section 33 of the U.S. Housing Act of		
11. Homeowners [24 CFR Part 903.7 9 (k)	ship Programs Administered by the PHA		
A. Public Housing	(*N/A to AGENCY)		
Exemptions from Compo	onent 11A: Section 8 only PHAs are not required to complete 11A.		
1. Yes No:	Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)		
2. Activity Descript: Yes No:	Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)		
Pub	olic Housing Homeownership Activity Description		
	(Complete one for each development affected)		
la. Development nar			
1b. Development (pr2. Federal Program a	• /		
HOPE I 5(h) Turnkey	•		

Public Housing Homeownership Activity Description (Complete one for each development affected)			
3. Application status: (select one)			
Approved; included in the PHA's Homeownership Plan/Program			
Submitted, pending approval			
Planned application			
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:			
4. Date Homeownership Flan/Frogram approved, submitted, of planned for submission. (DD/MM/YYYY)			
5. Number of units affected:			
6. Coverage of action: (select one)			
Part of the development			
Total development			
B. Section 8 Tenant Based Assistance			
1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)			
2. Program Description:			
The Department's goal is to implement a Section 8 Homeownership			
program.			
a. Size of Program Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?			
If the answer to the question above was yes, which statement best describes the number of participants? (select one) 25 or fewer participants 26 - 50 participants 51 to 100 participants more than 100 participants			
 b. PHA-established eligibility criteria Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below: 			

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA C	Coordination with the Welfare (TANF) Agency
	ative agreements*: No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
	If yes, what was the date that agreement was signed? <u>DD/MM/YY</u>
apply) Clic Info othe Opro Par Join Join Work *W	coordination efforts between the PHA and TANF agency (select all that ent referrals formation sharing regarding mutual clients (for rent determinations and serwise) ordinate the provision of specific social and self-sufficiency services and grams to eligible families of administer programs there to administer a HUD Welfare-to-Work voucher program and the administration of other demonstration program (describe) the hile there is no formal cooperative agreement, Section 8 program staff reks closely with the local TANF offices to share TANF client information rent determinations.
B. Servic	es and programs offered to residents and participants
<u>(1)</u>	<u>General</u>
Wh enh	Self-Sufficiency Policies ich, if any of the following discretionary policies will the PHA employ to ance the economic and social self-sufficiency of assisted families in the owing areas? (select all that apply) Public housing rent determination policies Public housing admissions policies Section 8 admissions policies Preference in admission to section 8 for certain public housing families Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA Preference/eligibility for public housing homeownership option

participation

Preference/eligibility for section 8 homeownership option participation Other policies (list below)				
b. Economic and Soc	ial self-suff	iciency programs		
Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)				
	Serv	vices and Program	ms	
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing of section 8 participants or both)
(2) Family Self Sufficiency participation Description	(2) Family Self Sufficiency program/s			
	nily Self Suffi	ciency (FSS) Partic	ipation	
Program	Required Nu	umber of Participants	Actual Number of Par	
Public Housing	(start of)	FY 2005 Estimate)	(As of: DD/MN	4/ Y Y)
Section 8			*	
b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:				

C. Welfare Benefit Reductions

Hous welfs	PHA is complying with the statutory requirements of section 12(d) of the U.S. sing Act of 1937 (relating to the treatment of income changes resulting from are program requirements) by: (select all that apply) Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies Informing residents of new policy on admission and reexamination Actively notifying residents of new policy at times in addition to admission and reexamination. Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services Establishing a protocol for exchange of information with all appropriate TANF agencies Other: (list below)
D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937	
13. Pl	HA Safety and Crime Prevention Measures Part 903.7 9 (m)] (*N/A to AGENCY)
Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to subcomponent D.	
A. Nee	d for measures to ensure the safety of public housing residents
1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)	
	High incidence of violent and/or drug-related crime in some or all of the PHA's developments
	High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
_	Residents fearful for their safety and/or the safety of their children Observed lower-level crime, vandalism and/or graffiti
	People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime Other (describe below)
	at information or data did the PHA used to determine the need for PHA actions in mprove safety of residents (select all that apply).
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority

Analysis of cost trends over time for repair of vandalism and removal of graffiti	
Resident reports	
PHA employee reports	
Police reports	
Demonstrable, quantifiable success with previous or ongoing anticrime/anti	
drug programs	
Other (describe below)	
United (describe below)	
3. Which developments are most affected? (list below)	
B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year	
1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)	
Contracting with outside and/or resident organizations for the provision of	
crime- and/or drug-prevention activities	
Crime Prevention Through Environmental Design	
Activities targeted to at-risk youth, adults, or seniors	
Volunteer Resident Patrol/Block Watchers Program	
Other (describe below)	
2. Which developments are most affected? (list below)	
C. Coordination between PHA and the police	
1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)	
Police involvement in development, implementation, and/or ongoing	
evaluation of drug-elimination plan	
Police provide crime data to housing authority staff for analysis and action	
Police have established a physical presence on housing authority property (e.g.,	
community policing office, officer in residence)	
Police regularly testify in and otherwise support eviction cases	
Police regularly meet with the PHA management and residents	
Agreement between PHA and local law enforcement agency for provision of	
above-baseline law enforcement services	
Other activities (list below)	
2. Which developments are most affected? (list below)	

D. Additional information as required by PHDEP/PHDEP Plan PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.
Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
Yes No: This PHDEP Plan is an Attachment. (Attachment Filename:)
14. RESERVED FOR PET POLICY
[24 CFR Part 903.7 9 (n)]
15. Civil Rights Certifications [24 CFR Part 903.7 9 (o)]
Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.
16. Fiscal Audit [24 CFR Part 903.7 9 (p)]
1. Xes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))?
(If no, skip to component 17.)
 2. Yes No: Was the most recent fiscal audit submitted to HUD? 3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?
17. PHA Asset Management (*N/A to AGENCY)
[24 CFR Part 903.7 9 (q)]
[24 CFR Part 903.7 9 (q)] Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

	That types of asset management activities will the PHA undertake? (select all that
ар	pply) Not applicable
Ħ	Private management
Ħ	Development-based accounting
Ħ	Comprehensive stock assessment
Ħ	Other: (list below)
	other (not oview)
3.	Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?
	Other Information R Part 903.7 9 (r)]
A. Ro	esident Advisory Board Recommendations
1.	Yes No: Did the PHA receive any comments on the PHA Plan from the
	Resident Advisory Board/s?
2. If y	yes, the comments are: (if comments were received, the PHA MUST select one)
	Attached at Attachment (File name)
\boxtimes	Provided below: (8 comments)
	 More Project Access vouchers are needed and TDHCA must
	support more affordable and accessible housing for the aged and
	disabled.
	• The waiting list numbers are very low.
	• Encourage the department to keep up the good work.
	Thank you for being a big help. Appropriate the program and how much it is a help.
	 Appreciate the program and how much it is a help. Don't know what I would do if HUD did not help me.
	 Appreciate program, if not for this program, a lot of the elderly would
	be out of housing.
	 Our help is greatly appreciated.
	our help is grouny approviated.
3. In	what manner did the PHA address those comments? (select all that apply)
\boxtimes	Considered comments, but determined that no changes to the PHA Plan were
	necessary.
	The PHA changed portions of the PHA Plan in response to comments
	List changes below:

	Other: (list below	w)
B. De	escription of Elec	tion process for Residents on the PHA Board
1.	Yes No:	Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
NOTI		Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to subcomponent C.) of this plan, the Governor of Texas has not appointed a Section
	dent to the Board of the state	of Directors. The Appointments Office of the Governor s issue.
3. De	escription of Resid	ent Election Process
a. Noi	Candidates were Candidates coul	dates for place on the ballot: (select all that apply) e nominated by resident and assisted family organizations d be nominated by any adult recipient of PHA assistance: Candidates registered with the PHA and requested a place on
b. Eli	Any head of hou Any adult recipi	(select one) FPHA assistance asehold receiving PHA assistance ent of PHA assistance per of a resident or assisted family organization
c. Eli	based assistance	nts of PHA assistance (public housing and section 8 tenant-
	ch applicable Consolie	istency with the Consolidated Plan dated Plan, make the following statement (copy questions as many times as
1. Co	•	risdiction: (provide name here) Texas Consolidated Plan
		the following steps to ensure consistency of this PHA Plan with n for the jurisdiction: (select all that apply)

\boxtimes		based its statement of needs of families in the jurisdiction on the sed in the Consolidated Plan/s.			
\boxtimes	The PHA has participated in any consultation process organized and offered by				
\boxtimes	the Consolidated Plan agency in the development of the Consolidated Plan. The PHA has consulted with the Consolidated Plan agency during the				
	development of this PHA Plan. Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)				
	Other: (list be	elow)			
4. The		Plan of the jurisdiction supports the PHA Plan with the following ommitments: (describe below)			
A.	PHA Goal: TDHCA:	Expand the supply of assisted housing The Department may apply for additional vouchers, including special purpose vouchers, if HUD makes them available.			
B.	PHA Goal: TDHCA:	Improve the quality of assisted housing The Department will continue to assess and improve administrative processes and procedures to improve voucher management.			

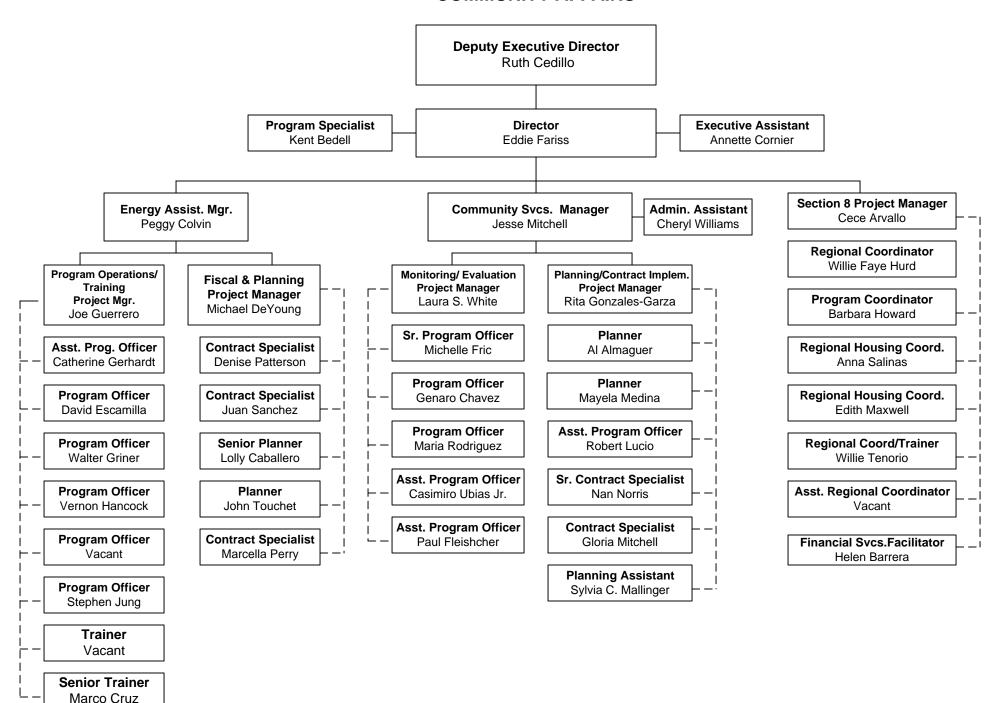
D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

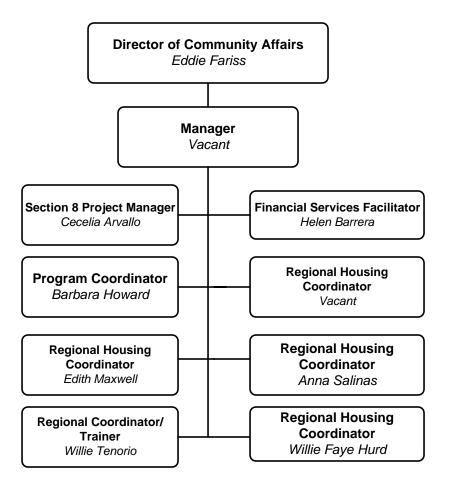
Attachments

Use this section to provide any additional attachments referenced in the Plans.

COMMUNITY AFFAIRS



Community Affairs Division Section 8



PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual	Statement	
Capital	Fund Program (CFP)	Part I: Summary

Capital Fund Grant Number	FFY of Grant Approval:	(MM/YYYY)

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

	Optional 5-Year Action	n Plan Tables		
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of No Improvements	eeded Physical Improvements or I	Management	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated c	cost over next 5 years			

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

	Public Housing Asset Management							
	Development Activity Description							
Ident	ification							
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III Component 7a	Development Activities Component 7b	Demolition / disposition Component 8	Designated housing Component 9	Conversion Component 10	Home- ownership Component 11a	Other (describe) Component 17

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009 Annual Plan for Fiscal Year 2005

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan Agency Identification

PHA Name: Texas Department of Housing and Community Affairs PHA Number: TX901 PHA Fiscal Year Beginning: (07/2005) **Public Access to Information** Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply) Main administrative office of the PHA PHA development management offices PHA local offices **Display Locations For PHA Plans and Supporting Documents** The PHA Plans (including attachments) are available for public inspection at: (select all that apply) Main administrative office of the PHA PHA development management offices PHA local offices Main administrative office of the local government Main administrative office of the County government Main administrative office of the State government Public library PHA website Other (list below) PHA Plan Supporting Documents are available for inspection at: (select all that apply) Main business office of the PHA PHA development management offices Other (list below)

5-YEAR PLAN PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.5]

A. N	Mission
State t	he PHA's mission for serving the needs of low-income, very low income, and extremely low-income es in the PHA's jurisdiction. (select one of the choices below)
	The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
	The PHA's mission is: (state mission here)
B. (Goals
The go empha identif PHAS SUCC (Quant	pals and objectives listed below are derived from HUD's strategic Goals and Objectives and those asized in recent legislation. PHAs may select any of these goals and objectives as their own, or by other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, a ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF CESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. tifiable measures would include targets such as: numbers of families served or PHAS scores red.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.
HUD housi	Strategic Goal: Increase the availability of decent, safe, and affordable ing.
	PHA Goal: Expand the supply of assisted housing Objectives: Apply for additional rental vouchers: If HUD makes additional vouchers available, including special purpose vouchers, the Department may apply for them. Reduce public housing vacancies: Leverage private or other public funds to create additional housing opportunities: Acquire or build units or developments Other (list below)
	PHA Goal: Improve the quality of assisted housing Objectives: Improve public housing management: (PHAS score) Improve voucher management: (SEMAP score) The Department's SEMAP rating for FY 2004 was 120. The total possible points for SEMAP rating is 140. Staff will conduct a Housing Quality Standards training for Local Operators to improve and enhance SEMAP inspections. Increase customer satisfaction:

	HAP cor	ntract packages and rent adjustments. Management will review
	budget q	uarterly to determine if budget is adequate to maintain voucher
	issuance	
		oncentrate on efforts to improve specific management functions: ist; e.g., public housing finance; voucher unit inspections)
	•	l conduct a Housing Quality Standards inspection training for Local
		rs to improve the quality of voucher unit inspections.
		enovate or modernize public housing units:
	=	emolish or dispose of obsolete public housing:
		rovide replacement public housing:
		rovide replacement vouchers:
	□ 0	other: (list below)
\boxtimes	PHA Go	al: Increase assisted housing choices
	Objective	
	<u> </u>	rovide voucher mobility counseling:
		perator provides counseling during family briefing session
		ual renewal review.
		onduct outreach efforts to potential voucher landlords
		perators will continue working with Chamber of Commerce,
		te agencies, local newspaper, and local community to recruit
	new land	
	_	ncrease voucher payment standards
		nplement voucher homeownership program:
		Manager attended home ownership training in March 2005. The
	•	nent's goal is to collaborate with one or more PHAs that have a
		ul voucher home ownership program.
		nplement public housing or other homeownership programs:
		nplement public housing of other homeownership programs. nplement public housing site-based waiting lists:
	_	onvert public housing to vouchers:
	=	
		ther: (list below)
HUD	Strategic	Goal: Improve community quality of life and economic vitality
	PHA Gos	al: Provide an improved living environment
	Objective	<u> </u>
	—"	implement measures to deconcentrate poverty by bringing higher income
		ublic housing households into lower income developments:
		inplement measures to promote income mixing in public housing by
		ssuring access for lower income families into higher income
		evelopments:
		nplement public housing security improvements:
		Designate developments or buildings for particular resident groups
		elderly, persons with disabilities)
	`	other: (list below)
		ther. (Hot below)

We will address this goal by continuing to strive for timely processing of

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals PHA Goal: Promote self-sufficiency and asset development of assisted households Objectives: Increase the number and percentage of employed persons in assisted families: Provide or attract supportive services to improve assistance recipients' employability: Provide or attract supportive services to increase independence for the elderly or families with disabilities. Other: (list below) **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans** \boxtimes PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives: \boxtimes Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Local Operators are required to post the Equal Housing Opportunity notice in English and Spanish. Department staff check the presence of the notice during onsite visits. \boxtimes Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: Local Operators conduct initial, renewal, and complaint inspections to ensure that units are decent, safe, and sanitary. Department staff provide training to Local Operators to insure that inspections are thorough. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: We will include a list of properties that are funded with federal or tax credit funds and which must have accessible units. Other: (list below) Other PHA Goals and Objectives: (list below) 1. To provide improved living conditions for very low income families while maintaining their rent payments at an affordable level. The Department reviews payment standards annually and adjust them within the HUD published Fair Market Rents. As part of determining eligibility for new tenants or renewing housing voucher contracts, Local

Operators determine rent reasonableness to ensure that rents charged to assisted households do not exceed the private market.

- 2. To provide decent, safe and sanitary housing for eligible participants.

 Local Operators conduct housing quality standards inspections annually.

 Department staff conducts Section Eight Management Assessment Program (SEMAP) inspections on a sample of units annually. Program staff will conduct training in housing quality standards to ensure Local Operators are approving only those units that meet HUD regulations.
- To promote freedom of housing choice and integrated housing for low income and minority families.
 Tenants are provided a list of participating landlords and information on portability to areas not served by TDHCA and mobility to areas served by TDHCA.
- 4. To provide an incentive to private property owners to rent to lower income families or individuals by providing timely assistance payments.

 We will address this goal by continuing to strive for timely processing of HAP contract packages and rent adjustments. Management will review budget quarterly to determine if budget is adequate to maintain voucher issuance.
- 5. Continue to assess and improve administrative processes and procedures to minimize audit findings.
- 6. Continue to evaluate the quality and performance of Local Operators.

