SUPPLEMENTAL BOARD BOOK OF January 16, 2020



Leslie Bingham Escareño, Vice-Chair Paul Braden, Member Sharon Thomason, Member Leo Vasquez, III, Member

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS GOVERNING BOARD MEETING

A G E N D A 9:00 AM JANUARY 16, 2020

Dewitt C. Greer State Highway Building Ric Williamson Hearing Room 125 E. 11th Street Austin, Texas 78701

CALL TO ORDER ROLL CALL CERTIFICATION OF QUORUM

Leslie Bingham Escareño, Vice Chair

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

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

CONSENT AGENDA

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

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

- a) Presentation, discussion, and possible action on Board meeting minutes summaries for October 10, 2019, and November 7, 2019
 ASSET MANAGEMENT
 J. Beau Eccles General Counsel
- b) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement
 01057 Beckley Townhomes Dallas

01057	beckley rowinionies	Dallas
09007	Mill Stone Apartments	Fort Worth
060062	Enclave at Parkview Apartments	Fort Worth

c) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Exchange Land Use Restriction Agreement
 07131/09914 StoneLeaf at Dalhart Dalhart

COMMUNITY AFFAIRS

d) Presentation, discussion, and possible action regarding authorization to release a Notice of Funding Availability for Program Year 2020 Community Services Block Grant Discretionary funds for education and employment initiatives for Native American and migrant seasonal farm worker populations

Rosalio Banuelos

Asset Management

Director of

Gavin Reid Manager of Planning and Training RULES

- e) Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, and an order adopting new 10 TAC Chapter 10 Subchapter E, Post Award and Asset Management Requirements, and directing their publication in the *Texas Register*
- f) Presentation, discussion, and possible action on the adoption of the repeal of 10 TAC Chapter 27, Texas First Time Homebuyer Program Rule; the adoption of new 10 TAC Chapter 27, Texas First Time Homebuyer Program Rule; and directing their submission for adoption to the *Texas Register*
- g) Presentation, discussion, and possible action on the adoption of the repeal of 10 TAC Chapter 28, Taxable Mortgage Program; the adoption of new 10 TAC Chapter 28, Taxable Mortgage Program; and directing their submission for adoption to the *Texas Register*

HOME AND HOMELESSNESS PROGRAMS

 h) Presentation, discussion, and possible action on awards for the 2019 HOME Investment Partnerships Program Single Family Development Open Cycle Notice of Funding Availability

CONSENT AGENDA REPORT ITEMS

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

- a) Outreach and Activities Report (Dec. 2019-Jan. 2020)
- b) Report on the Department's Swap Portfolio and recent activities with respect thereto

ACTION ITEMS

ITEM 3: COMMUNITY AFFAIRS

Presentation, discussion, and possible action regarding authorization to reprogram Community Services Block Grant discretionary funds towards the procurement of one or more providers to provide fiscal and cost allocation related training and technical assistance for Community Services Block Grant eligible entities

ITEM 4: FAIR HOUSING, DATA MANAGEMENT AND REPORTING

Presentation, discussion, and possible action authorizing the Department to submit an application for Fair Housing Initiative Program – Education and Outreach Initiative (FR-6300-N-21-A) released by the U.S. Department of Housing and Urban Development, and if successfully awarded to operate such program

ITEM 5: OCI, HTF, AND NSP

Presentation, discussion, and possible action on an amendment to the Neighborhood Stabilization Program 1 Agreement 77090000601 and associated loan documents with City Wide Community Development Corporation and authorization to award additional funding from Neighborhood Stabilization Program – Program Income

ITEM 6: MULTIFAMILY FINANCE

a)	Present	ation, discussion, and possib	le action regarding the issuance o
	Determ	ination Notices for 4% Housi	ng Tax Credit Applications
	20422	Brush Country Cottages	Dilley
	20423	Chula Vista	San Diego
	20424	Cielo Lindo	Edcouch