Annual PHA Plan PHA Fiscal Year 2005

[24 CFR Part 903.7]

<u>i.</u>	Annual Plan Type:
Sel	which type of Annual Plan the PHA will submit.
	Standard Plan
Stı	amlined Plan:
	High Performing PHA
	Small Agency (<250 Public Housing Units)
	Administering Section 8 Only
	Troubled Agency Plan

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Department will continue to work for the maximum utilization of its Section 8 vouchers. The Department will continue to work with various Public Housing Authorities, Lenders, Builders, the U. S. Department of Agriculture, Rural Development Program and HUD, to implement a demonstration project for Section 8 Homeownership. The Department will continue to administer its Project Access vouchers to serve the disability community impacted by the Olmstead Decision. The Department will continue to work closely with other programs, such as the Texas Health and Human Services Commission administering the Temporary Assistance to Needy Families (TANF) Program, and the State's local PHAs to improve the living conditions of Section 8 residents and to address the affordable housing needs of the citizens of Texas.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

		Page #
Ar	nnual Plan	
i.	Executive Summary	1
ii.	Table of Contents	1
	1. Housing Needs	5
	2. Financial Resources	13
	3. Policies on Eligibility, Selection and Admissions	14
	4. Rent Determination Policies	25
	5. Operations and Management Policies	29
	6. Grievance Procedures	31
	7. Capital Improvement Needs	N/A

8.	Demolition and Disposition	N/A
9.	Designation of Housing	N/A
10.	Conversions of Public Housing	N/A
11.	Homeownership	36
12.	Community Service Programs	38
13.	Crime and Safety	N/A
14.	Pets (Inactive for January 1 PHAs)	N/A
15.	Civil Rights Certifications (included with PHA Plan Certifications)	42
16.	Audit	42
17.	Asset Management	N/A
18.	Other Information	43

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Req	uired	At	tacl	hm	ent	s:

	Admissions Policy for Deconcentration
	FY 2005 Capital Fund Program Annual Statement
	Most recent board-approved operating budget (Required Attachment for PHAs
	that are troubled or at risk of being designated troubled ONLY)
(Optional Attachments:
	PHA Management Organizational Chart
	FY 2005 Capital Fund Program 5 Year Action Plan
	Public Housing Drug Elimination Program (PHDEP) Plan

Other (List below, providing each attachment name)

included in PHA Plan text)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Comments of Resident Advisory Board or Boards (must be attached if not

	List of Supporting Documents Available for Review						
Applicable & On Display	Supporting Document	Applicable Plan Component					
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans					
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans					
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair	5 Year and Annual Plans					

List of Supporting Documents Available for Review					
Applicable &	Supporting Document	Applicable Plan Component			
On Display		-			
	housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.				
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs			
N/A	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;			
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies			
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies			
N/A	 Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis 	Annual Plan: Eligibility, Selection, and Admissions Policies			
N/A	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination			
N/A	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination			
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination			
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance			
N/A	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures			
X	Section 8 informal review and hearing procedures check here if included in Section 8	Annual Plan: Grievance Procedures			

Applicable & On Display	List of Supporting Documents Available for Supporting Document	Applicable Plan Component
On Display	Administrative Plan	
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8 FSS vouchers transferred to Brazoria County PHA May 1, 2005, which deobligates the administering of program. The Department is awaiting written confirmation.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Houston District - Housing Needs of Families in the Jurisdiction								
	by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion	
Income <= 30% of AMI	4,410	N/A	N/A	N/A	N/A	N/A	N/A	
Income >30% but <=50% of AMI	3,071	N/A	N/A	N/A	N/A	N/A	N/A	
Income >50% but <80% of AMI	1,502	N/A	N/A	N/A	N/A	N/A	N/A	
Elderly	1,228	N/A	N/A	N/A	N/A	N/A	N/A	
Families with Disabilities	1,683	N/A	N/A	N/A	N/A	N/A	N/A	
Race/Ethnicity	White 4,503	N/A	N/A	N/A	N/A	N/A	N/A	
Race/Ethnicity	Black 2,107	N/A	N/A	N/A	N/A	N/A	N/A	
Race/Ethnicity	Hisp. 3,136	N/A	N/A	N/A	N/A	N/A	N/A	
Race/Ethnicity	Other 234	N/A	N/A	N/A	N/A	N/A	N/A	

TDHCA Houston District:

<u>Cities</u>	<u>Counties</u>
Sealy	Austin
Sweeny	Brazoria
Anahuac	Chambers
Columbus, Eagle Lake, Weimar	Colorado
Needville	Ft. Bend
Dickinson, Hitchcock, League City	Galveston
Kemah & County	Galveston
Hearne	Robertson
Hempstead, Waller, Prairie View	Waller
El Campo, Wharton	Wharton

Dallas - Housing Needs of Families in the Jurisdiction							
by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2,171	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	1,503	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	1,033	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	980	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	1,206	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	White 2,520	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Black 1,163	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Hisp. 1,460	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Other 123	N/A	N/A	N/A	N/A	N/A	N/A

TDHCA Dallas (Ft. Worth) Jurisdiction:

<u>Cities</u>	Counties
Clifton, China Spring & County	Bosque
Comanche, DeLeon, Gustine	Comanche
Ozona	Crockett
Pilot Point, Sanger	Denton
Ennis, Italy, Waxahachie	Ellis
Dublin	Erath
Marlin, Rosebud & County	Falls
Fairfield, Teague & County	Freestone
Alvarado, Keene	Johnson
Kosse	Limestone
Mason	Mason
McGregor	McLennan
Menard	Menard
Blooming Grove, Kerens	Navarro
El Dorado	Schleicher

San Antonio - Housing Needs of Families in the Jurisdiction							
by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1,900	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	1,278	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	927	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	1,050	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	1,123	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	White 2,604	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Black 292	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Hisp. 1,745	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	Other 82	N/A	N/A	N/A	N/A	N/A	N/A

San Antonio TDHCA Jurisdiction:

Cities	Counties
Rockport	Aransas
Lytle	Atacosa
Bertram, Marble Falls	Burnet
Luling, Lockhart & County	Caldwell
Marion	Guadalupe
Alice & County	Jim Wells
Kerrville	Kerr
Giddings, Lexington & County	Lee
George West	Live Oak
Llano	Llano
Hondo, Natalia	Medina
Bishop, Robstown & County	Nueces

2000 U. S. Census

What sources of information did the PHA use to conduct this analysis? (Check all that

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List					
Waiting list type: (select one) Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:					
	# of families	% of total families	Annual Turnover		
Waiting list total	897		No demographics in data base		
Extremely low income <=30% AMI	N/A	N/A			
Very low income (>30% but <=50% AMI)	N/A	N/A			
Low income (>50% but <80% AMI)	N/A	N/A			
Families with children	691	77%			
Elderly families	21	2%			
Families with	85	9%			

Housing Needs of Families on the Waiting List				
Disabilities				
Race/ethnicity	White Non/Hisp.			
Trace/etimienty	307	34%		
Race/ethnicity	Black Non/Hisp.	2170		
	361	40%		
Race/ethnicity	White/Hispanic			
,	224	25%		
Race/ethnicity	Other – 5	1%		
•	1	e of several statewide ju	risdictional waiting	
lists.	<i>C</i> 1	J	Č	
Characteristics by				
Bedroom Size				
(Public Housing				
Only)				
1BR	N/A	N/A	N/A	
2 BR	N/A	N/A	N/A	
3 BR	N/A	N/A	N/A	
4 BR	N/A	N/A	N/A	
5 BR	N/A	N/A	N/A	
5+ BR	N/A	N/A	N/A	
Is the waiting list clo	sed (select one)?	No X Yes	1	
If yes:	, <u> </u>			
How long has	it been closed (# of m	onths) 12 or more.		
Does the PHA	expect to reopen the	list in the PHA Plan yea	ır? 🛛 No 🗌 Yes	
		ories of families onto the	e waiting list, even if	
generally clos	ed? No Yes			
C. Strategy for Add				
		r addressing the housing need		
choosing this strategy.	iting list IN THE UPCO	MING YEAR, and the Agen	cy's reasons for	
choosing this strategy.				
(1) Strategies				
	ffordable housing fo	r all eligible population	18	
Need: Shortage of affordable housing for all eligible populations				
Strategy 1. Maximiz	ze the number of affo	ordable units available	to the PHA within	
its current resources				
Select all that apply	v			
- ·		management policies to	minimize the	
	olic housing units off-			
Reduce turnover time for vacated public housing units				
I Reduce time to	o renovate nublic hou	sino iinits		

	Seek replacement of public housing units lost to the inventory through mixed
	finance development Seek replacement of public housing units lost to the inventory through section
Ш	8 replacement housing resources
	Maintain or increase section 8 lease-up rates by establishing payment standards
	that will enable families to rent throughout the jurisdiction
	The Department is maintaining its lease up rates. The Department
	adopted payment standards that met or exceeded the average prevailing
	rent rate for each county. The Department's Housing Choice Voucher
	Program expenditure rate is running at or near 100% of projected monthly fund availability and through the first 4 months of the program
	year, the Section 8 program has expended 32% of its projected available
	housing assistance budget.
	Undertake measures to ensure access to affordable housing among families
	assisted by the PHA, regardless of unit size required
	Maintain or increase section 8 lease-up rates by marketing the program to
	owners, particularly those outside of areas of minority and poverty
	concentration
	The Department is maintaining its lease up rates. Program staff and
	Local Operators market the program to the local Chamber of Commerce,
	real estate agencies and apartment associations. Maintain or increase section 8 lease up rates by effectively generating Section 8.
	Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
	The Department is maintaining its lease up rates. Program staff conduct
	criminal history screening on all tenants 18 and older.
\bowtie	Participate in the Consolidated Plan development process to ensure
	coordination with broader community strategies
	Attendees of the Consolidated Plan Public Hearings are provided with
	information regarding the Section 8 program. The public hearings are
	held throughout the state.
Ш	Other (list below)
Strato	gy 2: Increase the number of affordable housing units by:
	l that apply
	11.7
	Apply for additional section 8 units should they become available
	Leverage affordable housing resources in the community through the creation
	of mixed - finance housing
Ш	Pursue housing resources other than public housing or Section 8 tenant-based
	assistance. Other: (list below)
Ш	Cilici. (list octow)

Need: Specific Family Types: Families at or below 30% of median

	gy 1: Target available assistance to families at or below 30 % of AMI
Select al	ll that apply
	Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance Employ admissions preferences aimed at families with economic hardships Adopt rent policies to support and encourage work
	Other: (list below)
Need:	Specific Family Types: Families at or below 50% of median
	gy 1: Target available assistance to families at or below 50% of AMI
	Employ admissions preferences aimed at families who are working Adopt rent policies to support and encourage work Other: (list below) Housing Assistance – In addition to the Department's own efforts to address the affordable housing needs of extremely low income Texans, the 78 th Texas Legislature passed an appropriations rider to TDHCA's enabling legislation that requires the housing finance division to "adopt an annual goal to apply a minimum of \$30,000,000 of the division's total housing funds toward housing assistance for individuals and families earning less than the following: 1 person household: \$13,000 2 person household \$16,000 3 person household \$17,000 4 person household \$19,000 5 person household \$21,000
Need:	Specific Family Types: The Elderly
	gy 1: Target available assistance to the elderly:
	Seek designation of public housing for the elderly Apply for special-purpose vouchers targeted to the elderly, should they become available Other: (list below)

Need: Specific Family Types: Families with Disabilities

	gy 1: Target available assistance to Families with Disabilities:
Select al	ll that apply
	Seek designation of public housing for families with disabilities Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing Apply for special-purpose vouchers targeted to families with disabilities, should they become available Affirmatively market to local non-profit agencies that assist families with disabilities Other: (list below)
	TDHCA administers Project Access Housing Choice Vouchers that are utilized to assist persons with disabilities to transition from nursing homes to the community by providing access to affordable housing and necessary supportive services. TDHCA will continue administration of these vouchers to serve the Olmstead population.
Need: needs	Specific Family Types: Races or ethnicities with disproportionate housing
	gy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if	Capplicable
	Affirmatively market to races/ethnicities shown to have disproportionate
	housing needs Other: (list below)
Strato	Other: (list below)
	Other: (list below) gy 2: Conduct activities to affirmatively further fair housing
	Other: (list below) gy 2: Conduct activities to affirmatively further fair housing ll that apply Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units Tenant briefing packets, provided by Local Operators, include a map of
Select al	Other: (list below) gy 2: Conduct activities to affirmatively further fair housing ll that apply Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units Tenant briefing packets, provided by Local Operators, include a map of areas outside of poverty or minority concentration. Market the section 8 program to owners outside of areas of poverty /minority concentrations
Select al	Other: (list below) gy 2: Conduct activities to affirmatively further fair housing ll that apply Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units Tenant briefing packets, provided by Local Operators, include a map of areas outside of poverty or minority concentration. Market the section 8 program to owners outside of areas of poverty /minority

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

* Refers to all strategies beginning with Section C, page 9 of Annual Plan

\boxtimes	Funding constraints
	HUD 2005 funding consolidation limits program funds
	Staffing constraints
	Limited availability of sites for assisted housing
	Extent to which particular housing needs are met by other organizations in the community
	TDHCA serves rural area where there are usually no local PHAs
	Evidence of housing needs as demonstrated in the Consolidated Plan and other
	information available to the PHA
\boxtimes	Influence of the housing market on PHA programs
	The rural housing market influences the Section 8 housing program most
	significantly in the rural areas where there is not much available
	affordable housing that is decent, safe, and sanitary.
	Community priorities regarding housing assistance
	Results of consultation with local or state government
	Results of consultation with residents and the Resident Advisory Board
\boxtimes	Results of consultation with advocacy groups
	Staff will continue to work with Project Access and the advocacy groups to
	provide assistance to persons with disabilities.
	Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses				
Sources	Planned \$	Planned Uses		
1. Federal Grants (FY 2005 grants)	N/A			
a) Public Housing Operating Fund	N/A			
b) Public Housing Capital Fund	N/A			
c) HOPE VI Revitalization	N/A			
d) HOPE VI Demolition	N/A			

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,817,645	1
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self- Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only) (list below)	N/A	
3. Public Housing Dwelling Rental Income	N/A	
4. Other income (list below)	N/A	
4. Non-federal sources (list below)	N/A	
Total resources	\$7,817,645	

3. PHA Policies Governing Eligibility, Selection, and Admissions [24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent

(*N/A to AGENCY)

(1) Eligibility

that apply)		
When families are within a certain number of being offered a unit: (state number)		
When families are within a certain time of being offered a unit: (state time) Other: (describe)		
 b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)? Criminal or Drug-related activity Rental history Housekeeping Other (describe) 		
c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?		
d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?		
e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)		
(2)Waiting List Organization		
(2) Waiting List Organization		
a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply) Community-wide list Sub-jurisdictional lists Site-based waiting lists Other (describe)		
 a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply) Community-wide list Sub-jurisdictional lists Site-based waiting lists 		
 a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply) Community-wide list Sub-jurisdictional lists Site-based waiting lists Other (describe) b. Where may interested persons apply for admission to public housing? PHA main administrative office PHA development site management office 		

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously If yes, how many lists?
 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? PHA main administrative office All PHA development management offices Management offices at developments with site-based waiting lists At the development to which they would like to apply Other (list below)
(3) Assignment
 a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one) One Two Three or More
b. Yes No: Is this policy consistent across all waiting list types?
c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:
(4) Admissions Preferences
a. Income targeting: Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
b. Transfer policies: In what circumstances will transfers take precedence over new admissions? (list below)
Emergencies Overhoused
Underhoused
Medical justification Administrative reasons determined by the PHA (e.g., to permit modernization
work) Resident choice: (state circumstances below)

	Other: (list below)
c. 1.	Preferences Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)
2.	Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)
Fo	rmer Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income)
Oti	her preferences: (select below) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in the jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below)
the pri thr	If the PHA will employ admissions preferences, please prioritize by placing a "1" in a space that represents your first priority, a "2" in the box representing your second ority, and so on. If you give equal weight to one or more of these choices (either ough an absolute hierarchy or through a point system), place the same number next each. That means you can use "1" more than once, "2" more than once, etc.
	Date and Time
Fo	rmer Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden

Other p	preferences (select all that apply)
	Working families and those unable to work because of age or disability
	Veterans and veterans' families
	Residents who live and/or work in the jurisdiction
	Those enrolled currently in educational, training, or upward mobility programs
Ħ	Households that contribute to meeting income goals (broad range of incomes)
	Households that contribute to meeting income requirements (targeting)
	Those previously enrolled in educational, training, or upward mobility
ш	
	programs
_	Victims of reprisals or hate crimes
	Other preference(s) (list below)
4. Rela	ationship of preferences to income targeting requirements:
	The PHA applies preferences within income tiers
	Not applicable: the pool of applicant families ensures that the PHA will meet
	income targeting requirements
(5) Occ	<u>cupancy</u>
a. What	t reference materials can applicants and residents use to obtain information
abou	at the rules of occupancy of public housing (select all that apply)
	The PHA-resident lease
\Box	The PHA's Admissions and (Continued) Occupancy policy
	PHA briefing seminars or written materials
	Other source (list)
Ш	
b. How	often must residents notify the PHA of changes in family composition?
(sele	ect all that apply)
<u> </u>	At an annual reexamination and lease renewal
=	Any time family composition changes
	At family request for revision
	Other (list)
Ш	Other (list)
(6) Dec	concentration and Income Mixing
a. 🔲 Y	Yes No: Did the PHA's analysis of its family (general occupancy)
	developments to determine concentrations of poverty indicate the
	need for measures to promote deconcentration of poverty or
	income mixing?
	mcome maing:
_{1.} \Box ,	Was No. Diddha DIIA adast
b. 🔲 `	Yes No: Did the PHA adopt any changes to its admissions policies based
	on the results of the required analysis of the need to promote
	deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply) Adoption of site-based waiting lists If selected, list targeted developments below:
Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments If selected, list targeted developments below:
Employing new admission preferences at targeted developments If selected, list targeted developments below:
Other (list policies and developments targeted below)
d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
e. If the answer to d was yes, how would you describe these changes? (select all that apply)
Additional affirmative marketing Actions to improve the marketability of certain developments Adoption or adjustment of ceiling rents for certain developments Adoption of rent incentives to encourage deconcentration of poverty and income-mixing Other (list below)
f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts List (any applicable) developments below:
g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts List (any applicable) developments below:
B. Section 8 Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).
(1) Eligibility
a. What is the extent of screening conducted by the PHA? (select all that apply)

	Criminal or drug-related activity only to the extent required by law or regulation
	The Department contracts with the Texas Department of Public Safety, which provides Section 8 staff access to the DPS database so that they can run a criminal background report for every tenant and family member age 18 and older.
	Criminal and drug-related activity, more extensively than required by law or regulation
	More general screening than criminal and drug-related activity (list factors below)
	Other (list below)
b	Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
c. 🖂	Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? Texas Department of Public Safety
	Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) icate what kinds of information you share with prospective landlords? (select all
	cate what kinds of information you share with prospective landlords? (select an apply) Criminal or drug-related activity Other (describe below)
(2) W	aiting List Organization
	th which of the following program waiting lists is the section 8 tenant-based sistance waiting list merged? (select all that apply) None (Section 8 Only) Federal public housing Federal moderate rehabilitation Federal project-based certificate program Other federal or local program (list below)
	here may interested persons apply for admission to section 8 tenant-based sistance? (select all that apply) PHA main administrative office Other (list below) List of Local Operators

LOCAL OPERATOR LIST				
Location	LO First	LO Phone #	LO Address	Hrs of Operation
Alton	Willie Tenorio	(512) 475- 2634	507 Sabine St, Austin, Tx 78701	Monday-Friday 8:00-5:00pm
Alvarado	Sharon Vass	(817) 790- 3351	104 W.College, Alvarado ,Tx 76009	Monday-Friday 8:00-5:00pm
Anahuac	Jessica Laskoskie	(409) 267- 8306	P.O. Box 489, Anahuac,Tx 77514	Tuesday & Thursday 1:30- 4:30pm
Bertram	Dorothy Johnson	(830) 693- 3109	P.O. Box 703, Marble Falls, Tx 78654	Monday-Friday 8:00-5:00pm
Blooming Grove	Linda Bray	(930) 695- 2711	P.O. Box 237 Blooming Grove,Tx 76633	Monday-Friday 8:00-4:00pm
Bosque Co.	Luci Bishop	(254) 836- 4796	538 County Rd 3570, China Springs,Tx 76633	Monday-Friday By Appt
Caldwell Co.	Frank Cantu	(512) 392- 1161	P.O. Box 748 San Marcos,Tx 78667	Monday-Friday 8:00-5:00pm
Colorado Co.	Jennifer Braneff	(979)540- 2984	165 W. Austin Giddings,Tx 78942	Monday-Friday 8:00-5:00pm
Comanche Co.	Dolly Rhodes	(254) 879- 2931	4732 Hwy 1496, Dublin,Tx 76446	Wed & Fridays 1:00-5:00
Crockett Co.	Edith Maxwell	(512) 475- 3884	507 Sabine St, Austin Tx 78701	Monday-Friday 8:00-5:00pm
Dublin HA	Dee Zachary	(254) 445- 2165	201 E. May, Dublin, Tx 76446	Mon-Friday 9:00-12pm 1:00- 3:00pm
El Campo HA	Charlene Smith	(979) 543- 7143	1303 Delta El Campo, Tx 77437	Wednesdays 8:00-5:00pm
El Dorado	Edith Maxwell	(512) 475- 3884	507 Sabine St, Austin Tx 78701	Monday-Friday 8:00-5:00pm
Ennis	Vickie McCoy	(972) 875- 1234	P.O.Box 220, Ennis, Tx 75119	Monday-Friday 8:00-5:00pm
Fairfield	Quilla Johnson	(254) 739- 5756	616 Pine St, League, Tx 75680	Monday-Wednesday 9:00- 12:00pm
Falls Co.	Carlene Mack	(254) 883- 6550	P.O. Box 231, Marlin, Tx 76661	Thursdays 1:00-4:30pm
Freestone Co.	Quilla Johnson	(254) 739- 5733	616 Pine St, League, Tx 75680	Monday-Friday 8:00-5:00pm
Galveston Co.	Glenda Cagen	(409) 935- 8002	714 Bayou Dr, La Marque,Tx 77568	Monday & Tuesday 8:30- 5:00pm
George West	Jacquelyn Harborth	(361) 449- 1556	P.O. Box 2250 George West, Tx 78022	Tuesday 1:00-4:00pm
Giddings	Jennifer Braneff	(979) 540- 2984	165 W. Austin Giddings,Tx 78942	Monday-Friday 8:00-5:00pm
Hearne	Erica Garcia	(979) 595- 2800	P.O. Box Drawer 4128 Bryan, Tx 77805	Monday-Friday 8:00-5:00pm

LOCAL OPERATOR LIST (cont)				
Location	LO First	LO Phone #	LO Address	Hrs of Operation
Hempstead	Gloria Richardson	(979) 826- 7695	646 9 th Street Hempstead, TX 76445	Monday-Friday 9:00 – 12:00 pm
Hondo	Shannon Muniz	(830) 741- 6130	804 Harper Hondo,Tx 78861	Monday-Thursday 8:00-5:00pm
Italy	Debra Bryant	(972) 483- 7329	P.O. Box 840, Italy,Tx 76651	Monday-Wednesday 8:00- 5:00pm
Jim Wells Co	Rosa Zamarripa	(361) 664- 3453	P.O.Box 1407 Alice,Tx 78333	Wednesday 9:00-12:00pm
Keene	Diann Wilmart	((817) 202- 8110	P.O.Box 257, Keene,Tx 76059	Monday-Friday 10:00-5:00pm
Kerens	Cindy Scott	(903) 396- 2971	P.O.Box 160, Kerens,Tx 75144	Monday-Friday 7:30-4:30pm
Kerrville	Comelia Rue	(830) 896- 2124	200 B Guadalupe Plaza, Kerrville,Tx 78028	Monday, Wed,Fri 8:00-12pm &1-5pm
Kosse	Carlene Mack	(254) 803- 5748	P.O.Box 231, Marlin,Tx 76661	Thursdays 1:00-4:30pm
Lee	Jennifer Braneff	(979) 540- 2984	165 W. Austin Giddings,Tx 78942	Monday- Friday 8:00-5:00pm
Lexington	Jennifer Braneff	(979) 540- 2984	165 W. Austin Giddings,Tx 78942	Monday- Friday 8:00-5:00pm
Llano	Tiffany Saylor	(915) 247- 4931	1110 Berry St, Llano, Tx 78643	Monday-Friday 9:00-3:00pm
Lytle	Elda Perez	(830) 709- 3692	P.O.Box 39, Lytle,Tx 78052	Tuesday & Wednesday 9:00- 12:00pm
Marble Falls	Dorothy Johnson	(830) 693- 3109	P.O.Box 703, Marble Falls,Tx 78654	Monday-Friday 8:00-5:00pm
Marion	Ernest Leal	(830) 379- 3022	300 Laurel Lane, New Braunfels,Tx 78155	Monday-Friday 8:30—4:30pm
Marlin	Carlene Mack	(254) 883- 6550	P.O. Box 231, Marlin, Tx 76661	Thursdays 1:00-4:30pm
Mart	Carlene Mack	(254) 883- 6550	P.O. Box 231, Marlin, Tx 76661	Thursdays 1:00-4:30pm
Mason	Dorothy Brannies	(915) 347- 5853	P.O.Box B, Mason,Tx 76856	Monday-Friday Appt Only
McGregor	Sandy Tijerina	(254) 840- 2806	P.O. Box 192, McGregor, Tx 76656	Monday-Friday 8:00-5:00pm
Menard	Edith Maxwell	(512) 475- 3884	507 Sabine St, Austin, Tx 78701	Monday-Friday 8:00-5:00pm
Natalia	Shannon Muniz	(830) 741- 6130	205 A E Court St, Seguin,Tx 78155	Monday-Friday Appt Only
Needville	Glenda Gagen	(409) 935- 8002	714 Bayou Dr, La Marque,Tx 77568	Monday & Tuesday 8:30- 5:00pm