Rosalio Banuelos Director of Asset Management

Monica Galuski Director of Bond Finance

Abigail Versyp Director of HOME and Homelessness Programs

> Michael Lyttle Director of External Affairs

Monica Galuski Director of Bond Finance

Michael DeYoung Director of Community Affairs

Brooke Boston Director of Programs

Raul Gonzales Director of OCI, HTF, and NSP

Teresa Morales Director of Multifamily Bonds

20425	La Estancia	Sebastian
<mark>20426</mark>	La Posada I & II	Elsa
20427	La Reina	La Villa
<mark>20428</mark>	La Sombra	Donna
20429	Las Palmas	La Feria
20430	Leuty Avenue	<mark>Justin</mark>
20431	Los Laureles	Edcouch
<mark>20432</mark>	Los Naranjos	Alton
<mark>20433</mark>	Oak Haven	Donna
20434	Raintree	Alamo
<mark>20435</mark>	Seagraves Garden	Seagraves
<mark>20436</mark>	Silver Trail	Menard
<mark>20437</mark>	The Village	Tomball
<mark>20438</mark>	Valley View	Valley View
<mark>20439</mark>	Villa Vallarta	Rio Grande City
20440	Vista Verde	Cotulla
20441	Willowick	Gainesville
20442	Windmill	Giddings
20423	Windwood I & II	Kingsland
<mark>19471</mark>	Austin Manor	Austin ETJ
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- b) Presentation, discussion, and possible action regarding a waiver of certain requirements in 10 TAC §11.1(d)(122) regarding the definition of Supportive Housing ITEM 7: RULES
- a) Presentation, discussion, and possible action on an order proposing the repeal of 10 TAC Chapter 1, Subchapter C, Previous Participation and Executive Award Review Advisory Committee; an order proposing new 10 TAC Chapter 1, Subchapter C, Previous Participation and Executive Award Review Advisory Committee; and directing their publication for public comment in the *Texas Register*
- b) Presentation, discussion, and possible action on an order adopting the repeal of 10
 TAC Chapter 90, Migrant Labor Housing Facilities, an order adopting new 10 TAC
 Chapter 90, Migrant Labor Housing Facilities and directing publication in the *Texas Register*

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

EXECUTIVE SESSION

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

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

Pursuant to Tex. Gov't Code §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer;

Pursuant to Tex. Gov't Code §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules

Marni Holloway Director of Multifamily Finance

Patricia Murphy Director of Compliance

Tom Gouris Director of HOME and Special Initiatives

Leslie Bingham Escareño Vice Chair of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code Chapter 551; including seeking legal advice in connection with a posted agenda item;

Pursuant to Tex. Gov't Code §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or

Pursuant to Tex. Gov't Code §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

OPEN SESSION

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

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at <u>www.tdhca.state.tx.us</u> or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. If you would like to follow actions taken by the Governing Board during this meeting, please follow TDHCA account (@tdhca) on Twitter.

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact MeLissa Nemecek, ADA Responsible Employee, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Elena Peinado, 512-475-3814, at least five days before the meeting so that appropriate arrangements can be made.

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

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

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

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

THIS RESTRICTION IS APPLICABLE TO THE IDENTIFIED MEETING ROOM ON THIS DATE AND DURING THE MEETING OF THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

a

BOARD ACTION REQUEST

MULTIFAMILY FINANCE DIVISION

JANUARY 16, 2020

Presentation, discussion, and possible action regarding the issuance of Determination Notices for 4% Housing Tax Credit Applications

RECOMMENDED ACTION

WHEREAS, 22 applications that are part of one bond portfolio transaction and an additional application, as further detailed below, were submitted to the Department for consideration of a Determination Notice of 4% Housing Tax Credits;

WHEREAS, in accordance with 10 TAC §1.301(d)(1), the compliance history for all applications is designated as a Category 1 and deemed acceptable by Executive Award and Review Advisory Committee (EARAC);

WHEREAS, EARAC considered the program requirements, underwriting requirements, and compliance history associated with each application listed herein; and

WHEREAS, EARAC recommends each of the 23 applications for an award of 4% Housing Tax Credits, in the specific amounts noted in Exhibit A, and subject to any underwriting conditions as noted in the Real Estate Analysis Report;

NOW, therefore, it is hereby

RESOLVED, that the issuance of Determination Notices in the respective amounts for each of the applications listed herein, subject to underwriting conditions as found in the Real Estate Analysis report posted to the Department's website, and subject to any compliance conditions, is hereby approved in the form presented at this meeting.