LOCAL OPERATOR LIST (cont)				
Location	LO First	LO Phone #	LO Address	Hrs of Operation
Nueces Co	Diane Flores	(361) 387- 1527	998 Ruben Chavez, Robstown,Tx 78380	Monday-Friday 8:00-5:00pm
Pilot Point	Sandra Gray	(940) 868- 2193	P.O.Box 457, Pilot Point, Tx 76258	Monday-Friday Appt Only
Prairie View	Willie Faye Hurd	(512) 475- 3892	507 Sabine St, Austin, Tx 78701	Monday-Friday 8:00-5:00pm
Rockport	Willie Tenorio	(512) 475- 3130	507 Sabine St, Austin, Tx 78701	Monday-Friday 8:00-5:00pm
Rosebud	Carlene Mack	(254) 883- 6550	P.O.Box 231, Marlin,Tx 76661	Thursdays 1:00-4:30pm
Sanger	Samantha Renz	(940) 458- 7930	P.O.Box 578 Sanger,Tx 76266	Monday-Friday 8:00-5:00pm
Sealy	Jennifer Braneff	(940) 540- 2984	165 W. Austin Giddings,Tx 78942	Monday-Friday 8:00-5:00pm
Sweeny	Reatta Minshew	(979) 548- 3321	P.O.Box 248, Sweeny,Tx 77480	Monday-Wednesday 9:00- 12:00pm
Teague	Quilla Johnson	(254) 739- 5756	616 Pine St, League, Tx 75680	Monday & Wednesday 9:00- 12:00pm
Waller	Willie Faye Hurd	(512) 475- 3892	507 Sabine St, Austin, Tx 78701	Monday-Fridays 8:00-5:00pm
Waxahachie	Felicia Warner	(972) 937- 7330	P.O.Box 173, Waxahachie,Tx 75165	Wednesdays 9:00-5:00pm
Weimar	Jennifer Braneff	(979) 540- 2984	165 W. Austin Giddings,Tx 78942	Monday-Friday 8:00-5:00pm
West Columbia	Margaret Dixon	(979) 864- 1427	313 W. Mulberry, Angleton, Tx 77515	Monday-Friday 8:00-5:00pm
Wharton	Jo Knezek	(979) 532- 4811	1924 North Fulton,Tx 77488	Monday-Friday 8:00-5:00pm

(3) Search Time

a. [∑ Yes □	No: Does the PHA give extensions on standard 60-day period to
		search for a unit?

Program staff grant extensions for an additional 60 days when necessary.

If yes, state circumstances below:

TDHCA grants extensions if: Safe, decent and sanitary housing is unavailable; or Decent and sanitary housing is not affordable; or An applicant shows concerted effort to find a suitable unit and is unsuccessful; or

An applicant cannot find a unit because of rental history.

(4) Admissions Preferences

a. Income targeting
Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?
 b. Preferences 1. Yes No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or othe preferences)
Former Federal preferences Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income)
Other preferences (select all that apply) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in your jurisdiction Those enrolled currently in educational, training, or upward mobility program Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below)
3. If the PHA will employ admissions preferences, please prioritize by placing a "1" if the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the

same number next to each. That means you can use "1" more than once, "2" more than once, etc. Date and Time Former Federal preferences Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden Other preferences (select all that apply) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in your jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below) 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one) Date and time of application Drawing (lottery) or other random choice technique 5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) This preference has previously been reviewed and approved by HUD The PHA requests approval for this preference through this PHA Plan 6. Relationship of preferences to income targeting requirements: (select one) The PHA applies preferences within income tiers Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements (5) Special Purpose Section 8 Assistance Programs a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply) The Section 8 Administrative Plan \bowtie

	Briefing sessions and written materials Other (list below)				
	ow does the PHA announce the availability of any special-purpose section 8 ograms to the public? Through published notices Other (list below)				
	TDHCA website				
	HA Rent Determination Policies R Part 903.7 9 (d)]				
A. P	ublic Housing				
Exemp	tions: PHAs that do not administer public housing are not required to complete sub-component				
	(*N/A to AGENCY) acome Based Rent Policies				
Describ discreti	be the PHA's income based rent setting policy/ies for public housing using, including onary (that is, not required by statute or regulation) income disregards and exclusions, in the riate spaces below.				
a. Use	e of discretionary policies: (select one)				
	The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))				
or	_				
	The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)				
b. Mi	b. Minimum Rent				
1. Wh	at amount best reflects the PHA's minimum rent? (select one) \$0 \$1-\$25 \$26-\$50				
2. 🗌	Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?				
3. If y	es to question 2, list these policies below:				

c. Re	ents set at less than 30% than adjusted income
1.	Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
-	yes to above, list the amounts or percentages charged and the circumstances ider which these will be used below:
	nich of the discretionary (optional) deductions and/or exclusions policies does e PHA plan to employ (select all that apply) For the earned income of a previously unemployed household member For increases in earned income Fixed amount (other than general rent-setting policy) If yes, state amount/s and circumstances below:
	Fixed percentage (other than general rent-setting policy) If yes, state percentage/s and circumstances below:
	For household heads For other family members For transportation expenses For the non-reimbursed medical expenses of non-disabled or non-elderly families Other (describe below)
e. Cei	ling rents
	by you have ceiling rents? (rents set at a level lower than 30% of adjusted income) elect one)
	Yes for all developments Yes but only for some developments No
2. Fo	or which kinds of developments are ceiling rents in place? (select all that apply)
	For all developments For all general occupancy developments (not elderly or disabled or elderly only) For specified general occupancy developments For certain parts of developments; e.g., the high-rise portion For certain size units; e.g., larger bedroom sizes Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)
Market comparability study Fair market rents (FMR) 95 th percentile rents 75 percent of operating costs 100 percent of operating costs for general occupancy (family) developments Operating costs plus debt service The "rental value" of the unit Other (list below)
f. Rent re-determinations:
 Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
At family option Any time the family experiences an income increase Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) Other (list below)
g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?
(2) Flat Rents
 In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.) The section 8 rent reasonableness study of comparable housing Survey of rents listed in local newspaper Survey of similar unassisted units in the neighborhood Other (list/describe below)
B. Section 8 Tenant-Based Assistance
Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).
(1) Payment Standards
Describe the voucher payment standards and policies.

a. Wha	at is the PHA's payment standard? (select the category that best describes your
standa	rd)
	At or above 90% but below100% of FMR
	100% of FMR
	Above 100% but at or below 110% of FMR
\Box	Above 110% of FMR (if HUD approved; describe circumstances below)
	The Department adopted the payment standards at 90% and 100% of
	HUD Fair Market Rent based on generated report and survey of average
	landlord rents per Local Operator area.
b. If tl	he payment standard is lower than FMR, why has the PHA selected this
	ndard? (select all that apply)
	FMRs are adequate to ensure success among assisted families in the PHA's
	segment of the FMR area
	The PHA has chosen to serve additional families by lowering the payment
	standard
\bowtie	Reflects market or submarket
	Other (list below)
	The rents in the report either met or exceeded the average landlord rent
	per area.
c If th	he payment standard is higher than FMR, why has the PHA chosen this level?
	ect all that apply)
	FMRs are not adequate to ensure success among assisted families in the PHA's
Ш	segment of the FMR area
	Reflects market or submarket
H	To increase housing options for families
H	Other (list below)
Ш	Other (list below)
d Ua	avy often are negment standards recyclicated for adequacy? (salect one)
	ow often are payment standards reevaluated for adequacy? (select one)
	Annually Other (list below)
	Other (list below)
- 3371-	-4 C-4
	nat factors will the PHA consider in its assessment of the adequacy of its
pay	ment standard? (select all that apply)
Ä	Success rates of assisted families
	Rent burdens of assisted families
\boxtimes	Other (list below)
	Availability of HUD funds.
	Review of rental market in served areas.
(A) B #*	
(2) M1	inimum Rent
. 1171	at amount hast reflects the DIIA's minimum and (-1-t)
a. Wh	nat amount best reflects the PHA's minimum rent? (select one)
	\$0
Ä	\$1-\$25
	\$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)					
5. Operations and M [24 CFR Part 903.7 9 (e)]	<u>[anagement]</u>				
Exemptions from Component		PHAs are not required to complete	e this		
section. Section 8 only PHAs	must complete parts A, B, and	C(2)			
A. PHA Management S	tructure				
Describe the PHA's managem					
(select one)					
An organization c	hart showing the PHA's m	nanagement structure and			
organization is att					
	n of the management struc	ture and organization of the	PHA		
follows:					
B. HUD Programs Under PHA Management List Federal programs administered by the PHA, number of families served at the beginning of the					
		e "NA" to indicate that the PHA	does not		
operate any of the program Program Name	Units or Families	Expected			
r rogram ivame	Served at Year	Turnover			
	Beginning	1 ut novei			
Public Housing	N/A	N/A			
Section 8 Vouchers	1540*	44			
Section 8 Certificates	N/A	N/A			
Section 8 Mod Rehab	N/A	N/A			
Special Purpose Section	N/A	N/A			
8 Certificates/Vouchers					
(list individually)					
Public Housing Drug	N/A	N/A			
Elimination Program					

N/A

(PHDEP)

Other Federal

Programs(list individually)

N/A

^{*}Includes Project Access Vouchers

C. Management and Maintenance Pol	licies
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List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below) Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

Section 8-Only PHAs a	re exempt from sub-component 6A.
	(N/A to AGENCY)
A. Public Housing	<u> </u>
`	Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?
If yes, list ac	dditions to federal requirements below:
initiate the PHA PHA main a	ce should residents or applicants to public housing contact to a grievance process? (select all that apply) administrative office append management offices elow)
· <u>· · · · · · · · · · · · · · · · · · </u>	Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?
The Depart	dditions to federal requirements below: ment has established a panel of non-Section 8 staff to hear and mination appeals.
2. Which PHA offi informal review	ce should applicants or assisted families contact to initiate the and informal hearing processes? (select all that apply)
PHA main a Other (list b	dministrative office elow)

7. Capital Improvement Needs [24 C	'R Part 903.7 9 (g)]
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Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

(*N/A to AGENCY)

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select	The Capital Fund Program Annual Statement is provided as an attachment to
-or-	the PHA Plan at Attachment (state name)
	The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)
(2) O	ptional 5-Year Action Plan
can be o	es are encouraged to include a 5-Year Action Plan covering capital work items. This statement completed by using the 5 Year Action Plan table provided in the table library at the end of the an template OR by completing and attaching a properly updated HUD-52834.
a. 🗌	Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
b. If y □ -or-	res to question a, select one: The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
	The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)
	OPE VI and Public Housing Development and Replacement

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(*N/A to AGENCY)

	Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
2. Dev	relopment name: relopment (project) number: us of grant: (select the statement that best describes the current us) Revitalization Plan under development Revitalization Plan submitted, pending approval Revitalization Plan approved Activities pursuant to an approved Revitalization Plan underway
Yes No: c)	Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
Yes No: d	Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
☐ Yes ☐ No: e)	Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:
8. Demolition an [24 CFR Part 903.7 9 (h)]	
Applicability of compone	nt 8: Section 8 only PHAs are not required to complete this section.
1. Yes No:	Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)
2. Activity Description	n .
Yes No:	Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description				
1a. Development name:				
1b. Development (project) number:				
2. Activity type: Demolition				
	Disposition			
3. Application status Approved	(select one)			
	nding approval			
Planned applie				
	oproved, submitted, or planned for submission: (DD/MM/YY)			
5. Number of units af				
6. Coverage of action				
Part of the develo				
Total developmen	•			
7. Timeline for activ	ity:			
a. Actual or pr	rojected start date of activity:			
b. Projected en	nd date of activity:			
9. Designation of	Public Housing for Occupancy by Elderly Families			
or Families wi	th Disabilities or Elderly Families and Families with			
Disabilities	(*N/A to AGENCY)			
[24 CFR Part 903.7 9 (i)]	,			
Exemptions from Compon	nent 9; Section 8 only PHAs are not required to complete this section.			
1. Yes No:	Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)			
2. Activity Description Yes No:	Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.			

Designation of Public Housing Activity Description			
1a. Development name:			
1b. Development (project) number:			
2. Designation type:			
	only the elderly		
Occupancy by families with disabilities			
Occupancy by only elderly families and families with disabilities			
3. Application status (select one)			
Approved; included in the PHA's Designation Plan Submitted, pending approval			
Planned appli	· · · · · · · · · · · · · · · · · · ·		
* *	ion approved, submitted, or planned for submission: (DD/MM/YY)		
	his designation constitute a (select one)		
New Designation			
· =	viously-approved Designation Plan?		
6. Number of units a			
7. Coverage of actio	n (select one)		
Part of the develo	ppment		
Total developmen	nt		
10. Conversion of	Fublic Housing to Tenant-Based Assistance		
[24 CFR Part 903.7 9 (j)]	(*N/A to AGENCY)		
2/2	nent 10; Section 8 only PHAs are not required to complete this section.		
A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act			
1117701101			
1. Yes No:	Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)		
2. Activity Description Yes No:	Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.		

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment?
Assessment underway
Assessment results submitted to HUD
Assessment results approved by HUD (if marked, proceed to next
question)
Other (explain below)
3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to
block 5.)
4. Status of Conversion Plan (select the statement that best describes the current
status)
Conversion Plan in development
Conversion Plan submitted to HUD on: (DD/MM/YYYY)
Conversion Plan approved by HUD on: (DD/MM/YYYY)
Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other
than conversion (select one)
Units addressed in a pending or approved demolition application (date
submitted or approved:
Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
Requirements no longer applicable: vacancy rates are less than 10 percent
Requirements no longer applicable: site now has less than 300 units
Other: (describe below)
B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of
1937
C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of
1937
44 44 11 11 11 11 11 11 11
11. Homeownership Programs Administered by the PHA
[24 CFR Part 903.7 9 (k)]
A. Public Housing (*N/A to AGENCY)
Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No:	Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)		
2. Activity Descripti	on		
Yes No:	Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)		
	lic Housing Homeownership Activity Description		
	(Complete one for each development affected)		
1a. Development nan			
1b. Development (production 2. Federal Program a HOPE I 5(h) Turnkey Section 3	uthority:		
3. Application status: (select one)			
Approved Submitted	d; included in the PHA's Homeownership Plan/Program d, pending approval application		
4. Date Homeowners (DD/MM/YYYY)	ship Plan/Program approved, submitted, or planned for submission:		
5. Number of units affected:			
6. Coverage of action: (select one)			
Part of the development			
Total developme	nt		
B. Section 8 Tena	ant Based Assistance		
1. Yes No:	Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component		

12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

Project Manager attended home ownership training in March 2005. The Department's goal is to collaborate with one or more PHAs that have a successful voucher home ownership program.

successful voucher nome ownership program.
2. Program Description:
The Department's goal is to implement a Section 8 Homeownership
program.
a. Size of Program
Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?
If the answer to the question above was yes, which statement best describes the number of participants? (select one) 25 or fewer participants 26 - 50 participants 51 to 100 participants more than 100 participants
 b. PHA-established eligibility criteria Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:
12. PHA Community Service and Self-sufficiency Programs
[24 CFR Part 903.7 9 (1)] Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.
A. PHA Coordination with the Welfare (TANF) Agency
 Cooperative agreements*: Yes ⋈ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
If yes, what was the date that agreement was signed? <u>DD/MM/YY</u>
2. Other coordination efforts between the PHA and TANF agency (select all that apply)Client referrals

	otherwise) Coordinate the prove programs to eligible Jointly administer programs to administer programs to administer programs to administration of the describe of the proventies of the proven	rograms er a HUD Welfare-to-Work voucher program of other demonstration program Formal cooperative agreement, Section 8 program staff the local TANF offices to share TANF client information		
	Department to acc direct access to the for accessing the d release of informat	eement with the TANF agency would allow the ess the TANF recipient database. However, the cost for database is prohibitive. In lieu of a per-item-charge atabase, the Department sends an authorization for tion signed by the applicant or tenant to the local TANF ce provides the TANF information to the Department		
B. S	3. Services and programs offered to residents and participants			
	(1) General			
	 a. Self-Sufficiency Policies Which, if any of the following discretionary policies will the PHA employ enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply) Public housing rent determination policies Public housing admissions policies Section 8 admissions policies Preference in admission to section 8 for certain public housing fam Preferences for families working or engaging in training or educati programs for non-housing programs operated or coordinated by the PHA Preference/eligibility for public housing homeownership option participation Preference/eligibility for section 8 homeownership option participation Other policies (list below) 			
	b. Economic and S	ocial self-sufficiency programs		
		Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self		

Sufficiency Programs. The position of the table may be altered to facilitate its use.)

FSS vouchers transferred to Brazoria County PHA, May 1, 2005, which deobligates the administering of the program. The Department is awaiting written confirmation.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation			
Program	Required Number of Participants	Actual Number of Participants	
	(start of FY 2005 Estimate)	(As of: DD/MM/YY)	
Public Housing			
Section 8		*	

b. Yes No:	If the PHA is not maintaining the minimum program size
	required by HUD, does the most recent FSS Action Plan address
	the steps the PHA plans to take to achieve at least the minimum
	program size?
	TO 11 1 PTT 111 1 1 1

If no, list steps the PHA will take below:

FSS vouchers transferred to Brazoria County PHA, May 1, 2005, which deobligates the administering of the program. The Department is awaiting written confirmation.

C. Welfare Benefit Reductions

Hous welf	PHA is complying with the statutory requirements of section 12(d) of the U.S. sing Act of 1937 (relating to the treatment of income changes resulting from are program requirements) by: (select all that apply) Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies Informing residents of new policy on admission and reexamination Actively notifying residents of new policy at times in addition to admission and reexamination. Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services Establishing a protocol for exchange of information with all appropriate TANF agencies Other: (list below)
	served for Community Service Requirement pursuant to section 12(c) of 5. Housing Act of 1937
13. P	HA Safety and Crime Prevention Measures Part 903.7 9 (m)] (*N/A to AGENCY)
Exemption Section 8	ons from Component 13: High performing and small PHAs not participating in PHDEP and 3 Only PHAs may skip to component 15. High Performing and small PHAs that are ting in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-
A. Nee	ed for measures to ensure the safety of public housing residents
	cribe the need for measures to ensure the safety of public housing residents ect all that apply)
	High incidence of violent and/or drug-related crime in some or all of the PHA's developments
	High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
	Residents fearful for their safety and/or the safety of their children Observed lower-level crime, vandalism and/or graffiti
	People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
	Other (describe below)
	at information or data did the PHA used to determine the need for PHA actions improve safety of residents (select all that apply).
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority

Analysis of cost trends over time for repair of vandalism and removal of graffiti Resident reports PHA employee reports Police reports Demonstrable, quantifiable success with previous or ongoing anticrime/antidrug programs
Other (describe below)
3. Which developments are most affected? (list below)
B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year
 List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply) Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities Crime Prevention Through Environmental Design Activities targeted to at-risk youth, adults, or seniors Volunteer Resident Patrol/Block Watchers Program Other (describe below)
2. Which developments are most affected? (list below)
C. Coordination between PHA and the police
1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)
Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan Police provide crime data to housing authority staff for analysis and action Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence) Police regularly testify in and otherwise support eviction cases Police regularly meet with the PHA management and residents Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services Other activities (list below) Which developments are most affected? (list below)
D. Additional information as required by PHDEP/PHDEP Plan PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

 Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan? Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename:)
[24 CFR Part 903.7 9 (n)]
15. Civil Rights Certifications [24 CFR Part 903.7 9 (o)] Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.
16. Fiscal Audit [24 CFR Part 903.7 9 (p)]
 Yes □ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.) Yes □ No: Was the most recent fiscal audit submitted to HUD? Yes □ No: Were there any findings as the result of that audit? Yes □ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? Yes □ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?
17. PHA Asset Management [24 CFR Part 903.7 9 (q)] (*N/A to AGENCY)
Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.
1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

	What types of asset management activities will the PHA undertake? (select all that pply)
^س "ا	Not applicable
Ħ	Private management
Ħ	Development-based accounting
П	Comprehensive stock assessment
Ħ	Other: (list below)
3.	Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?
[24 CI	Other Information FR Part 903.7 9 (r)]
A. R	Resident Advisory Board Recommendations
1. 🗵	Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
	In January 2005, the Department sent a letter to all tenants with active
	Section 8 contracts appointing them to the Resident Advisory Board.
	yes, the comments are: (if comments were received, the PHA MUST select one) Attached at Attachment (File name) Provided below: (8 comments) • More Project Access vouchers are needed and TDHCA must support more affordable and accessible housing for the aged and disabled. • The waiting list numbers are very low. • Encourage the department to keep up the good work. • Thank you for being a big help. • Appreciate the program and how much it is a help. • Don't know what I would do if HUD did not help me. • Appreciate program, if not for this program, a lot of the elderly would be out of housing. • Our help is greatly appreciated.
3. m ⊠	Considered comments, but determined that no changes to the PHA Plan were necessary. The PHA changed portions of the PHA Plan in response to comments List changes below:
	Other: (list below)

B. Description of Election process for Residents on the PHA Board			
1. ☐ Yes ⊠ No:	Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)		
2. Yes No:	Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to subcomponent C.)		
	of this plan, the Governor of Texas has not appointed a Section of Directors. The Appointments Office of the Governor s issue.		
3. Description of Resid	ent Election Process		
Candidates were Candidates could	dates for place on the ballot: (select all that apply) e nominated by resident and assisted family organizations d be nominated by any adult recipient of PHA assistance : Candidates registered with the PHA and requested a place on		
Any head of hou Any adult recipi	(select one) FPHA assistance usehold receiving PHA assistance ent of PHA assistance per of a resident or assisted family organization		
based assistance	ents of PHA assistance (public housing and section 8 tenant-		
Other (list)	of all PHA resident and assisted family organizations		
	istency with the Consolidated Plan dated Plan, make the following statement (copy questions as many times as		
	risdiction: (provide name here) Texas Consolidated Plan		
	the following steps to ensure consistency of this PHA Plan with n for the jurisdiction: (select all that apply)		

\bowtie	The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.		
	The PHA has participated in any consultation process organized and offered by		
	The PHA has	ted Plan agency in the development of the Consolidated Plan. consulted with the Consolidated Plan agency during the of this PHA Plan.	
	Activities to b	be undertaken by the PHA in the coming year are consistent with contained in the Consolidated Plan. (list below)	
	Other: (list below)		
4. The		Plan of the jurisdiction supports the PHA Plan with the following ommitments: (describe below)	
A.	PHA Goal: TDHCA:	Expand the supply of assisted housing The Department may apply for additional vouchers, including special purpose vouchers, if HUD makes them available.	
В.	PHA Goal: TDHCA:	Improve the quality of assisted housing The Department will continue to assess and improve administrative processes and procedures to improve voucher management.	

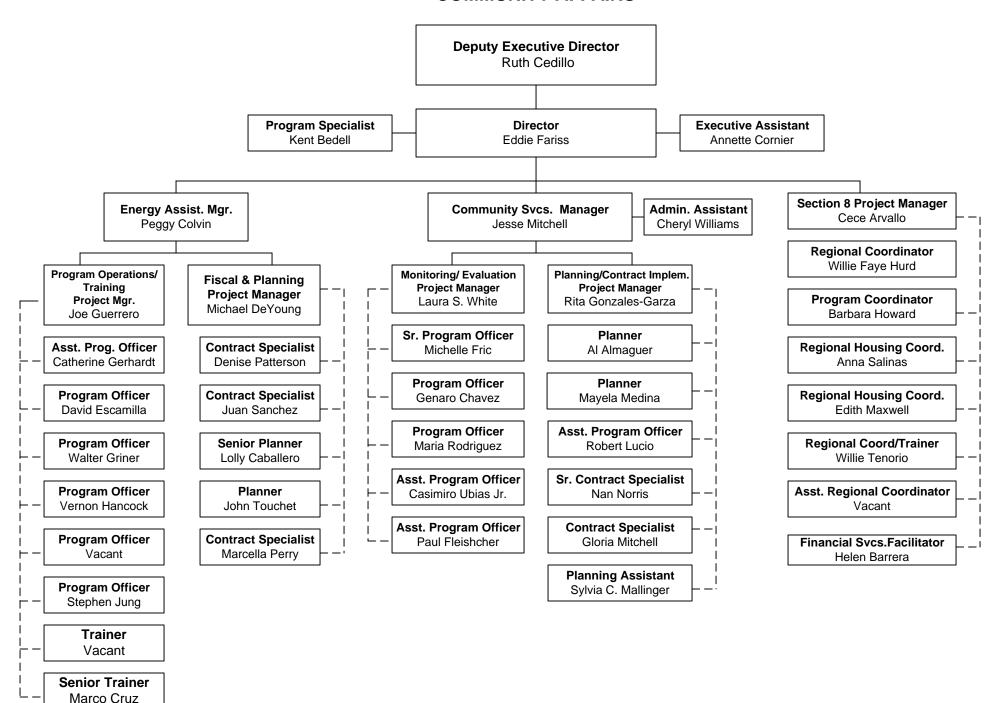
D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

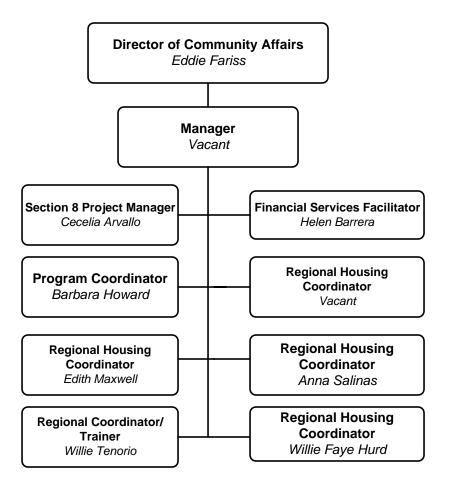
Attachments

Use this section to provide any additional attachments referenced in the Plans.	

COMMUNITY AFFAIRS



Community Affairs Division Section 8



PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual	Statement	
Capital	Fund Program (CFP)	Part I: Summary

Capital Fund Grant Number	FFY of Grant Approval:	(MM/YYYY)

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of No Improvements	eded Physical Improvements or I	Management	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated c	ost over next 5 years			

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

	Public Housing Asset Management							
Development Identification		Activity Description						
Name,	Number and	Capital Fund Program	Development	Demolition /	Designated	Conversion	Home-	Other
Number, and	Type of units	Parts II and III Component 7a	Activities Component 7b	disposition Component 8	housing Component 9	Component 10	ownership Component	(describe) Component
Location		Сотронен / и	Сотронені 70	Сотронен в	Сотронені 3	Сотронені 10	11a	17
_								
_								

MULTIFAMILY FINANCE PRODUCTION DIVISION BOARD ACTION REQUEST

June 27, 2005

Action Items

Request consideration and approval of the 2005 Housing Trust Fund (HTF) Capacity Building Program Guidelines.

Required Action

Approve the 2005 HTF Capacity Building Program Guidelines.

Background

The Department's HTF Program has provided capacity building grants to nonprofit organizations in the State of Texas since 2001. The program has provided more than \$2 million in grants to hire consultants and staff to assist in the development of affordable housing. The awardees of these funds have built more than 500 units of affordable housing to date and have plans to build more than 1,000 units in total.

Staff is proposing to update and revise the program guidelines for the HTF Capacity Building Program. The recommended changes will improve the Department's ability to track how awardees move from concept to construction, and provide more opportunities to link the impact of HTF funds to real housing development. The proposed guidelines are provided in the attachment to this write up and, if approved, will be the basis for the Department's Notice of Funding Availability to be released in early July.

Recommendation

Staff recommends approval of the HTF Capacity Building Program Guidelines.



2005 Housing Trust Fund Capacity Building Proposed Program Guidelines

The following program guidelines were developed based on discussions with Texas Department of Housing and Community Affairs (Department) staff and previous Housing Trust Fund (HTF) applicants in an effort to make enhancements to the HTF Capacity Building Program. The enhancements are directed towards improving the Department's ability to track the impact that Capacity Building awards have on nonprofit housing organizations' housing capacity and redirect the program to serve more as a precursor to predevelopment funding. These enhancements will allow the Department to better track the process of awards from an original concept to anticipated construction completion of an actual development.

This document has been divided into the following sections: Purpose, Eligible Activities, Eligible Applicants, Eligible Expenses, Ineligible Expenses, Minimum Threshold and Application Requirements, Maximum Award, Number of Anticipated Awards, and Regional Allocation. The information provided here will be the basis for the Capacity Building Notice of Funding Availability (NOFA), Application, Application Manual and all other documentation necessary to operate the program. It is anticipated that upon approval of these guidelines, staff will release a NOFA and Application package by early July 2005.

Purpose: To support emerging and established nonprofit housing organizations in identifying, planning and undertaking new affordable housing developments.

Eligible Activities:

- Ø Hiring of a consultant or staff to conduct the initial planning necessary to plan a new affordable housing development. The consultant or staff person hired must have experience in residential housing development and be able to show previous experience in housing production.
- Ø Planning activities will be limited to those listed as eligible expenses in the NOFA and program guidelines. At a minimum, all Applicant's must produce the following reports to fulfill their grant commitment.
 - o Housing needs study, or Market Study that identifies the demand for affordable housing in the target community. Reports should be targeted to the target population identified in the application and towards the specific type of housing (rental, homeownership, etc...).
 - O Site feasibility study that identifies probable housing sites within the target community and provides basic information regarding estimated development costs, operating expenses and feasibility from both a physical and financial perspective.
 - o Property tax report that details all communications with local taxing entities and any preliminary or final decisions on available tax abatements.
- Ø Organizations that have previously developed more than 20 units of affordable housing may only propose new developments for which the organization has no previous experience. For example, organizations with experience in single family home ownership construction may apply for funding to undertake the development of multifamily rental housing.

Eligible Applicants:

- Ø Entities that meet the definition of a Nonprofit Organization as defined in the Housing Trust Fund Rules at 10 TAC §51.3(15). Organizations must have been established in and serve the State of Texas.
- Ø Applicants must be able to show at least two full years of service to their target communities.
- Ø Applicants will be reviewed for their previous participation in the Department's Housing and Community Affairs programs. Applicants must meet the eligible applicant requirements of the HTF rules.

Eligible Expenses: Capacity Building funds may be used to pay for eligible expenses including:

- Ø Housing needs studies that identify the specific housing needs of the target community identified by the applicant.
- Ø An initial feasibility study that clearly identifies for the applicant rent, income and expense limitations for the target community.
- Ø The cost of professional fees such as legal, consulting or engineering fees to render preliminary development details.
- Ø The cost of preliminary architectural and site planning services based upon an identified development site, or specific housing need identified in the organization's housing needs study.
- Ø The cost of professional training programs or conferences related to developing the capacity of the organization to develop, own and operate affordable housing (not more than \$2,500 can be used for this activity unless granted a Department exception in advance of the training).
- Ø The cost of registration and travel costs associated with attendance at required training seminars (not more than \$500 can be used for travel expenses).
- Ø The cost of sponsoring and holding community informational meetings necessary to identify housing needs and to receive feedback on affordable housing proposals (not more than \$500 can be used for this activity).

Ineligible Expenses:

- Ø Not more than 5% of an award may be used for general operational expenses, office equipment, office overhead, and other administrative costs not specifically listed as eligible.
- Ø The cost of construction financing expenses.
- Ø The cost of site acquisition, options to purchase real property, site preparation, infrastructure or any construction related costs.
- Ø The cost of architectural, civil or construction engineering studies.
- Ø The cost of zoning approvals or lobbying of public officials.
- Ø The cost of construction plans and specification costs.
- Ø The cost of registration and travel for consultants or contractors to attend training seminars.
- Ø The cost of application fees to the Department's funding programs, or funding programs of any other public or private entity.
- Ø The cost of training or educational programs which may provide a professional license to an individual or entity; this includes mortgage brokerage licenses, real estate broker's licenses, building inspectors licenses, etc.
- Ø Any other cost or expense that is expressly prohibited under State statute (Chapter 2306), or the Housing Trust Fund rules (10 TAC Chapter 51).

Minimum Threshold and Application Requirements:

- Ø Applicants must identify the community or general location where their proposed housing activity will be built. Applicants may not choose an entire county or metropolitan area as the general location.
- Ø Applicants must identify the type of housing to be developed (i.e. single family rental, homeownership, multifamily rental, owner-occupied rehab, etc.)
- Ø All proposed activities must be eligible for funding through the Housing Trust Fund program.
- Ø Applicants must identify the target population and income to be served by the proposed development.
- Ø Applicants must provide a minimum of 10% match towards the projected budgets in their application.
- Ø Applicants must provide to the Department quarterly performance reports. Each report must tie completed activities into the progress being made towards completion of the proposed housing development. A final performance report will also be required within one year of award detailing the organization progress and all planned activities necessary to complete the proposed development.
- Ø Applicants must attend at least one affordable housing training seminar provided by the Department and at least one other training seminar approved by the Department.
- Ø Applicants must produce a market study or housing needs assessment identifying the demand, feasibility, and need for affordable housing in the target community.
- Ø Applicants must have the production, management, or support of affordable housing as one of their allowable activities listed in the organization's by-laws or articles of incorporation. Applicants may not use general statements of support for a particular population, or general charitable activities to fulfill this requirement.

Maximum Award: \$35,000 per organization

Number of Anticipated Awards: up to 14, however the Department reserves the right to award funds only to those applications most likely to result in the production of affordable housing.

Regional Allocation: Awards will be scored and awarded by region with the intent of awarding at least one award to each region.



Housing Trust Fund 2005 Proposed Funding Plan

Summary:

In an effort to better inform the public of the Texas Department of Housing and Community Affairs (the Department) funding initiatives for the Housing Trust Fund, the Multifamily Finance Production Division has developed this funding plan. The plan was developed from input by all of the Department's Divisions and has been drafted to meet the Department's obligations under the 2005 Consolidated Plan. Readers should note that the figures used in this plan are approximations based on historical information. The Department anticipates having approximately \$8.1 million dollars in FY 2005, but has not finalized estimates for FY 2006.

Sources:

Staff anticipates having approximately \$2.5 million in General Revenue and approximately \$5.3 million in Local Revenue to support the 2005 funding year for Housing Trust Fund (HTF). It is also anticipates that approximately \$300,000 will become available in program income from the repayment of HTF loans (Table 1). General Revenues consist of legislative appropriations, which are determines on a bi-annual basis. Local Revenues consist of appropriated fees, Junior Lien Bond refinancing income, and interest payments to trust accounts. The Department must expend all General Revenue within 2 years, while Local Revenue does not expire in a similar manner.

Table 1 (all figures are approximations)

Total Sources	FY 2005	FY 2006
General Revenue		
Appropriated Funds	\$2,500,000	\$2,500,000
Program Income	\$300,000	\$300,000
Local Revenue	\$5,300,000	Unknown
Total	\$8.1 million	\$2,800,000

Funding Plan:

Historically, the Department has used HTF to meet the legislative mandate to provide \$3 million per year to the Texas Bootstrap Housing Assistance program. The Department plans to meet this mandate again in FY 2005 by providing at least \$3 million to the program. This level of funding is likely to be continued in FY 2006, as well. HTF has traditionally been used for this program due to the flexible nature of the funds and the program's requirements.

Of the remaining \$5.1 million, the Department plans to make \$4 million available through a Rental Housing Development NOFA, \$500,000 available through the Capacity Building program, and reserve the remainder for Predevelopment Loans and Previous Commitment Reserves. The following is a discussion of these activities and their planned release.

Rental Development:

The Department will release \$4 million in HTF to develop affordable rental housing. The NOFA for this program will be released in January 2005, as a competitive application cycle. Applications must be submitted to the Department by March 1, 2005. The Department will release a draft copy of the NOFA in January 2005 for public input. This funding is subject to the Regional Allocation Formula, a breakdown of funding by region is provided in table 2.

In addition to the Regional Allocation Formula, the Department has determined that to equally disperse funding between rural and urban/exurban areas, the following award process will be used. The Department will make the first award in each region to the highest scoring rural applicant, except in regions where there are no eligible rural applications. Therefore, the highest scoring rural applicant will be granted the first award from each region based on available funding. After the top scoring rural applicant has been awarded funds, all remaining applicants will be awarded funding based on score and availability of funding within the region, regardless of their location in a rural or urban/exurban area.

Table 2: Regional Allocation Formula applied to Rental Development Funds

Region	Place for Geographical Reference	Regional Funding Amount	Regional Funding %
1	Lubbock	\$172,226	4.3%
2	Abilene	\$111,601	2.8%
3	Dallas/Fort Worth	\$736,351	18.4%
4	Tyler	\$198,665	5.0%
5	Beaumont	\$119,571	3.0%
6	Houston	\$778,071	19.5%
7	Austin/Round Rock	\$281,514	7.0%
8	Waco	\$239,032	6.0%
9	San Antonio	\$323,265	8.1%
10	Corpus Christi	\$198,952	5.0%
11	Brownsville/Harlingen	\$516,154	12.9%
12	San Angelo	\$118,059	3.0%
13	El Paso	\$206,539	5.2%
	Total	\$4,000,000	100.0%

Capacity Building:

The Department is committed to funding Capacity Building as a means to increase the pool of eligible nonprofit applicants for its housing development programs. In FY 2004 the Department awarded \$410,000 in Capacity Building funds to 14 organizations in 8 state service regions. The Department is increasing funding to \$500,000 in FY 2005. This NOFA will be released in May 2005.

Staff intends to make several improvements in reporting and marketing of this program. As in past years, FY 2004 did not see awards to Regions 4 or 5. Additionally, the number of applicants was lower than in previous years while the public input on need for Capacity Building funds remains high. The Department will make better use of its marketing tools, including the new Mailman List Service, our website, as well as better utilization of statewide nonprofit intermediaries and technical assistance providers.

Reserves for Previous Commitments:

The Department will reserve \$100,000 in HTF funds to meet the needs of previously funded HTF developments that experience extenuating circumstances and require an increase to their original award. While the Department does not encourage contract increases, occasionally unique circumstances exist that may warrant an increase to ensure the long-term feasibility of a development. If a request is found to be valid and necessary the Department is reserving funds to increase funding.

Predevelopment Loans:

\$500,000 in Local Revenue will be reserved to fund the FY 2006 Predevelopment Loan Program. When released, the Department may determine to no longer utilize a third party administrator, but award funds directly. The Department continues to have \$530,000 in funding and a contract to

award these funds through FY 2005. Staff therefore will not release any new funding that may compete with the current program, until FY 2006.

The Predevelopment Loan Program will continue to provide funding to nonprofit organizations for housing development costs that the Department determines to be customary and reasonable, including but not limited to consulting fees, costs of preliminary financial applications, legal fees, architectural fees, engineering fees, engagement of a development team, site control, and title clearance.

Fund Assignment:

General Revenue require that funding be committed and expended within two years of appropriation, while Local Revenue does not have a specific expenditure deadline. In recognizing these differences funding commitments will be assigned according the speed and flexibility of each program activity. The following table reflects our suggestions.

Table 3

Activity	FY 2005	FY 2006	Resource
Rental Development	\$4,000,000	Unknown	GR and LR
Capacity Building	\$500,000	Unknown	GR
Texas Bootstrap	\$3,000,000	\$3,000,000	LR & GR
Predevelopment Loans	Reserved Until FY 2006	\$500,000	LR & GR
Previous Commitment Reserves	\$100,000	Unknown	LR

SINGLE FAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST June 27, 2005

Action Items

Consider appeal of termination of application submitted by Alpha Concepts, Inc. for 2005 Single Family HOME Investment Partnerships (HOME) Program funds for Tenant Based Rental Assistance in the Urban/Exurban areas of Jefferson County.

Required Action

Board deny appeal of application termination.

Background and Recommendations

Summary

Alpha Concepts, Inc. wishes to appeal to the Board the termination of the application submitted for 2005 Single Family HOME Program funds for Tenant Based Rental Assistance in the Urban/Exurban areas of Jefferson County. The application was received on Monday, May 2, 2005 after the Friday, April 29th deadline. An appeal was submitted to the Executive Director on May 17, 2005 requesting the application be reinstated and be considered for funding. The Executive Director denied this appeal.

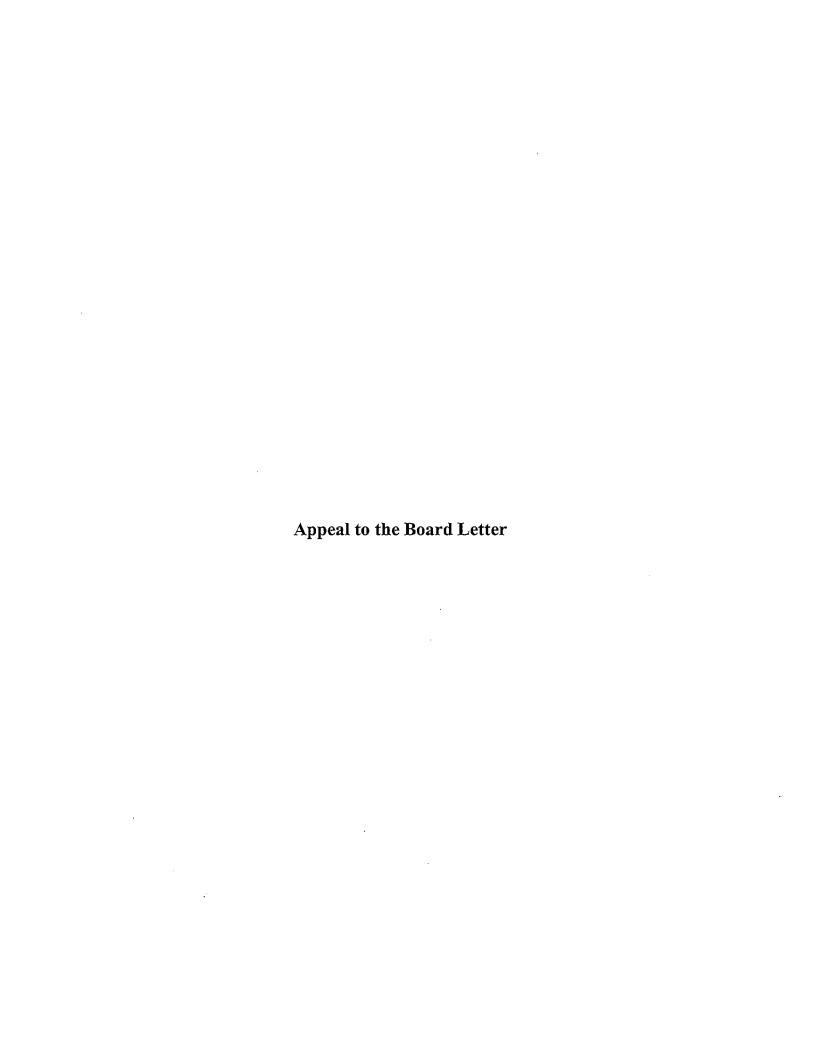
Alpha Concepts, Inc. submitted the application to the U.S. Postal Service on April 28th, and requested express mail (next day) delivery. It is unfortunate that the U.S. Postal Service experienced "transportation errors" and was unable to fulfill its guarantee to Alpha Concepts, Inc.