BACKGROUND

The 4% Housing Tax Credit (HTC) program is considered a non-competitive program in that there is not a specific ceiling amount of HTCs that can be issued each year. Rather, the ceiling amount of HTCs to be issued is limited by the amount of Private Activity Bond volume cap available. The Texas Bond Review Board (BRB) administers the Private Activity Bond program for the State of Texas, and for the 2019 calendar year, the state received approximately \$3 billion in Private Activity Bond authority, of which approximately \$665 million is reserved for multifamily housing until August 15th of each year. After such date there may be more Private Activity Bond volume cap that goes towards multifamily housing.

Individual projects receive a Certification of Reservation from the BRB that allows for a statutory 150day closing timeline. For those projects seeking 4% HTCs (as the majority of them do), they must complete the Department's review process, the bond issuer's process, and the Attorney General's process in order to close within the prescribed timeframe. The Department accepts applications on a monthly basis throughout the year and the year from which the Certificate of Reservation is issued is what determines the QAP to which the application must adhere. Included in this Board presentation is a list of the 4% HTC applications staff has processed thus far for 2019 which illustrates the volume of applications that pursue the 4% HTC program as a funding source. The list reflects all applications received and includes a column that denotes the applications' status, specifically, those that have already closed, have been approved by the Board, are active and currently under review and those that are pre-applications that will utilize the Department as the bond issuer and an HTC application will be forthcoming. Also included in this Board presentation is a list of the 4% HTC applications that have been submitted so far for 2020. Those noted as being active were submitted as part of the Private Activity Bond Lottery that was held by the BRB in October 2019. The number of applications that participated in the lottery and the two regions (Region 6 and Region 7) that became over-subscribed demonstrates what could be a return of the competitive nature of private activity bond volume cap.

The Certificates of Reservation from the Bond Review Board for the developments described herein were issued under the Priority 3 designation, which does not have a prescribed restriction on the percentage of Area Median Family Income (AMFI) that must be served (beyond the federal requirement). The AMFI levels proposed to be served for each of the projects are indicated in their respective summary below.

The first 22 applications listed below represent the Hamilton Valley TX Bond portfolio, which proposes the acquisition and rehabilitation of 22 developments containing a total of 825 units in predominantly rural areas further detailed in the summaries below. All of the developments were previously financed with USDA-RD Section 515 loans, as well as Housing Tax Credits, and will now be assumed under the USDA Multifamily Revitalization Program. The Texas State Affordable Housing Corporation is serving as the bond issuer. A Certificate of Reservation was issued for the portfolio on January 13, 2020, and will expire July 11, 2020. The recommended 4% Housing Tax Credit amount for each application is provided in Exhibit A.

20422 – Brush Country Cottages

Brush Country Cottages consists of 28 units and is located at 500 Cross Creek in Dilley, Frio County. The project was originally built in 1992 and received an allocation of competitive housing tax credits on December 6, 1990. The USDA Rural Housing rental assistance is anticipated to continue on all of the units. The elderly population will continue to be served; however, an amendment to the existing HTC Land Use Restriction Agreement (LURA) is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI. Rehabilitation costs (includes building costs and site work) are approximately \$34k per unit.

<u> 20423 – Chula Vista</u>

Chula Vista consists of 44 units and is located at 201 Springfield Road, San Diego, Duval County. The development was originally constructed in 1995 and received an allocation of competitive housing tax credits on December 29, 1994. It will continue to serve the general population. All of the units will be rent and income restricted at 60% of AMFI with the exception of one managerial unit. The USDA Rural Housing rental assistance is anticipated to continue on 37 of the 44 units. Rehabilitation costs (includes building costs and site work) are approximately \$37k per unit.