HOME Program application guidelines specifically state "regardless if an application is hand-delivered, mailed through the U.S. Postal Service, or sent through a private carrier such as Federal Express or Airborne, the application must be received by the Department no later than Friday, April 29, 2005 at 5:00pm CST". The application further states, "Applications that do not meet the filing deadline requirements will be returned to the applicant and will not be considered for funding." These submission rules are in accordance with 1- T.A.C. Section 53.56(2.

In addition to not meeting the filing deadline, the appeal does not meet one or more of the grounds established at 10 T.A.C. Section 1.7(b). No procedural error has occurred as otherwise stated in the appeal letter. The application was processed by the Department in accordance with the application and selection rules in effect for the current application cycle. The application was received after the Friday, April 29th deadline at no fault of the Department.

Recommendation

It is staff's recommendation that the appeal to the Board be denied.



Alpha Concepts, Inc.

1011 10th Street Orange, TX 77630

June 1, 2005

Board of Directors Texas Department of Housing and Community Affairs 507 Sabine, Suite 400 Austin, TX 78711

RE: Appeal to Executive Director of Termination of 2005 HOME Program Application

Dear Board of Directors:

Alpha Concept, Inc., (ACI) submitted a 2005 HOME program funds application for the Tenant Based Rental Assistance Program in Region 5, Urban/Exurban areas in Jefferson County. Regretfully, our application was terminated due to the fact, the application was received by the Department after Friday, April 29, 2005 because of a U.S. Postal Service "transportation error."

An appeal was submitted to the Executive Director, Edwina P. Carrington, only to be denied as stated in her letter dated May 18, 2005 and received on May 25, 2005. As per the Texas Administrative Code, if an applicant is not satisfied with the Executive Directors response to the appeal, the applicant may appeal in writing directly to the Board within sixty days after the date of the Executive Director's response.

I respectfully Appeal the decision made by the Executive Director, in accordance with Title 10, Part 1, Chapter 1, Subchapter A, Section 1.7, (b) Grounds (3) Procedural error, (c) appeal to Executive Director (d) appeal to the Board of Directors for the following extenuating circumstances that were absolutely out of our control:

4/28/05:

ACI submitted the Application package to the U.S. Postal Service, Express Mail, as per Express Mail Label (Copy enclosed) Date of Accepted by Postal Service: 4/28/05, 16:59 p.m.

Day of Delivery - Next Day

Scheduled Date of Delivery: 4/29/05 Scheduled Time of Delivery: 3:00 p.m.

Phone: 409-886-7920 * Fax: 409-886-0366 *email:debrah@exp.net

Ms. Patricia Lewis, Manager, Consumer Affairs for the U.S. Postal Service, Houston District, has researched this Mail Label, and found that this package was guaranteed for next day delivery by 3:00 p.m. However; as per Ms. Lewis's letter dated May 11, 2005, the express package did not get delivered due to "transportation errors" on part of the Houston District Post Office. Our package arrived in Austin at 1:38 p.m. on Friday, April 29, 2005, too late to be delivered out to the Department by 5:00 p.m. Ms. Lewis's letter stated the U.S. Postal Service accepts full and total responsibility for the delivery delay and expresses the Postal Service apologies for the trouble and inconvenience this incident may have caused and hopes her letter will help explain the untimely receipt of our application (package) and will assist us in our appeal to the Department.

This incident is very disappointing and inexcusable for the U.S. Postal Service. This delay in delivery is absolutely the error of the U.S. Postal Service and vindicates ACI's efforts and determination to follow the application guidelines. The application was submitted later than we expected due receiving late communications from Lamar State College-Port Arthur.

Alpha Concepts Inc., has administered the Tenant Based Rental Assistance Program that has provided assistance to over 100 participants enabling them to pursue and educational or training program. Our community is a College community. Lamar State College-Orange educates over 1500 student per semester.

The Board of Directors of Alpha Concepts Inc., and I appreciate the opportunities given to our organization. Please reconsider our appeal to enable our organization to continue to meet the real needs of Orange County's population and we are very proud to be a part of assisting the community to become more productive citizen.

Your consideration in honoring my appeal request, is greatly appreciated!!

Please find enclosed, the U.S. Postal Service Letter, the Track and Confirm Shipment Details, and the Express Mailing Label for the application package.

Sincerely,

Debra S. Hu Director

Enclosures



FACSIMILE COVER LETTER

PLEASE DELIVER THE FOLLOWING PAGES

To: Debra Huffman

500 4th Street

Orange, TX 77630-5725

FROM: Patricia L Lewis

Manager, Consumer Affairs (A), Houston

District

. United States Postal Service

P O Box 250001

Houston TX 77202-9631 713-226-3147 (office) FAX: 713-226-3904

DATE:

MAY 12, 2005

NUMBER OF PAGES (INCLUDING COVER):

3

COMMENTS: Debra, again, please accept my sincere apologies.

Thanks!

MANAGER, CONSUMER AFFAIRS (A)
HOUSTON DISTRICT



May 11, 2005

Ms. Debra Huffman 500 4th Street Orange, TX 77630-5725

Dear Ms. Huffman,

Thank you for your recent inquiry concerning our failure to deliver your Express Mail shipment to PO Box 13941 in Austin, Texas 78711-3941 in a timely manner. Certainly such things should not happen with our top-of-the-line service, and I applicate for the delay in delivery.

We work very hard to offer excellent service to our customers, and it is genuinely disappointing to hear of instances when we simply do not meet the needs of our customers or our service standard. Express Mail service offers a next-day or second-day service guarantee, and with service fallures we offer the mailer a full refund on postage.

I have researched your inquiry and have found out that your item was guaranteed for next day delivery by 3:00 p.m., however because of transportation errors on the part of the Houston District, your item arrived in Austin at 1:38 p.m. This was not timely enough to meet the guaranteed service standard that was promised to you.

The Postal Service and all other delivery services guarantee a postage refund only. This is necessary because no one can guarantee there will not be some human, transportation, or systems fallure that could cause a delay. This is the same with any product or service guarantee. No one can guarantee perfection; we can only agree to make an appropriate refund if the product or service does not meet the advertised standard.

I have forwarded the incident you reported to the appropriate Express Mail coordinators so that corrective measures can be taken.

Despite this fallure, we hope that you will give us another opportunity to serve you in the future. Your business is extremely important to us.

Apologies are extended for the trouble and inconvenience this incident caused. I hope this letter will help expiain the untimely receipt of your package. Perhaps it will assist in the your appeal with the Texas Housing Department.

Sincerely,

Patricia Lewis

PO BOX 250001 HOUSTON TX 77202-963-719/225-9-42 FAX: 718/226-3904 ींकुलंड Department of Heading द्वारी दिवागामामु Alfalis

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Page 1 of 1.

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- ENROUTE, April 29, 2005, 1:38 pm, (AUSTIN, TX 78799)
- ACCEPTANCE, April 28, 2005, 4:58 pm, ORANGE, TX 77690

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May 18, 2005

RICK PERRY

Governor

Debra Huffman, Executive Director

EDWINA P. CARRINGTON

Executive Director

Alpha Concepts, Inc. 1011 10th Street

Orange, Texas 77630

BOARD MEMBERS

Elizabeth Anderson, Chair

Shadrick Bogany . C. Kent Conine

Vidal Gonzalez Patrick R. Gordon

Norberto Salinas

RE: Appeal to Executive Director of Termination of 2005 HOME Program Application

Dear Ms. Huffman:

The Texas Department of Housing and Community Affairs (Department) regrets to inform you that the decision to terminate the application submitted by Alpha Concepts for 2005 HOME Program funds for Tenant Based Rental Assistance in the Urban/Exurban areas of Jefferson County has been upheld and the appeal to the Executive Director denied.

Regretfully, the appeal does not meet one or more of the grounds established at Tile 10, Part I, Chapter 1, Subchapter A, Section 1.7(b). No procedural error has occurred as otherwise stated in the appeal letter. The Application was processed by the Department in accordance with the Application and selection rules in effect for the current application cycle. The application was received after the Friday, April 29th deadline at no fault of the Department.

Application guidelines specifically state "regardless if an application is hand-delivered, mailed through the U.S. Postal Service, or sent through a private carrier such as Federal Express or Airborne, the application must be received by the Department no later than Friday, April 29, 2005 at 5:00pm CST". These submission rules are in accordance with Title 10, Part 1, Chapter 53 Section 53.56(2) of the Texas Administrative Code.

It is unfortunate that the U.S. Postal Service experienced "transportation errors" and was unable to fulfill its guarantee to your organization.

An Applicant may appeal the Executive Director's response in accordance with Title 10, Part 1, Chapter 1, Subchapter A, Section 1.8 of the Texas Administrative Code.

Ms. Debra Huffman Page Two

The Department appreciates your interest in providing affordable housing for the State of Texas. If you have any questions regarding your application or would like additional information on future funding cycles, please contact Paige McGilloway, Project Manager for Program Awards, with the Single Family Finance Production Division at (512) 475-4604.

Sincerely,

Edwina P. Carrington Executive Director

cc: Eric Pike

Paige McGilloway

Appeal to Executive Director Letter

Alpha Concepts, Inc.

1011 10th Street Orange, TX 77630

May 12, 2005

Edwina P. Carrington, Executive Director Texas Department of Housing and Community Affiars 507 Sabine, Suite 400 Austin, TX 78711



Re:

Appeal to Termination of 2005 HOME Program Application Letter dated 5/9/05

Dear Ms. Carrington,

Alpha Concepts, Inc. (ACI) submitted a 2005 HOME program funds application for Tenant Based Rental Assistance in the Urban/Exurban Areas of Jefferson County. Regretfully, our application was terminated due to the fact, the application was received by the Department after Friday, April 29, 2005. Alpha Concepts, Inc. received the letter dated 5/9/05 via fax on 5/11/05 and original letter and application packet via UPS on 5/12/05.

I respectfully Appeal the decision made by the Department, in accordance with Title 10, Part 1, Chapter 1, Subchapter A, Section 1.7, (b) Grounds (3) Procedural error, (c) appeal to Executive Director for the following extenuating circumstances:

4/28/05

ACI submitted the Application package to the U.S. Postal Service, Express Mail, as per Express Mail Label (Copy enclosed) Date of Accepted 4/28/05, 16:59 p.m. Day of Delivery - Next Day Scheduled Date of Delivery - 4/29/05 Scheduled Time of Delivery - 3:00 p.m.

Ms. Patricia Lewis, Manager, Consumer Affairs with the U.S. Postal Service Houston District, has researched this Mail Label, and found that this package was guaranteed for next day delivery by 3:00 p.m. However, as per Ms. Lewis's letter because of "transportation errors" on part of the Houston District Post Office, our package arrived in Austin at 1:38 p.m. on 4/29/05, too late to be delivered out to the Department by 5:00 p.m. Ms. Lewis's letter states the U.S. Postal Service accepts full and total responsibility for the delivery delay and expresses the Postal Service apologies for the trouble and inconvenience this incident caused and hopes her letter will help explain the untimely receipt of our package and will assist our appeal to the Department.

Phone: 886-7920 * Fax: 886-0366 * email: debrah@exp.net

This incident is very disappointing and inexcusable and as far as I am concerned. This delay in delivery is absolutely the error of the U.S. Postal Service and vindicates ACI's efforts and determination to follow application guidelines.

Alpha Concepts, Inc. expresses that the above described Appeal warrants reconsideration by the Texas Department of Housing and Community Affairs.

The Board of Directors of Alpha Concepts, Inc., and I feel the Tenant Based Rental Assistance Program has met and will continue to meet the real needs of Orange County's population and we are proud to be part of assisting the community to become more productive citizens.

Please find enclosed the U.S. Postal Service letter, the Track and Confirm Shipment Details, and the Express Mailing Label for the application package.

Your consideration in honoring my request is greatly appreciated.

Sincerely.

Debra'S. Huffman

Director

Enclosures



FACSIMILE COVER LETTER

PLEASE DELIVER THE FOLLOWING PAGES

To: Debra Huffman

500 4th Street

Orange, TX 77630-5725

FROM: Patricia L Lewis

Manager, Consumer Affairs (A), Houston

District

United States Postal Service

P O Box 250001

Houston TX 77202-9631 713-226-3147 (office) FAX: 713-226-3904

DATE:

MAY 12, 2005

NUMBER OF PAGES (INCLUDING COVER):

3

COMMENTS: Debra, again, please accept my sincere apologies.

Thanks!

MANAGER, CONSUMER AFFAIRS (A) HOUSTON DISTRICT



May 11, 2005

Ms. Debra Huffman 500 4th Street Orange, TX 77630-5725

Dear Ms. Huffman,

Thank you for your recent inquiry concerning our failure to deliver your Express Mail shipment to PO Box 13941 in Austin, Texas 78711-3941 in a timely manner. Certainly such things should not happen with our top-of-the-line service, and I apologize for the delay in delivery.

We work very hard to offer excellent service to our customers, and it is genuinely disappointing to hear of instances when we simply do not meet the needs of our customers or our service standard. Express Mail service offers a next-day or second-day service guarantee, and with service failures we offer the mailer a full refund on postage.

I have researched your inquiry and have found out that your item was guaranteed for next day delivery by 3:00 p.m., however because of transportation errors on the part of the Houston District, your item arrived in Austin at 1:38 p.m. This was not timely enough to meet the guaranteed service standard that was promised to you.

The Postal Service and all other delivery services guarantee a postage refund only. This is necessary because no one can guarantee there will not be some human, transportation, or systems failure that could cause a delay. This is the same with any product or service guarantee. No one can guarantee perfection; we can only agree to make an appropriate refund if the product or service does not meet the advertised standard.

I have forwarded the incident you reported to the appropriate Express Mail coordinators so that corrective measures can be taken.

Despite this fallure, we hope that you will give us another opportunity to serve you in the future. Your business is extremely important to us.

Apologies are extended for the trouble and inconvenience this incident caused. I hope this letter will help explain the untimely receipt of your package. Perhaps it will assist in the your appeal with the Texas Housing Department.

Sincerely,

Patricia Léwis

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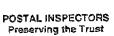
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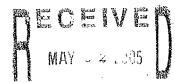
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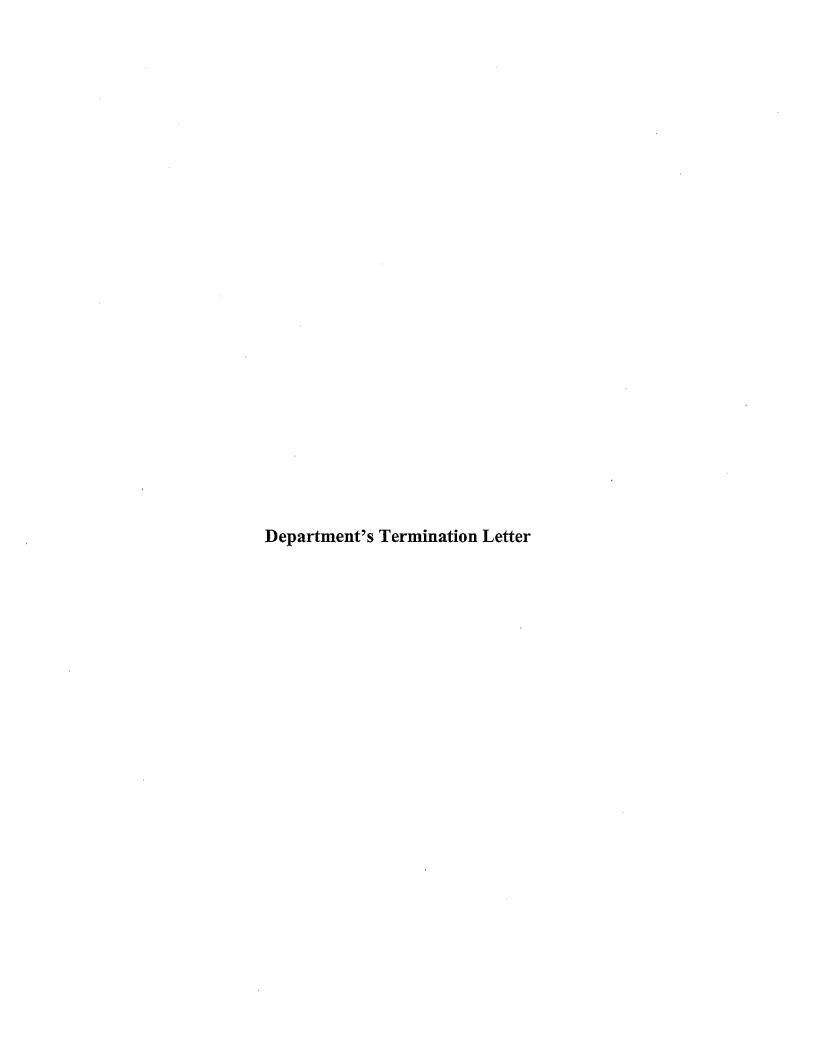
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May 9, 2005

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RICK PERRY

Debra Huffman, Executive Director

Governor

Alpha Concepts, Inc. 1011 10th Street

EDWINA P. CARRINGTON Executive Director

Orange, Texas 77630

BOARD MEMBERS

Norberto Salinas

RE: Termination of 2005 HOME Program Application

Elizabeth Anderson, Chair

Dear Ms. Huffman:

Shadrick Bogany C. Kent Conine Vidal Gonzalez Patrick R. Gordon

The Texas Department of Housing and Community Affairs (Department) regrets to inform you that the application submitted by Alpha Concepts for 2005 HOME Program funds for Tenant Based Rental Assistance in the Urban/Exurban areas of Jefferson County has been terminated. The application was received after the Friday, April 29th deadline. Please find enclosed the application package and application fee submitted by your organization.

An Applicant may appeal decisions made by the Department in accordance with Title 10. Part 1, Chapter 1, Subchapter A, Sections 1.7-1.8 of the Texas Administrative Code.

The Department appreciates your interest in providing affordable housing for the State of Texas. If you have any questions regarding your application or would like additional information on future funding cycles, please contact Paige McGilloway, Project Manager for Program Awards, with the Single Family Finance Production Division at (512) 475-4604.

Sincerely,

Edwina P. Carrington, Executive Director

Texas Department of Housing and Community Affairs

cc: Eric Pike

Paige McGilloway

Enclosed

housing priorities. Applicants will continue to be considered for funding if the score exceeds the minimum threshold score of 60% of the total HOME Program score established for the Activity. The highest scoring OCC and TBRA applicants will be recommended up to the limit of funds available per region, and area type. Should an Activity not have enough qualified applicants, the funds will be redirected to the next Activity in the region that had a higher number of qualified applicants. The highest scoring ADDI applicants will be recommended up to the limit of funds available statewide.

Applicants will be notified at least 7 calendar days prior to the date of the Board meeting of their application status. Applications that receive favorable staff recommendations are presented to the Board for approval.

Application Deadline and Submission Methods

The deadline for submission of applications is as follows:

Deadline date for submitting a COMPLETE application and application fee is Friday, April 29, 2005 at 5:00 pm CST. Regardless if an application is hand-delivered, mailed through the U.S. Postal Service, or sent through a private carrier such as Federal Express or Airborne, the application must be received by the Department no later than Friday, April 29, 2005 at 5:00pm CST.

Applicants are required to remit a non-refundable application fee payable to the Texas Department of Housing and Community Affairs in the amount of \$30.00 per application. Please send check, cashier's check or money order; **do not send cash**. Section 2306.147(b) of the Texas Government Code requires the Department to waive grant application fees for nonprofit organizations that offer expanded services such as child care, nutrition programs, job training assistance, health services, or human services. If the applicant wishes the Department to waive the application fee, the applicant must state in the Resolution that the nonprofit organization offers expanded services such as child care, nutrition programs, job training assistance, health services, or human services to be eligible for this fee exemption. The application fee is not an eligible or reimbursable cost under the HOME Program.

Applications that do not meet the filing deadline requirements will be returned to the applicant and will not be considered for funding. Applications must be on forms provided by the Department, and cannot be altered or modified and must be in final form before submitting them to the Department. Applications will not be accepted through facsimile.

Applications mailed via the U.S. Postal Service must be mailed to:

Texas Department of Housing & Community Affairs Single Family Finance Production Division P.O. Box 13941
Austin, Texas 78711-3941

Applications mailed by private carrier or hand-delivered will be received at the physical address of:

Texas Department of Housing & Community Affairs Single Family Finance Production Division 507 Sabine, Suite 700 Austin, Texas 78701

If an application contains deficiencies which, in the determination of Department staff, require clarification or correction of information submitted at the time of application, staff may request clarification or correction of such deficiencies. The Department may request clarification or

PORTFOLIO MANAGEMENT AND COMPLIANCE DIVISION

BOARD ACTION REQUEST June 27, 2005

Action Items

Request approval of a \$52,000 HOME Investment Partnerships Program (HOME) contract to the City of Kaufman to assist one homeowner previously assisted under HOME contract 532238.

Required Action

Approve recommendation of a new contract between the Department and the City of Kaufman.