20424– Cielo Lindo Apartments

Cielo Lindo Apartments consists of 34 units and is located at 402 Hinojosa Drive in Edcouch, Hidalgo County. The development was originally constructed in 2002 and received an allocation of competitive housing tax credits on October 31, 2000. The USDA Rural Housing rental assistance is anticipated to continue on 33 of the 34 units. The elderly population will continue to be served; however, an amendment to the existing HTC LURA is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI, with the exception of one managerial unit. Rehabilitation costs (includes building costs and site work) are approximately \$31k per unit.

<u>20425 La Estancia</u>

La Estancia consists of 32 units and is located at 366 East 8th Street in Sebastian, Willacy County. The development was originally constructed in 2002 and received an allocation of competitive housing tax credits on October 31, 2000. The USDA Rural Housing rental assistance is anticipated to continue on 31 of the 32 units. The elderly population will continue to be served; however, an amendment to the existing HTC LURA is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI, with the exception of one managerial unit. Rehabilitation costs (includes building costs and site work) are approximately \$37k per unit.

20426 La Posada I & II Apartments

La Posada I & II consists of 74 units and is located at 901 North Lamar in Elsa, Hidalgo County. The developments were originally constructed in 1992 and 2000, respectively. The two projects originally received separate allocations of competitive housing tax credits on December 31, 1991 and October 22, 1999, respectively. The two development sites are separated by North Lamar Street but are contiguous and are now being combined into the one application for non-competitive Housing Tax Credits. The USDA Rural Housing rental assistance is anticipated to continue on 70 of the 74 units and the USDA restrictive covenants will be on the entire property not just those with rental assistance. The elderly population will continue to be served; however, an amendment to the existing HTC LURA is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI. Rehabilitation costs (includes building costs and site work) are approximately \$37k per unit.

20427 La Reina Apartments

La Reina consists of 30 units and is located at 600 Sauz Street in La Villa, Hidalgo County. The development was originally constructed in 2003 and received an allocation of competitive housing tax credits on December 17, 2001. The USDA Rural Housing rental assistance is anticipated to continue on all of the 30 units. The elderly population will continue to be served; however, an amendment to the existing HTC LURA is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI. Rehabilitation costs (includes building costs and site work) are approximately \$32k per unit.

<u>20428 La Sombra</u>

La Sombra consists of 50 units and is located at 519 North Main in Donna, Hidalgo County. The development was originally constructed in 1994 and received an allocation of competitive housing tax credits on June 29, 1992. The USDA Rural Housing rental assistance is anticipated to continue on 40 of the 50 units. The elderly population will continue to be served; however, an amendment to the existing HTC LURA is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI. Rehabilitation costs (includes building costs and site work) are approximately \$37k per unit.

20429 Las Palmas Apartments

Las Palmas consists of 36 units and is located at 27745 South Kansas City Road in La Feria, Cameron County. The development was originally constructed in 2000, and received an allocation of competitive housing tax credits on November 20, 1998. The USDA Rural Housing rental assistance is anticipated to continue on 35 of the 36 units. The elderly population will continue to be served; however, an amendment to the existing HTC LURA is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI, with the exception of one managerial unit. Rehabilitation costs (includes building costs and site work) are approximately \$34k per unit.

20430 Leuty Avenue Apartments

The project consists of 24 units and is located at 909 West 7th Street in Justin, Denton County. The development was originally constructed in 1978 and received an allocation of competitive housing tax credits on December 22, 1997. It will continue to serve the general population. All of the units will be rent and income restricted at 60% of AMFI and the USDA Rural Housing rental assistance is anticipated to continue on 20 of the 24 units. Rehabilitation costs (includes building costs and site work) are approximately \$45k per unit.