Awardee	County	Project Funds Recommended	Administrative Funds Recommended	
City of Kaufman	Kaufman	\$50,000	\$2,000	

Background and Recommendations

Summary

The City of Kaufman (City) originally received HOME contract number 532238 in the amount of \$250,000 under the Owner-Occupied Assistance program. The contract assisted ten (10) beneficiaries with rehabilitation or reconstruction of existing units. The City does not have a current HOME award.

During 2003, one of the assisted beneficiaries submitted a complaint to the US Department of Housing and Urban Development (HUD) regarding problems with the foundation of the unit. The beneficiary received \$38,711 in 1996 for reconstruction of the unit. According to the complaint, defects began to develop in the structure of the home within the first nine months of reconstruction, including cracks in the sheetrock, unusable doors, and insufficient column support. The complainant states that the condition of the home was reported to the City, the City's consultant, and the Department; however no action was taken to remedy the situation.

Subsequent to discussions between the City, the Department, and HUD, the Department received written approval from HUD to assist the affected homeowner.

HUD indicated that in order for assistance to be provided, a new activity must be set up in HUD's IDIS system. However, funding cannot exceed Section 221 (d)(3) limits or \$112,861. HUD advised that this is an exception to general HOME Program requirements being granted in this instance only. Additionally, HUD requested that the Department assist the homeowner as expeditiously as possible.

Recommendation

Staff recommends that the Board approve a contract to the City of Kaufman in the amount of \$52,000 to assist one beneficiary with the reconstruction or rehabilitation of the housing unit. The contract will be closely monitored by the Department and the City will not accept bids from the original construction contractor. Funding will be provided as a Special Project through deobligated HOME funds. This award will not affect available Disaster Relief HOME funds.

BOND FINANCE DIVISION

BOARD ACTION REQUEST June 27, 2005

Action Item

Mortgage credit certificate program for first time homebuyers.

Required Action

Approve the attached resolution authorizing TDHCA's 2005 A Mortgage Credit Certificate Program. **Background**

In December 2004, TDHCA's Board approved TDHCA's 2005 Mortgage Credit Certificate Program for first time homebuyers. Since inception of the 2005 A Mortgage Credit Program, TDHCA has reserved or issued \$10,366,762 million of total authority of \$15 million. As of June 14, 2005, \$1.6 million remains available for non-targeted borrowers. TDHCA should be able to issue approximately 36 more commitments, and we currently have 21 of those in the pipeline. This will leave a balance of \$3 million available for borrowers purchasing residences in target areas. The Internal Revenue Code requires this target area reservation.

Lenders participating in the 2003 and 2005 program have expressed continued interest in mortgage credit certificates. TDHCA anticipates using an additional \$60 million of its 2005 state volume cap to issue mortgage credit certificates ("MCCs") and substantially completed documents have been prepared. TDHCA's 2005 state volume cap balance of \$47,925,498 of the original \$167,925,498 will be used to issue single family bonds later in 2005. With MCCs, the homebuyer/taxpayer would be entitled to a personal credit against their tax liability for a portion of the interest paid on their home mortgage.

In order to be eligible for an MCC, borrowers must comply with the same first time homebuyer requirements stipulated by the Internal Revenue Code for mortgage revenue bonds. For example, MCC recipients must occupy the residence as their primary residence, comply with income limits and comply with home purchase price limits. MCCs cannot be used with mortgages funded with tax-exempt bond proceeds.

An MCC increases borrowers' disposable income by reducing their tax liability dollar-for-dollar up to a maximum \$2,000 limit. As illustrated below, borrowers' may also deduct the mortgage interest balance remaining after application of the tax credit.

TDHCA Single Family Volume Cap Allocated for MCCs	\$60 million
IRS MCC Conversion Factor	\$0.25
MCC Issuance Authority	\$15 million
Average 2003 Mortgage Credit Certificate Program Mortgage Amount	\$111,000
Market Mortgage Interest Rate	6.00%
First Year Mortgage Interest	\$6,660
MCC Certificate Credit Rate	35%
Tax Credit Amount	\$2,000
Schedule A Mortgage Interest Deduction	\$4,660

Recommendation

Approve the attached resolution authorizing TDHCA's 2005 A Mortgage Credit Certificate Program.

Resolution No. 05-039

RESOLUTION AUTHORIZING THE IMPLEMENTATION OF TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2005A MORTGAGE CREDIT CERTIFICATE PROGRAM; APPROVING THE FORM AND SUBSTANCE OF THE PROGRAM ADMINISTRATOR AGREEMENT, THE MCC PARTICIPATION AGREEMENT, THE PROGRAM MANUAL AND THE PROGRAM SUMMARY; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS NECESSARY OR CONVENIENT TO CARRY OUT THE 2005A MORTGAGE CREDIT CERTIFICATE PROGRAM; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") has been duly created and organized pursuant to and in accordance with the provisions of Chapter 2306, Texas Government Code, as amended from time to time (the "Act"), for the purpose, among others, of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe, and affordable living environments for persons and families of low and very low income (as defined in the Act) and families of moderate income (as described in the Act and determined by the Governing Board of the Department (the "Governing Board") from time to time) at prices they can afford; and

WHEREAS, the Act authorizes the Department: (a) to make, acquire and finance, and to enter into advance commitments to make, acquire and finance, mortgage loans and participating interests therein, secured by mortgages on residential housing in the State of Texas (the "State"); (b) to issue its bonds, for the purpose, among others, of obtaining funds to acquire or finance such mortgage loans, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; and (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such single family mortgage loans or participating interests, and to mortgage, pledge or grant security interests in such mortgages or participating interests, mortgage loans or other property of the Department, to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, by resolution adopted on May 26, 2005, the Governing Board authorized the filing with the Texas Bond Review Board of an application for reservation of private activity bond volume cap in the amount of \$107,925,498 for qualified mortgage bonds for calendar year 2005; and

WHEREAS, the Governing Board has determined not to issue qualified mortgage bonds in the amount of \$60,000,000 and desires to implement a 2005A Mortgage Credit Certificate Program (the "2005A MCC Program") under Section 25 of the Internal Revenue Code of 1986, as amended; and

WHEREAS, the Governing Board desires to authorize the execution and delivery of the Program Administrator Agreement (the "Administrator Agreement") in substantially the form attached hereto; and

WHEREAS, the Governing Board desires to authorize the execution and delivery of the MCC Participation Agreement (the "Participation Agreement") in substantially the form attached hereto; and

WHEREAS, the Governing Board desires to approve the Program Manual (the "Program Manual") in substantially the form attached hereto, setting forth the terms and conditions upon which MCCs will be issued by the Department; and

WHEREAS, the Governing Board desires to approve the Program Summary (the "Program Summary") in substantially the form attached hereto setting forth the terms of the 2005A MCC Program; and

WHEREAS, the Governing Board desires to approve the use of an amount not to exceed \$250,000 of Department funds to pay the costs of implementing the 2005A MCC Program; and

WHEREAS, the Governing Board desires to approve the forms of the Administrator Agreement, the Participation Agreement, the Program Manual and the Program Summary, in order to find the form and substance of such documents to be satisfactory and proper and the recitals contained therein to be true, correct and complete; and has determined to implement the 2005A MCC Program in accordance with such documents by authorizing the 2005A MCC Program, the execution and delivery of such documents and the taking of such other actions as may be necessary or convenient to carry out the 2005A MCC Program; NOW, THEREFORE,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS THAT:

ARTICLE I APPROVAL OF MCC DOCUMENTS

<u>Section 1.1—2005A MCC Program</u>. The Governing Board hereby elects not to issue qualified mortgage bonds in the amount of \$60,000,000 and authorizes the implementation of the 2005A MCC Program and the filing with the Internal Revenue Service of an election not to issue \$60,000,000 of qualified mortgage bonds.

<u>Section 1.2--Approval</u>, <u>Execution and Delivery of the Administrator Agreement</u>. The form and substance of the Administrator Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are hereby authorized to execute, attest and affix the Department's seal to the Administrator Agreement, and to deliver the Administrator Agreement to the other parties thereto.

Section 1.3--Approval, Execution and Delivery of the Participation Agreement. The form and substance of the Participation Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are hereby authorized to execute, attest and affix the Department's seal to the Participation Agreement, and to deliver the Participation Agreement to the other parties thereto.

<u>Section 1.4--Approval of Program Manual and Program Summary</u>. The form and substance of the Program Manual and Program Summary are hereby authorized and approved.

Section 1.5--Execution and Delivery of Other Documents. The authorized representatives of the Department named in this Resolution are each hereby authorized to execute, attest, affix the Department's seal to and deliver such other agreements, advance commitment agreements, assignments, bonds, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, notices of acceptance, written requests, public notices and other papers, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution, the Administrator Agreement, the Participation Agreement, the Program Manual and the Program Summary.

Section 1.6--Power to Revise Form of Documents. Notwithstanding any other provision of this Resolution, the authorized representatives of the Department named in this Resolution are each hereby authorized to make or approve such revisions in the form of the documents attached hereto as exhibits as, in the judgment of such authorized representative, and in the opinion of Vinson & Elkins L.L.P., Bond Counsel to the Department, may be necessary or convenient to carry out or assist in carrying out the purposes of this

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Resolution, such approval to be evidenced by the execution of such documents by the authorized representatives of the Department named in this Resolution.

<u>Section 1.7--Exhibits Incorporated Herein</u>. All of the terms and provisions of each of the documents listed below as an exhibit shall be and are hereby incorporated into and made a part of this Resolution for all purposes:

Exhibit A - Administrator Agreement
Exhibit B - Participation Agreement
Exhibit C - Program Manual
Exhibit D - Program Summary

<u>Section 1.8--Authorized Representatives</u>. The following persons are each hereby named as authorized representatives of the Department for purposes of executing and delivering the documents and instruments referred to in this Article I: the Chair of the Governing Board; the Vice Chairman of the Governing Board; the Secretary of the Governing Board; the Executive Director of the Department; the Chief Financial Officer of the Department and the Director of Bond Finance of the Department.

<u>Section 1.9--Department Contribution</u>. The Department authorizes the contribution of Department funds in an amount not to exceed \$250,000 to pay certain costs of implementing the 2005A MCC Program.

ARTICLE II GENERAL PROVISIONS

<u>Section 2.1--Purposes of Resolution</u>. The Governing Board of the Department has expressly determined and hereby confirms that the implementation of the 2005A MCC Program contemplated by this Resolution accomplish a valid public purpose of the Department by providing for the housing needs of individuals and families of low, very low and extremely low income and families of moderate income in the State.

Section 2.2--Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department's website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

<u>Section 2.3--Effective Date</u>. This Resolution shall be in full force and effect from and upon its adoption.

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PASSED AND APPROVED this 27th day of June, 2005.

	Chair, Governing Board	
ATTEST:		
Secretary		
(SEAL)		

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BOND FINANCE DIVISION

BOARD ACTION REQUEST June 27, 2005

Action Items

Increase Area Median Family Income (AMFI) for the First Time Home Buyer Program from 80% AMFI to 115%. AMFI for borrowers obtaining assisted mortgage loans for funds that have satisfied the one year very low income reservation pursuant to Rider Nine.

Required Action

Approve increasing Area Median Family Income (AMFI) for the First Time Home Buyer Program from 80% AMFI to 115% AMFI for borrowers obtaining assisted mortgage loans. This change will apply to funds that have satisfied the one year very low income reservation pursuant to Rider Nine.

Background

At its April 7, 2005 meeting, the Finance Committee instructed the Director of Bond Finance, along with the Division of Policy and Public Affairs, to explore raising the Area Median Family Income (AMFI) for the First Time Home Buyer Program from 80% AMFI to 115% AMFI for borrowers obtaining assisted mortgage loans. The Bond Finance, Single Family Finance Production, and Policy and Public Affairs Divisions propose conducting further study with regard to increasing the post set-aside AMFI ceiling from 80% to 115%. TDHCA currently has a balance of approximately \$80 million in funds that may benefit from this change. The Board approved further review of this issue at its May 26, 2005 meeting.

Our review entailed the calculation of borrower incomes to median purchase prices for housing located in eight municipalities throughout the state. The attached schedule lists the municipalities and corresponding data. Typically, the industry standard prescribes that borrowers can afford a house that generally costs no more than 2.5 times borrowers' income. We also reviewed a level of 2.0 times borrowers' income in consideration of borrowers with challenged debt and credit profiles. Our calculations yielded the following results.

- ∉ The median sales price of housing exceeded both the 2.0 and 2.5 affordability standard in all of the municipalities reviewed at the 60% AMFI level.
- ∉ Borrowers in only three municipalities would qualify for housing at the median sales price at 2.5 times income.
- € Only at the 115% AMFI level will borrowers qualify for housing at the median sales price in all of the municipalities reviewed

Rider Nine requires that at least 30% of TDHCA's lendable bond proceeds are set-aside for a period of one year for individuals and families at 60% and below the AMFI, while assuring the highest bond rating. Rider Nine also requires TDHCA to utilize down payment and closing cost assistance or other assistance methods in conjunction with this set-aside.

After the one year set-aside expires, TDHCA's policy has been to restrict assisted mortgage loans to borrowers at 80% AMFI or less.

The increase in housing prices limits the ability of individuals and families at 60% and below AMFI to purchase houses. TDHCA's recent single family bond programs have realized non-existent to extremely slow originations within this 60% AMFI assisted mortgage loan segment, and originations have also been very slow at the 80% AMFI level. TDHCA's bond issues incur significant costs in negative arbitrage over the course of one year during the time TDHCA complies with the set-aside's requirements.

Recommendation

Approve increase in Area Median Family Income (AMFI) for the First Time Home Buyer Program from 80% AMFI to 115% AMFI for borrowers obtaining assisted mortgage loans, in response to current market conditions. This increase would be applicable for a 2 year period of time, after which the increase will be reevaluated for consistency with market conditions. This change will apply to funds that have satisfied the one year very low income reservation pursuant to Rider Nine.

Texas Department of Housing and Community Affairs Median Housing Price vs. Income Review for Selected Cities As of March 2005

		Income	Maximum Purchase Price Based on Income		
	Madian Calaa Driaa				
A a t : a	Median Sales Price	60% AMFI	2 x 60% \$85,320	2.5 x 60%	
Austin	\$153,800 \$447,400	\$42,660	. ,	\$106,650 \$00,750	
Dallas	\$147,100	\$39,900	\$79,800	\$99,750	
El Paso	\$105,400	\$31,800	\$63,600	\$79,500	
Fort Worth	\$102,000	\$37,620	\$75,240	\$94,050	
Houston	\$134,500	\$36,600	\$73,200	\$91,500	
McAllen	\$96,000	\$31,800	\$63,600	\$79,500	
San Antonio	\$120,800	\$31,800	\$63,600	\$79,500	
Tyler	\$117,100	\$31,800	\$63,600	\$79,500	
	Median Sales Price	80% AMFI	2 x 80%	2.5 x 80%	
Austin	\$153,800	\$56,880	\$113,760	\$142,200	
Dallas	\$147,100	\$53,200	\$106,400	\$133,000	
El Paso	\$105,400	\$42,400	\$84,800	\$106,000	
Fort Worth	\$102,000	\$50,160	\$100,320	\$125,400	
Houston	\$134,500	\$48,800	\$97,600	\$122,000	
McAllen	\$96,000	\$42,400	\$84,800	\$106,000	
San Antonio	\$120,800	\$42,400	\$84,800	\$106,000	
Tyler	\$117,100	\$42,400	\$84,800	\$106,000	
	Ma Pau Oalaa Delaa	4000/ 48451	0 4000/	0.5 4000/	
Δ	Median Sales Price	100% AMFI	2 x 100%	2.5 x 100%	
Austin	\$153,800	\$71,100	\$142,200	\$177,750	
Dallas	\$147,100	\$66,500	\$133,000	\$166,250	
El Paso	\$105,400	\$53,000	\$106,000	\$132,500	
Fort Worth	\$102,000	\$62,700	\$125,400	\$156,750	
Houston	\$134,500	\$61,000	\$122,000	\$152,500	
McAllen	\$96,000	\$53,000	\$106,000	\$132,500	
San Antonio	\$120,800	\$53,000	\$106,000	\$132,500	
Tyler	\$117,100	\$53,000	\$106,000	\$132,500	
	Median Sales Price	115% AMFI	2 x 115%	2.5 x 115%	
Austin	\$153,800	\$81,765	\$163,530	\$204,413	
Dallas	\$147,100	\$76,475	\$152,950	\$191,188	
El Paso	\$105,400	\$60,950	\$121,900	\$152,375	
Fort Worth	\$102,000	\$72,105	\$144,210	\$180,263	
Houston	\$134,500	\$70,150	\$140,300	\$175,375	
McAllen	\$96,000	\$60,950	\$121,900	\$152,375	
San Antonio	\$120,800	\$60,950	\$121,900	\$152,375	
Tyler	\$117,100	\$60,950	\$121,900	\$152,375	

Median Housing Price Source: Texas A&M University Real Estate Center AMFI Source: HUD, TDHCA Single Family Mortgage Revenue Bonds, 2005 Series A

Shaded areas represent municipalities where income levels are sufficient for purchasing single family housing at the median sales price.

AUDIT COMMITTEE MEETING

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS William B. Travis Building, 1701 Congress, Room 1-104, Austin, Texas 78701 Monday, June 27, 2005 8:00 am

AGENDA

CALL TO ORDER, ROLL CALL

Shad Bogany

CERTIFICATION OF QUORUM

Chair

PUBLIC COMMENT

The Audit Committee of the Board of the Texas Department of Housing and Community Affairs will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by the department staff and motions made by the Committee.

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

ACTION ITEMS

Item 1	Presentation, Discussion and Possible Approval of Minutes of	Shad Bogany
	Audit Committee Meeting of April 14, 2005	

REPORT ITEMS

Item 2	Internal Audit Report – TDHCA Compliance with Texas	David Gaines
	Whistleblower Act	

Item 3 Status of Prior Audit Issues David Gain	Item 3
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Item 4	HUD On-site Monitoring of Environmental Procedures (HOME & Emergency Shelter Grants Program)	David Gaines
Item 5	Status of Internal/External Audits	David Gaines

ADJOURN Shad Bogany

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

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Delores Groneck, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Jorge Reyes al siguiente número (512) 475-4577 por lo menos tres días antes de la junta para hacer los preparativos apropiados.

AUDIT COMMITTEE MEETING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 507 Sabine, Room 437, Austin, Texas 78701 April 7, 2005 8:30 a.m.

Summary of Minutes

CALL TO ORDER, ROLL CALL CERTIFICATION OF QUORUM

The Audit Committee Meeting of the Texas Department of Housing and Community Affairs of February 10, 2005 was called to order by Chairman Shad Bogany at 8:45 a.m. It was held at 507 Sabine, Room 437, Austin, Texas. Roll call certified a quorum was present.

Members present: Shad Bogany – Chair Norberto Salinas – Member Patrick Gordon – Member

Staff of the Texas Department of Housing and Community Affairs was also present.

PUBLIC COMMENT

Chair Shad Bogany called for public comment and no one wished to give public comments.

ACTION ITEMS

(1) Presentation, Discussion and Possible Approval of Minutes of Audit Committee Meeting of October 14, 2004

Motion made by Patrick Gordon and seconded by Norberto Salinas to approve the minutes of the Audit Committee Meeting of October 14, 2004.

Passed Unanimously

REPORT ITEMS

(2) Presentation and Discussion of Audit Results from the Statewide Federal Single Audit for Fiscal Year Ended August 31, 2004

Mr. Gaines stated this discusses summaries of the findings and recommendations identified by the Audit. This covers non federal entities that expend over \$500,000 a year. The Non-Federal entity in this case is the State of Texas and all state agencies were included in the consideration of the audit. KPMG conducted the audit.

The program at TDHCA selected to be audited was the Section 8 program. There were nine findings for the Section 8 program. There are 5 fiindings not cleared and 3 of those are non compliance and 2 are material weaknesses.

Eddie Farriss stated everything should be addressed by the next Board Meeting and he should have the response from state auditors for the next board meeting;

It was suggested to follow up on these at the next Audit Committee Meeting.

(3) Status of Prior Audit Issues

Mr. Gaines stated there are several findings that has cleared findings and he continues to work on these. The Section 8 vouchers request to Brazoria County has been sent to HUD and it is up to them to give a ruling on these vouchers.

(4) Enterprise Risk Management – An Executive Summary

(5) Status of TDHCA's Risk Management Program

The Department has received from the Governor's office on the RP 36 that they are using it for other agencies as a model and the Department did an excellent job on this plan.

The Department continues working on risk management and a lot of details go into identifying the risks and staff continues to work on these risks.

EXECUTIVE SESSION

If permitted by law, the Committee may discuss any item listed on this agenda in Executive Session

OPEN SESSION

Action in Open Session on Items Discussed in Executive Session

There was no Executive Session held.

ADJOURN

The meeting adjourned at 9:46 a.m.

Respectfully submitted,

Delores Groneck, Board Secretary

fcminapr/dg

Texas Department of Housing and Community Affairs

Internal Audit Report – TDHCA Compliance with Texas Whistleblower Act



Internal Audit Division Fiscal Year 2005

An Internal Audit Report -		Date: June 16, 2005	Auditor(s): Lorrie Lopez	
Compliance with Act	the Texas Whistleblower	Responsible Division(s): Ethics Officer; Director of Administrative Support		
Audit Results and Conclusions	Texas Government Code Chapter 55. (Whistleblower's Act).	The Department is required not to suspend or terminate the employment of, or take other adverse personnel action against, a public employee who in good faith reports a violation of the law by the employing governmental entity or another public employee to an appropriate law		
Audit Findings and Recommendations	The results of our audit disclosed no under Government Auditing Standard Internal Auditing.			
Management Comments	Management is in agreement with th	e audit results and conclusio	ons.	
Objectives	The objective of this audit was to determine if the Department was in compliance with Government Code Chapter 554, <i>Protection for Reporting Violations of Law</i> , commonly known as the Whistleblower Act.			
Scope	The scope of this audit included consideration of: the Department's Whistleblower Policy, Ethics Policy, Retaliation Policy, and the Department's employee Grievance Procedure, interviews with the Department's Ethics Officer, the Director of Administrative Supposelected staff, and the Texas Government Code Chapter 554, Protection for Reporting Violations of Law.			



Internal Audit Division Fiscal Year 2005

An Internal Audi	t Report -	Date: June 16, 2005	Auditor(s): Lorrie Lopez		
Compliance with Act	the Texas Whistleblower	Responsible Division(s): Ethics Officer; Director of Administrative Support			
Methodology	Act. The understanding was gair Act published by the Texas Att Policy, Retaliation Policy and G	sisted of: Whistleblower Act and how the Department complied with the ned by reviewing the Whistleblower Act, materials relating to the corney General, the Department's Whistleblower Policy, Ethics rievance Procedure, and by conducting interviews with staff. ies and procedures were compared with the provisions of the ated materials published by the Texas Attorney General. by opening the irights under the Act and prescribed by the Texas I, and materials provided during new employee orientation were			
Report Distribution	being distributed to the following par	s Governing Board Office of Budget and Planning Budget Board			
Other	made in accordance with general Standards for the Professional F This audit related to the Department of included within the scope of	s conducted from December 13, 2004 through January 12, 2005. The audit was with generally accepted government auditing standards and the <i>International rofessional Practice of Internal Auditing</i> . the Department's compliance with the Texas Whistleblower Act. Related areas the scope of this audit that may warrant further consideration in the future lent's Grievance Procedure and reported violations of law treated in accordance t's Ethics Policy.			

For additional information of copies of report, please contact David Gaines, Internal Audit Director 512.475.3813 david.gaines@tdhca.state.tx.us

David Gaines, CPA Director of Internal Audit 6/16/05 Date

Texas Department of Housing and Community Affairs

Status of Prior Audit Issues

Texas Department of Housing and Community Affairs -Summary Report of Prior Audit Issues

(except those prior audit issues previously reported as implemented or otherwise resolved)

	Report Date	Report Name	Status		Target
Ref. #	Auditors	Audit Scope	Codes*	Date	Date
330	08/29/03	Construction of Housing Tax Credit Developments	Рх	08/29/03	22/21/21
	IA	Controls in place prior to the effective date of the Department's reorganization, March 1, 2003, over the construction of HTC developments providing reasonable assurance that the developments actually delivered under the program conform to the specifications relied upon by the Board in its award decisions.	Px Px Px Dx	11/25/03 02/26/04 04/28/04 08/09/04	03/01/04 03/31/04 09/24/04 08/31/07
Division	2: Portfolio Managem	ent & Compliance	Pxx Px	12/16/04 03/29/05	08/31/07 05/31/05
Issue:	considered in the requ tax credit related func together with the deve program. Information	information needs relating to the tax credit program, especially the construction function, should be thoroughly identified and direment definition of the fully integrated management information system currently in development by the Department. All tional areas, including housing tax credit production, underwriting, compliance and asset management staff should work elopment team to ensure that the system's requirements adequately define all functional and informational needs of the all needs of other users such as other program areas that may contract with the same parties that apply for or receive tax nagement, the Board and oversight agencies, including the U.S. Treasury and Internal Revenue Service, should also be uirement definition.	Px 04/27/05 lx 06/14/05	05/31/05 05/05/05	
Status:		Substantial Construction, and 8609 Reviews subtask of the FY 2005 Compliance Monitoring and Tracking System (CMTS) twas delivered and implemented on 5/5/2005.			
	Reviews subtask of the presently 100% compuser review, testing, a that it will be delivered	sly reported Audit Finding Issue #330 will be addressed by development of the Plan, Substantial Construction, and 6809 are FY 2005 CMTS Enhancements project. Development of the Plan, Substantial Construction, and 6809 Reviews is lete and has undergone some testing. Some minor fixes have been performed and are pending software deployment, final and sign-off. Upon receipt of user sign-off the software will be promoted to production. Information Systems (IS) projects and in production on schedule in May 2005. In the interim, it is the intention of Portfolio Management & Compliance (PMC) spreadsheet developed by PMC to satisfy the information needs of the Department.			
	Issue #330 will be add Enhancements project	005, Portfolio Management & Compliance (PMC) and Information Systems (IS) divisions determined that Audit Finding dressed by development of the Plan, Substantial Construction, and 8609 Reviews sub-project of the FY 2005 CMTS t. Development of the Plan, Substantial Construction, and 8609 Reviews is presently 30% complete. IS projects that it will luction by May 2005. In the interim, it is the intention of PMC to use the spreadsheet developed by PMC to satisfy the he Department.			

	Report Date	Report Name	Status		Target
Ref. #	Auditors	Audit Scope	Codes*	Date	Date
335	02/23/04	Compliance with Requirements & IC over Compliance - A-133	Pxx	02/23/04	03/31/05
	KPMG	Statewide Federal Single Audit for FYE August 31, 2003 (SAO contract with KPMG)	Px Dxx	07/27/04 12/16/04	03/31/05 7/01/05
Division	: Community Affairs	- Section 8	Dx Dx	03/29/05 04/28/05	05/01/05
Issue:	2000 noted the Depart program or apply for a areas outside of Hous for HUD approval with FSS account, were no	liance with Setion 8 reporting requirements were noted. The HUD Section 8 Management Report dated September 19, tment had not implemented a family self-sufficiency (FSS) program and required the Department to provide an FSS waiver from HUD. Correspondence from HUD dated June 26, 2003, indicated that the Department received a waiver for all ton, Texas. The correspondence also indicated that the Department should submit an FSS action plan for the Houston area in 30 days. Additionally, lines 2k and 17a, Family's participating in the Family Self-Sufficiency Program, and line 17k(2), t completed on the HUD-50058-Family Report (OMB No. 2577-0083) for the families in the Houston area since the program during fiscal year 2003.	lx 04/28/05 lx 06/16/05		
		f-Sufficiency Program Action Plan for the Houston area. Once the action plan is approved by HUD, ensure that accurate or the HUD 50058 Family Reports.			
Status:		HUD letter (6/14/05) the 42 Family Self Sufficiency (FSS) vouchers are included in the Brazoria County transfer effective partment has an approved exemption, expiring on June 26, 2006, for the FSS Program.			
	Authority is May 1, 200	Hud letter (04/25/05), the final approval for the Department's transfer of the vouchers to the Brazoria County Housing 05. Conversation with a HUD representative confirmed that the FSS vouchers are included in the voucher transfer which tment's responsibility of administering the FSS program. The Department is awaiting written confirmation.			
		s responded to a HUD request on March 23,2005 regarding the number of vouchers to be relinquished to Brazoria County the FSS vouchers are included in the voucher transfer. The final approval of the transfer is still pending.			
	Family Self Sufficiency	b HUD Letter 3/04/05, this issue is closed based on discussions with TDHCA regarding the implementation plan for the Program. However, the issue will continue to be tracked until the program is fully implemented or until HUD relinquishes onsibility for administering the FSS Program pursuant to the Department's planned request referred to in the 12/16/04			
	Authority. If Brazoria	s currently waiting on a response from HUD concerning the decision of turning over vouchers to Brazoria County Housing County HA receives vouchers from TDHCA they will also receive the FSS vouchers assigned to that area. The Department tion from providing a FSS program if HUD approves the transfer to Brazoria County HA.			
	Coordinator. Cecelia a 30, 2004. As of July 2	eport based on timetable implementation: Sr. Regional Coordinator, Cecelia Arvallo has assumed duties of FSS attended FSS training on May 10-12, 2004 in Denver, CO. Flyer for participant interest was completed and mailed by June 17, 2004, program has received 187 responses. Further action pending TDHCA Board review on August 19, 2004 of uest to release it from its Local Operating Contracts with the Department and relinquish the related Section 8 vouchers.			

	Report Date	Report Name	Sta	itus	Target
Ref. #	Auditors	Audit Scope	Codes*	Date	Date
351	02/28/05	Compliance with Requirements & IC over Compliance - A-133	Px 02/28		03/15/05
	KPMG Statewide Federal	Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)	Px 04/28/05 lx 06/16/05		

Issue: Reference No. 05-67

> Special Tests and Provisions - Housing Assistance Payment Type of finding – Reportable Condition Control and Non-Compliance

3 of 35 Housing Assistance Program (HAP) contracts tested were either unsigned or missing. Questioned Costs: \$5.351

The Department should fully execute contracts with all property owners, and it should be consistent in ensuring that all documents in a tenant's file have been completed, reviewed, and signed.

Status: 06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Department added a section to the QCRC to ensure that a landlord contract is fully executed before payment is made. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently unitlizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05:

The Department will revise the contract preparation process to require review and approval of HAP contracts by the Section 8 Coordinator prior to creating or amending a contract file in the Genesis system. To strengthen the review process, each section of the Quality Control Checklist will be revised to include a section indicating that the Section 8 Coordinator reviewed the file and either approved or disapproved of each section of the checklist, will determine if the contract is complete and executed, and will return the file to the appropriate Regional Coordinator for corrections if necessary.

The Department will amend the Section 8 quality control procedure to include an additional Control Log for incomplete HAP Contracts. The Section 8 Coordinator, responsible for quality control review of contract files, will maintain a log of all incomplete contracts returned to Regional Coordinators, will check off each entry when it is returned with corrections and will provide the log to the Project Manager on a monthly basis. The Project Manager will review the log to ensure contract files have been completed, reviewed, and signed within a reasonable timeframe.

	Report Date	Report Name	Status Tai	ırget
Ref.	# Auditors	Audit Scope	Codes* Date De	Date
352	02/28/05	Compliance with Requirements & IC over Compliance - A-133		15/05
	KPMG	Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)		/02/05 /16/05

Issue: Reference No. 05-68

Special Tests and Provisions - Reasonable Rent

Type of finding - Non-Compliance

The HAP Checklist for 2 of 40 contracts tested either: (1) had the Rent Reasonableness portion incomplete or (2) the Unit Inspection portion was unsigned. The checklist, with a standard rent reasonableness determination worksheet completed by local operators, is used to ensure that the Department has received necessary documentation to verify rent reasonableness. Questioned Costs: \$4,080

The Department should ensure that it consistently completes all portions of the HAP checklist.

Status: 06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently unitlizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05 - To strengthen the review process, each section of the quality control checklist will be revised to include a section indicating that the Section 8 Coordinator reviewed the file and either approved or disapproved of each section of the checklist. Files not approved will be listed on the Control Log for Incomplete HAP Contracts and returned to the Regional Coordinator for completion. Upon completion, the file will be returned to the Section 8 Coordinator for final quality control review.

	Report Date	Report Name	Sta	itus	Target
Ref. #	Auditors	Audit Scope	Codes*	Date	Date
353	02/28/05	Compliance with Requirements & IC over Compliance - A-133	Px 02/2		0 1/00/00
	KPMG Statewide Federal Single Audit for I	Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)		04/28/05 06/16/05	

Issue: Reference No. 05-69

(Prior Audit Issue – 04-21)

Special Tests and Provisions – Selection from the Waiting List

Type of finding – Reportable Condition Control

For 6 of 35 tenant files tested regarding the HAP Checklists designed to ensure receipt of necessary documentation to verify eligibility, choose applicants from the waiting list & determine rent reasonableness either (1) the Tenant Data section was incomplete; (2) the program coordinator did not review or sign; or (3) the checklist was missing. No exceptions of non-compliance regarding selection of individuals from the waiting list were noted.

The Department should ensure that it consistently completes all portions of the HAP checklist and that HAP checklists are completed for all tenant files.

Status: 06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently unitlizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist, expected to be May 2, 2005. The Department continues to work with the Information Systems Division to add a quality control approval field to the contract tracking system. Estimated completion date is May 12, 2005.

02/28/05:

Each section of the quality control checklist will be revised to include a section indicating that the Section 8 Coordinator reviewed the file and either approved or disapproved of each section of the checklist. Files not approved will be listed on the Control Log for Incomplete HAP Contracts, returned to the Regional Coordinator for completion and to the Section 8 Coordinator for final quality control review.

The Department will work with Information Systems to add a quality control approval field to the contract tracking system. The Section 8 Coordinator will enter a date in the approval field. The Project Manager will generate a monthly report to determine contract files that have not received a final quality control review.

	Report Date	Report Name	Sta	atus	Target
Ref. #	Auditors	Audit Scope	Codes*	Date	Date
354 02/28/05	02/28/05	Compliance with Requirements & IC over Compliance - A-133	Px		00/10/00
	KPMG	Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)	Px	04/28/05 06/16/05	

Issue: Reference No. 05-70

Eligibility

Type of finding – Non-Compliance

2 of 30 files tested did not contain signed Criminal History Certification/ Acknowledgement forms; for 4 of 30 files tested the eligibility determination section of the "criminal history" form was not completed.

The Department should ensure that it consistently requires a signed "Criminal History Certification/ Acknowledgement" form for all adults aged 18 and over who participate in the Section 8 Housing Choice Vouchers Program and that the eligibility section of the form is completed.

Status: 06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Genesis system contains an electronic

tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently unitlizing the

electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05 - Implementation of the Control Log for Incomplete HAP Contracts (see Reference No. 05-67) will assist the Project Manager in assuring that criminal history certifications are on file for all adults aged 18 and over.

	Report Date	Report Name	Status	Target
Ref. 7	Auditors	Audit Scope	Codes* Date	Date
355	02/28/05	Compliance with Requirements & IC over Compliance - A-133	Px 02/28/05	00/.0/00
	KPMG	Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)	Px 04/28/05 Ix 06/16/05	

Issue: Reference No. 05-71

Eligibility

Type of finding – Reportable Condition Control

For 13 of 30 applicant files tested, the "Type of Review" section of the HAP Checklist was not signed by the program coordinator or regional coordinator. While, the Department does not consistently follow all the steps on the HAP checklist, which is designed to ensure necessary documentation is received to verify eligibility, no instances of noncompliance with eligibility requirements were noted.

The Department should ensure that program or regional coordinators review and sign all HAP checklists.

Status: 06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently unitlizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05 - See response to Reference No. 05-68. Each section of the quality control checklist will be revised to include a section indicating that the Section 8 Coordinator reviewed the file and either approved or disapproved of each section of the checklist. Files not approved will be listed on the incomplete contract file log and returned to the Regional Coordinator for completion and to the Section 8 Coordinator for final quality control review.

Report Date Report Name		Status		Target	
Ref. #	Auditors	Audit Scope	Codes*	Date	Date
356 02/28/05 Compliance with Requirements &		Compliance with Requirements & IC over Compliance - A-133		02/28/05	00/01/00
	KPMG	Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)	Px lx	04/28/05 06/16/05	06/01/05 06/16/05

Issue: Reference No. 05-72

(Prior Audit Issue - 04-22 and 03-18)

Special Tests and Provisions – Housing Quality Standards Inspections Type of finding – Material Weakness Control and Material Non-Compliance

36 of 51 "reinspection" Inspection Forms tested indicated the original inspections may not have been adequate. 3 of 81 (3.7%) Inspection Forms were incomplete.

The Department should ensure that individuals performing inspections of housing units for the Section 8 Housing Choice Voucher program receive additional training to ensure consistency among inspections and reinspections. Additionally, it should ensure that inspectors complete each section of the HUD-52580-A form prior to filing the form. Department program managers also should incorporate into the quality control inspection process a review of the HUD-52580-A forms for completion.

Status: 06/16/05 - The Department has developed a Housing Quality Standard curriculum to train it's local operators. The Section 8 Regional Coordinator/Trainer conducted two Housing Quality Standard training sessions for Local Operators on May 17-18 and May 26-27, 2005. The Quality Control and Routing Checklist has been revised and implemented. Section 8 is using the Genesis system, which contains an electronic tracking system that services as the contract log.

04/28/05 - Regional Coordinator/Trainer attended and completed HQS certification training on April 26-27, 2005. Project Manager and Senior Staff are working with Trainer to develop training and testing material for Local Operator HQS training course, which is expected to be provided by June 1, 2005. The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05:

The Department will develop HQS training for Local Operators which will include a written exam to evaluate the knowledge of the Local Operator. The training will provide instructions on properly completing the HUD-52580-A inspection booklet. Upon completion of the training, all Local Operators will be required to pass the written test prior to performing HQS inspections.

The Department will revise the Quality Control Checklist to allow the Section 8 Coordinator to verify and approve completeness of the HUD 52580-A inspection form and to include a section indicating that the Section 8 Coordinator reviewed the file and either approved or disapproved of each section of the checklist. Files not approved will be listed on the Control Log for Incomplete HAP Contract, returned to the Regional Coordinator for completion and to the Section 8 Coordinator for final quality control review.

Report Date Report Name		Status	Target	
Ref. 7	Auditors	Audit Scope	Codes* Dat	e Date
357	02/28/05	Compliance with Requirements & IC over Compliance - A-133	Px 02/28	
	KPMG	Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)	Px 04/28 lx 06/16	

Issue: Reference No. 05-73

Special Tests and Provisions - Housing Quality Standards Inspections

Type of finding – Reportable Condition Control

Inspections and reinspections were conducted in a timely manner for the files reviewed; however, for 13 of 81 inspections tested, either a Contract Routing Sheet (HAP checklist) was not on file or it lacked a required signature.

The Department should fully implement the use of the Contract Routing Sheet as a means to ensure that the files are reviewed and approved by management.

Status: 06/16/05 - The Quality Control and Routing Checklist has been revised and implemented. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently unitlizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05 - The Department will revise the quality control checklist (Contract Routing Sheet) to allow the Section 8 Coordinator to verify and approve the completeness of the HUD 52580-A Inspection Form.

Report Date Report Name		Status		Target	
Ref. #	Auditors	Audit Scope	Codes*	Date	Date
358	02/28/05	Compliance with Requirements & IC over Compliance - A-133	Px		
	KPMG	Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)	Px lx		

Issue: Reference No. 05-74

(Prior Audit Issue – 04-23 and 03-17)

Special Tests and Provisions – Housing Quality Standards Enforcement Type of finding – Reportable Condition Control and Material Non-Compliance

7 of 49 files tested documented non-life threatening deficiencies that had been noted and corrected; however, the documentation did not show that the deficiencies had been corrected within the required 30 calendar days. Non-life threatening deficiencies noted in 3 of the 7 files were corrected before required abatements of payments to landlords; 4 of the 7 files did not abate payments to landlords, as required. Questioned Costs: \$1.842

The Department should ensure that it documents whether non-life-threatening deficiencies are corrected within 30 calendar days and that it begins abating payments when appropriate.

Status: 06/16/05 - The Quality Control and Routing Checklist (QCRC) has been revised and implemented. The Department added sections to the QCRC to address abatement issues to ensure that contract payment is abated if life threatening and non-life threatening deficiences are not addressed in a timely manner. The Genesis system contains an electronic tracking system that serves as the contract log including in the Department's response to this finding. Section 8 is currently unitlizing the electronic tracking system.

04/28/05 - The Quality Control and Routing Checklist has been revised and is currently being tested to ensure completeness of contract file. The contract log will be implemented upon final approval of the checklist.

02/28/05 - The Department will revise the inspection section of the quality control checklist to document whether deficiencies were corrected within 30 calendar days for non-life threatening deficiencies and 24 hours for life-threatening deficiencies and that abatement begins when appropriate. The Regional Coordinator will be responsible for enforcing the use of the housing quality standards deficiency letters for all failed inspections. The Department will revise the Control Log for Incomplete HAP Contracts to allow the Section 8 Coordinator to review the contract file for inclusion of these letters.

Ref. #	Ref. # Report Date Auditors Report Name Audit Scope		Sta Codes*	tus Date	Target Date
359	02/28/05	02/28/05 Compliance with Requirements & IC over Compliance - A-133			04/30/05
	KPMG	Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)	Dx Px	04/28/05 06/16/05	07/29/05

Issue: Reference No. 05-22

Allowable Costs/Cost Principles

Type of finding - Material Weakness Control

Separation of Duties Issue:

Regional coordinators process contract source documents, enter transactions into Sec 8 system, & establish vendor payment data in accounting system. Additionally, there is no transaction approval to ensure that all transactions entered into the system undergo review and approval before they are updated in the system & there is not a sufficient review of transactions entering the Section 8 system to compensate for this condition.

The Department should implement a review and approval process to ensure that all transactions entered into the Section 8 system are verified by someone other than the individual who entered the transaction into the system, incorporate an automated approval mechanism into the Section 8 system, if feasible, to ensure that transactions cannot be passed on for payment without third-party approval, and implement separation of duties so that personnel who are responsible for entering contracts into the Section 8 system cannot also establish vendors in the Department's accounting system.

Software Change Management Issue:

Personnel, who maintain the Section 8 system can modify system data, make changes to Section 8 programs & have direct access to the tool used to move updated programs into the production environment without an additional program review and approval process.

Additionally, the network administrator has access to move programs into the production environment which may not be needed. Furthermore, under a memorandum of understandability to share computing resources, personnel from another agency (ORCA) have access to modify Section 8 program. Finally, passwords to move programs into production has not recently been changed.

The Department should (1) ensure that a third party, who does not have direct programming responsibilities, moves programs into the production environment or (2) implement a third-party process to monitor the movement of programs into the production environment and direct program and data changes made by developers. The Department should ensure that only those personnel with a direct need to move programs into the production environment have access to perform this task and should change the password for moving programs into the production environment at least every 90 days.

Status: Separation of Duties:

06/16/05 - The Department reestablished the position of Financial Facilitator to ensure separation of duties. Section 8 management is documenting the procedures performed by the Financial Facilitator to confirm the Financial Facilitator is trained to assume duties previously performed by the Regional Coordinator and to ensure that other Section 8 staff are trained with respect to how their job functions interact with the Financial Facilitator. In addition, the Regional Coordinator's access to payment information has been restricted to a 'read only' status.

04/28/05 - Action delayed due to limited staffing resources. Staff intends to work with the auditors to arrive at a satisfactory solution.

02/28/05 - The Department will revise the process for HAP contract preparation and setting up the HAP contract for payment in the Genesis system by dividing these duties among Section 8 staff. A Regional Coordinator will be responsible for preparing the HAP contact before forwarding the HAP contract to the Section 8 Coordinator for quality control review. The Section 8 Coordinator approves a HAP contract then forwards it to a Regional Coordinator not involved in preparing that contract who will be responsible for entering the HAP contract for payment in the Genesis system.

Internal Audit Comments - While implementation of management's corrective action plan will improve controls leading up to draft entry in the Section 8 system, it does not address the risk that inaccurate or improper data can be accidentally or intentionally entered in the system and not

Ref. # Report Date Auditors Report Name Audit Scope Status Target Todes Date

be detected in a timely manner during the normal course of business.

Software Change Management Issue:

06/14/05 - The standard operating procedure describing the software development manager's responsibilities for directing Section 8 software application modifications was implemented on 5/2/2005.

04/27/05 - The standard operating procedure describing the software development manager's responsibilities for directing program and data changes made by two programmers is near completion. The SOP will be implemented by the scheduled due date of 4/30/2005.

02/28/05 - The Department will implement a third-party process to monitor the movement of Section 8 programs into the production environment. This process will be formalized in a standard operating procedure, which will include a written description of the software development manager's responsibilities for directing program and data changes made by the two programmers.

The Department will also implement a process for changing the password for moving programs into the production environment at least every 90 days.

Texas Department of Housing and Community Affairs

HUD On-site Monitoring of Environmental Procedures (HOME and Emergency Shelter Grants Program)



U.S. Department of Housing and Urban Development Fort Worth Regional Office, Region VI Office of Community Planning and Development 801 Cherry Street, PO Box 2905 Fort Worth, Texas 76113-2905 www.hud.gov

MAY 2 7 2005

Edwina Carrington, Executive Director

Attn: Nancy Dean, Portfolio Management Division Texas Department of Housing and Community Affairs

P.O. Box 13941

Austin, TX 78711-39

Dear Ms. Carrington/WWM

SUBJECT: On-site Monitoring of Environmental Procedures

HOME and ESG Programs

JUN 0 2 2005 EXECUTIVE

During May 2 through May 5, 2005, Jack Pipkin, Field Environmental Officer, conducted an environmental monitoring review of the Texas Department of Housing and Community Affairs' Emergency Shelter Grants Program (ESGP) and HOME Investment Partnerships Program (HOME). The purpose of the monitoring was to verify compliance with the requirements of the National Environmental Policy Act (NEPA), HUD environmental regulations at 24 CFR Part 58, and other related federal environmental laws and executive orders. The scope of the monitoring included the review of environmental records and their supporting documentation. Additionally, technical assistance on environmental matters was provided to state staff during the monitoring visit.

A monitoring visit may result in "findings" or "concerns". A "finding" is a condition that is not in compliance with handbook, regulatory, or statutory requirements. A "concern" is a deficiency in performance that is not based on a regulatory or statutory requirement that should be brought to the attention of the program participant. The files monitored resulted in three findings when TDHCA assumed the responsibilities of HUD, and five findings when TDHCA acted as the Responsible Entity (RE). The findings were discussed in the exit conference on May 5, 2005 and are summarized below.

The Texas Department of Housing and Community Affairs (TDHCA) has a unique responsibility in Texas of either: A) assuming the HUD environmental responsibilities when the environmental review is certified by a unit of general local government; or, B) acting as the RE and submitting a certification that the environmental review has been properly performed to HUD. TDHCA must determine which role the agency plays in each environmental review and must develop different procedures for each role. As a result of these specific roles, the monitoring of TDHCA projects followed different review protocols.

A. Projects where TDHCA assumed HUD environmental responsibilities.

In this review section, state documentation and the local Environmental Review Records (ERR) for Sulphur Springs, Bellmead, Mathis, Nash, and Runge were examined for environmental compliance.

State agencies assuming HUD environmental responsibilities are to: 1) provide technical assistance to recipients of HUD program funds; 2) receive public notices, Requests for Release of Funds (RROF) and certifications from recipients, accept public objections, and perform other related responsibilities regarding releases of funds; 3) maintain specific records of all environmental reviews and actions; and 4) develop a monitoring and enforcement program for environmental reviews.

TDHCA provides monthly training to their grant recipients, receives and reviews RROF documents and maintains records of environmental releases. However, TDHCA does not have a program to monitor its grant recipients.

FINDING A-1: Monitoring Program 24 CFR 58.18(a)(1)

As noted above, TDHCA when assuming HUD's responsibility shall ensure that its grant recipients comply with the applicable environmental rules and regulations. A post review monitoring program is required to verify compliance.

CORRECTIVE ACTION: The requirements of 24 CFR 58.18 stipulate that states assuming HUD environmental responsibilities must, "Develop a monitoring and enforcement program for post-review actions on environmental reviews and monitor compliance with any environmental conditions included in the award." Please submit to this office written procedures for the creation of an environmental monitoring program for HUD's approval. TDHCA must then implement the written procedures approved by this office.

TDHCA provided five ERR's produced by state recipients. TDHCA had assumed the responsibilities of HUD for these projects. These ERR's were reviewed to determine the environmental performance of the state recipient. The following findings are deficiencies of the state recipient that reflect deficiencies in the TDHCA training, monitoring, and program administration.

FINDING A-2: Project Descriptions And Classifications 24 CFR 58.38(A)(1); 58.34, .35, & .36

The review of the recipient files found that the ERRs lacked an adequate project description. An ERR is required for each project subject to 24 CFR Part 58. The ERR must include a project description which is sufficiently detailed so as to permit documentation of the project classification. In the case of these rehabilitation, reconstruction, and down payment assistance projects, the project location and need was not detailed and was so vague as to preclude a viable environmental review. Specifically, a project description should include size, function, existing and future need, and the project location indicated on a map.

The review also indicated that projects are being incorrectly classified. The determinations of exemption (under 24 CFR 58.34(a)(12)) for the Bellmead and Mathis rehabilitation and reconstruction projects were made by the local governments, however, there was no initial determination that the projects were categorically excluded as allowed by 24 CFR 58.35(a).

CORRECTIVE ACTION:

The requirements of 24 CFR 58.38 stipulate that the ERR prepared by the RE must contain a description of the project. Projects must be appropriately classified to ensure the proper level of environmental review. Please submit to this office the written procedures developed to ensure a complete, detailed project description is provided by each RE and accurate classification is provided for each project in the ERR. TDHCA must ensure that all state recipients implement the written procedures approved by this office. TDHCA will document recipient compliance through its monitoring program initiated by the corrective action from finding A-1.

FINDING A-3: Support Documentation 24 CFR 58.5 & 58.6

Based on the lack of documentation in the files reviewed, state recipients have failed to fully comply with the requirements of 24 CFR 58.5 and 24 CFR 58.6 (Related Federal Laws and Authorities). Examples of inadequate documentation include:

- a. The historic preservation requirements of Section 106 were not always documented. The regulation, 24 CFR 58.5, requires consultation with the State Historic Preservation Officer (SHPO) for all federally supported undertakings. Activities such as housing rehabilitation and reconstruction require this consultation. Furthermore, there is a need to ascertain both historical and archeological compliance for new construction. Recipients that lacked historic preservation compliance documentation include Bellmead, Mathis, and Runge.
- b. Projects that were determined to be noise sensitive lacked documentation that they were properly evaluated for excessive noise and attenuation measures. The four rehabilitation or reconstruction projects in Bellmead appear to be deficient in appropriate noise documentation (509 La Clede, 1126 Ashelman, 4316 Colcord, and 1108 Fisher). Although these noise studies included the noise calculations for the proximate railroad, values for highway noise were omitted. The regulation at 24 CFR 51.101 states that, "Responsible entities ... must take into consideration the noise criteria and standards in the environmental review process and consider ameliorative actions when noise sensitive land development is proposed in noise exposed areas."

CORRECTIVE ACTION:

The TDHCA must delineate the procedures and corrective actions for its recipients that will be implemented in order to preclude repetition of this finding. Please submit to this office the written procedures developed to ensure proper documentation in compliance with 24 CFR 58.5 and 58.6 regulations. The TDHCA subrecipients should implement the written procedures approved by this office.

TDHCA will document subrecipient compliance through its monitoring program initiated by the corrective action from finding A-1.

B. TDHCA acting as the Responsible Entity must assume the responsibilities for environmental review as required by 24 CFR 58.

In this review section, state files and local documentation were examined for environmental compliance for the Del Rio Housing Authority, Special Health Resources, Brenham Rural Housing, Community Resource Group, Marble Falls Housing Authority, United Cerebral Palsy, Edinburg Housing Authority, Friends of the Family, and Alternate Affordable Housing projects.

TDHCA acted as the RE for these environmental reviews. The RE is responsible for compliance with 24 CFR 58 and the National Environmental Policy Act. For the nine files reviewed where TDHCA was the RE, no ERR was provided. An ERR is a document that is available for public review. The project files that were reviewed during this monitoring included sensitive personal and financial information. The ERR shall contain all the environmental review documents, public notices and written determinations of environmental findings required by the regulations. The ERR includes the project description, an evaluation of the effects of the project on the human environment, documents evidencing compliance with applicable statutes and authorities, and a written record of determinations.

FINDING B-1: Project Descriptions, Environmental Review Record, and Classifications

24 CFR 58.38(A)(1); 58.34, .35, & .38

The ERR is a regulatory requirement and must be prepared and available to the public as a record of the environmental decision. As noted in Finding A-2, a project description is a part of the ERR and is necessary for proper classification. TDHCA, when acting as the RE, is responsible for the ERR as required in 24 CFR 58.38. There was no specific project description for any of the files provided. Specifically, it was evident that a project description was never prepared for the files presented for ALT Affordable Housing (Meadow Vista and Spring Creek). The RROF was completed and submitted for a project consisting of homebuyer assistance, however, an environmental review was instead conducted for a different project of new home construction. Sales contracts appeared to include a blend of new construction and existing homes. Again, a project description should include size, function, existing and future need, and the project location indicated on a map. No such project description was observed.

Besides the vague or missing project descriptions, project classifications were incomplete. Determinations of exemption were being provided under 24 CFR 58.34(a)(12), but the supporting determination for the initial classification of categorical exclusion under 24 CFR 58.35(a) was omitted. The regulation at 24 CFR 58.38(a)(4) requires that the ERR include, "written determinations ... (e.g., exempt and categorically excluded projects determinations)."

CORRECTIVE ACTION:

Please submit to this office written procedures that will ensure a complete, detailed project description will be provided by TDHCA when it is acting as the RE. TDHCA must also provide an accurate classification for each project in the ERR. The TDHCA must ensure that the procedures approved by this office are implemented.

FINDING B-2: Support Documentation 24 CFR 58.5 & 58.6

As noted in Finding A-3, there is a need to evidence compliance with the related federal laws and authorities. The review of the files indicated that TDHCA has failed to document full compliance with the requirements of 24 CFR 58.5 and 24 CFR 58.6. Examples of inadequate documentation include:

- a. Documentation of the historic preservation requirements of Section 106 was not observed for the Friends of the Family rehabilitation project. The regulation, 24 CFR 58.5, requires consultation with the State Historic Preservation Officer (SHPO).
- b. The requirements of Executive Order 11988, Floodplain Management, obligate the RE to determine if projects are located in or impact floodplains and document that compliance. Floodplain documentation was not observed for 506 Avenue V (homebuyer assistance program at the Del Rio Housing Authority) or 6424 CR 4203 (tenant-based rental assistance of Special Health Resources in Tyler).

CORRECTIVE ACTION:

TDHCA must provide written procedures that identify the corrective actions it will implement in order to preclude repetition of this finding. Please submit to this office for our approval these written procedures, developed to ensure proper documentation in compliance with 24 CFR 58.5 and 58.6 regulations. TDHCA must then implement the written procedures approved by this office.

FINDING B-3: Environmental Assessment 24 CFR 58.36 and NEPA

TDHCA is obligated to prepare an Environmental Assessment in accordance with 24 CFR 58.36 for projects which are neither exempt nor categorically excluded. In preparing Environmental Assessments TDHCA failed to fully comply with both NEPA and HUD regulatory requirements to evaluate alternatives to the project and recommend modifications to minimize adverse effects of a project. The Environmental Assessments reviewed (Sunrise Estates - Edinburg Housing Corp., and Meadow Vista - ALT Affordable Housing Services) failed to identify, consider, or evaluate alternatives or modifications to any project.

CORRECTIVE ACTION:

TDHCA must develop written procedures that will prevent recurrence of this finding and submit those procedures to this office for approval. TDHCA must then implement the written procedures approved by this office.

FINDING B-4: Environmental Certification 24 CFR 58.22 and 58.43(b)

An environmental review, environmental certification, and the RROF (when applicable) must be completed prior to the obligation or expenditure of both federal and private funds. It was observed that an occasional loan closing statement for a homebuyer assistance project preceded the environmental certification (Spring Creek - ALT Affordable Housing and Sunrise Estates - Edinburg Housing Corp.). TDHCA detected a timing error at Edinburg and is currently correcting procedures so that future projects will not experience the same errors.

CORRECTIVE ACTION:

Please submit to this office the written procedures developed to ensure that timely project certification is completed in compliance with 24 CFR 58 regulations and prior to obligations or expenditures of any project funds, regardless of the source. These procedures should include the participation of staff to the extent practicable from other program areas, such as program and financial, to serve as a safeguard to prevent future violations and to ensure that other offices are aware of these requirements. TDHCA must then implement the written procedures approved by this office. Future recurrences of this finding may lead to questioning the costs of the projects and the repayment of funds to the state's letter of credit.

FINDING B-5: Tiering Requirements 24 CFR 58.15

Although TDHCA utilizes a site-specific checklist for several programs (rehabilitation, homeowner assistance, and tenant based rental assistance), it is not clear if there is any intention to utilize a tiered approach. The project files lacked a basic strategy or broad plan as required by 24 CFR 58.15 when using a tiered approach. A basic strategy that describes the program's objectives, limitations, and requirements, must be prepared. This strategy should also establish the policy, standard or process to be followed in the site-specific review. The local, site-specific documentation is subsequently required to complete the review prior to the obligation of funds.

CORRECTIVE ACTION:

TDHCA must develop written procedures that will prevent recurrence of this finding and submit those procedures to this office for approval. TDHCA must then implement the written procedures approved by this office.

The distribution of copies of public notices is described in CFR 58.43 and per 24 CFR 58.70. TDHCA should be reminded that the Notice of Finding of No Significant Impacts, must be distributed to the local news media; individuals and groups known to be interested in activities; appropriate local, state, and Federal agencies; the appropriate Regional Office of the Environmental Protection Agency; and to the HUD Area Office. These Notice distribution requirements are in addition to publishing the Notice in a newspaper of general circulation.

This distribution of Notices should include, but not be limited to newspapers, radio stations, television stations, affected neighborhood associations and/or civic groups, Texas Department of Environmental Quality (for water and sewer projects), the local planning commissions, the State agency designated under E.O. 12372, and the Regional agency designated under E.O. 12372.

Please respond to the findings within 30 days from receipt of this letter.

We appreciate the courtesies extended to Mr. Pipkin during the visit. Technical Assistance will continue to be provided to the State. If you have questions, please do not hesitate to call Mr. Pipkin at (817) 978-5985.

Sincerely,

Katie S. Worsham

Director

cc:

Ann Gusman-MacBeth

Lucy Trevino Eddie Fariss

Texas Department of Housing and Community Affairs

Status of Internal/External Audits

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS INTERNAL AUDIT DIVISION - STATUS OF INTERNAL/EXTERNAL AUDITS June 15, 2004

Internal	_	_	_
Audits/Reviews	Scope	Stage	Comments
Subrecipient	Subrecipient Monitoring Processes - To assess the		
Monitoring	adequacy of the Department's subrecipient monitoring functions by risk ranking the programs' monitoring functions		
	and activities to identify areas for coverage. A review of		
	high risk areas will be conducted to determine whether		
	adequate monitoring policies and procedures are in place to		
	provide reasonable assurance that the Department's		
	subrecipients comply with applicable Federal regulations,		
	program rules and contract terms. See below for specific		
	areas of review.		
	∉ Risk Assessment	Reporting/in process	Estimated completion date – 8/31/05
	∉ Single Audit	Confirm conditions noted	Estimated completion date $-8/31/05$
	∉ Technical Assistance		Considering canceling due to low risks/may be
		Confirm conditions noted	considered in connection with other areas.
		Confirm understanding	Estimated completion date – 10/05
	∉ Set-ups	Pending	Estimated completion date – 12/05
	∉ Field Visits	Pending	Estimated completion date – 3/06
			Considering canceling due to low risks/may be
		Confirm conditions noted	considered in connection with other areas.
Review Whistle	To determine if the process is formalized, in compliance		
Blower Process	with applicable laws, and if employees have been adequately	Complete	
E	informed of their rights, responsibilities and protections.	Diam'r a sanalata	
Executive Order RP36	To provide expertise, knowledge, experience and objective, independent input into the Department's Fraud, Waste and	Planning - complete	
KP30	Abuse Detection and Prevention Program.	Agency Roll-out - complete	
	Abuse Detection and Prevention Program.	Risk Assessments -	
		ongoing	
		Reporting - 10/01/05	FY 2005 Report expected
			due to Governor's Office 10/1/05.
Central Database	To serve as non-voting Chair of the Central Database		
Steering Committee	Steering Committee charged with directing and monitoring	Ongoing	
	the development of the Department's Central Database.		
	To conduct Peer Review pursuant to Texas Government		
Peer Review	Code §2107.007 as arranged through the State Agency	Complete	
	Internal Audit Forum (SAIAF) QAR program to fulfill		
	obligation of reciprocation for Peer Review received by TDHCA in the 2002 Fiscal Year.		
	IDITCA III uie 2002 Fiscal Tear.		

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS INTERNAL AUDIT DIVISION - STATUS OF INTERNAL/EXTERNAL AUDITS June 15, 2004

Internal Audits/Reviews	Scope	Stage	Comments
Trucits/Ite vie ws	Беоре	Stage	Commence
Annual Audit Plan	To develop an annual audit plan for FY 2006 pursuant to the Texas Internal Auditing Act.	Pending	Estimated time frame: 07/01/05–09/15/05
FY2005 Internal	To prepare an annual internal auditing report for FY 2004	Pending	Estimated time frame: 09/01/05–09/15/05
Auditing Report	pursuant to the Texas Internal Auditing Act.	_	
External Auditors	To coordinate and assist external auditors.	Ongoing	
Follow-up on Prior Audit Issues	To prioritize prior audit issues previously reported as implemented and independently verify implementation status and adequacy of related policies and procedures (as related to current audit objectives).	Ongoing	
Tracking Status of Prior Audit Issues	To track the status of prior audit issues for management/board report purposes.	Ongoing	

External Audits/Reviews	Scope	Stage	Estimated Time Frame / Completion Date
	•	0	
State	Planned Audit of Selected Housing Programs; HOME	Planning - Complete	02/28/05
Auditor's	Investment Partnership Program (HOME) and Housing Trust	Fieldwork - Complete	03/01/05-05/31/05
Office	Fund Program (HTF)	Reporting – In Process	Estimated completion date 7/18/05
Deloitte & Touche	Annual Opinion Audits: - Consolidated Financial Statements for the FYE August 31, 2004		
	 Revenue Bond Enterprise Fund for the FYE August 31, 2004 	Complete	
Deloitte & Touche	Annual Opinion Audits: - Consolidated Financial Statements for the FYE August 31, 2005		
	 Revenue Bond Enterprise Fund for the FYE August 31, 2005 	Pending	Estimated Completion Date – 12/06
KPMG	Statewide Federal Single Audit for FYE August 31, 2004 (SAO contract with KPMG)	Complete	
KPMG	Statewide Federal Single Audit for FYE August 31, 2005 (SAO contract with KPMG)	Planning	Estimated Completion Date – 2/06

EXECUTIVE SESSION

- A. The Board may go into executive session (close its meeting to the public) on any agenda item if appropriate and authorized by the Open Meetings Act, Texas Government Code, Chapter 551
- B. The Board may go into executive session Pursuant to Texas Government Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee of TDHCA.
- C. Consultation with Attorney Pursuant to §551.071, Texas Government Code:
 - With Respect to pending or contemplated litigation styled Hyperion, et Al v. TDHCA, filed in Federal Court
 - 2. Other pending or contemplated litigation, settlement offers or matters under Texas Government Code §551.071(2) unknown at the time of posting

OPEN SESSION

Action in Open Session on Items Discussed in Executive Session

REPORT ITEMS

Executive Directors Report

- 1. Department Outreach Activities Meetings, Trainings, Conferences, Workshops for May, 2005
- 2. Progress of Agency Moving Plans
- 3. Presentation at UCP Annual Meeting
- Board Meetings: June 27, 2005 to be held at the William B. Travis Building; July 14, 2005 to be held at TDHCA Offices June 27, 2005 to be held at the State Capitol Auditorium August 19, 2005 to be held at the State Capitol Auditorium
- 5. Report on Uncommitted Allocation Available of Single Family Mortgage Loan Proceeds
- 6. Status of Construction Fees Collections

ADJOURN

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

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Delores Groneck, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Jorge Reyes al siguiente número (512) 475-4577 por lo menos tres días antes de la junta para hacer los preparativos apropiados.