20431 Los Laureles

Los Laureles consists of 23 units and is located at 1100 East Santa Rosa Street in Edcouch, Hidalgo County. The development was originally constructed in 1978, and received an allocation of competitive housing tax credits on December 29, 1994. It will continue to serve the general population. All of the units will be rent and income restricted at 60% of AMFI and the HUD Section 8 rental assistance is anticipated to continue on all of the units. Rehabilitation costs (includes building costs and site work) are approximately \$49k per unit.

20432 Los Naranjos Apartments

Los Naranjos consists of 30 units and is located at 210 North Eagle Pass Street in Alton, Hidalgo County. The development was originally constructed in 2003 and received an allocation of competitive housing tax credits on December 17, 2001. The USDA Rural Housing rental assistance is anticipated to continue on 29 of the 30 units. The elderly population will continue to be served; however, an amendment to the existing HTC LURA is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI, with the exception of one managerial unit. Rehabilitation costs (includes building costs and site work) are approximately \$31k per unit.

20433 Oak Haven Apartments

The project consists of 24 units and is located at 513 West Frontage Street in Donna, Hidalgo County. The development was originally constructed in 1983, and received an allocation of competitive housing tax credits on October 31, 2000. It will continue to serve the general population. All of the units will be rent and income restricted at 60% of AMFI and the USDA Rural Housing rental assistance is anticipated to continue on all of the units. Rehabilitation costs (includes building costs and site work) are approximately \$41k per unit.

20434 Raintree Apartments

Raintree Apartments consists of 32 units and is located at 650 Raintree Street in Alamo, Hidalgo County. The development was originally constructed in 1986 and received an allocation of competitive housing tax credits on October 31, 2000. It will continue to serve the general population. All of the units will be rent and income restricted at 60% of AMFI and the USDA Rural Housing rental assistance is anticipated to continue on all of the units. Rehabilitation costs (includes building costs and site work) are approximately \$40k per unit.

20435 Seagraves Garden Apartments

Seagraves Garden Apartments consists of 32 units and is located at 1100 12th Street in Seagraves, Gaines County. The development was originally constructed in 1974 and received an allocation of competitive housing tax credits on December 30, 1988. It will continue to serve the general population. All of the units will be rent and income restricted at 60% of AMFI. Additionally, the USDA

Rural Housing rental assistance is anticipated to continue on 31 of the 32 units. Rehabilitation costs (includes building costs and site work) are approximately \$41k per unit.

20436 Silver Trail

Silver Trail consists of 24 units and is located at 403 Mesquite Street in Menard, Menard County. The development was originally constructed in 1991 and received an allocation of competitive housing tax credits on December 6, 1990. The elderly population will be served. An amendment to the existing HTC Land Use Restriction Agreement (LURA) is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI and the USDA Rural Housing rental assistance is anticipated to continue on 22 of the 24 units. Rehabilitation costs (includes building costs and site work) are approximately \$40k per unit.

20437 The Village Apartments

The Village consists of 64 units and is located at 517 School Street in Tomball, Harris County. The development was originally constructed in 1999 and received an allocation of competitive housing tax credits on October 22, 1999. The USDA Rural Housing rental assistance is anticipated to continue on 63 of the 64 units. The elderly population will continue to be served; however, an amendment to the existing HTC LURA is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI. Rehabilitation costs (includes building costs and site work) are approximately \$27k per unit.

20438 Valley View Apartments

Valley View consists of 24 units and is located at 513 North Pecan Creek Trail in Valley View, Cooke County. The development was originally constructed in 1979 and received an allocation of competitive housing tax credits on September 17, 1997. It will continue to serve the general population. All of the units will be rent and income restricted at 60% of AMFI and the USDA Rural Housing rental assistance is anticipated to continue on 23 of the 24 units. Rehabilitation costs (includes building costs and site work) are approximately \$40k per unit.

<u>20439 Villa Vallarta</u>

Villa Vallarta consists of 40 units and is located at 600 Fairground Road in Rio Grande City, Starr County. The development was originally constructed in 1995, and received an allocation of competitive housing tax credits on December 29, 1994. The USDA Rural Housing rental assistance is anticipated to continue on 36 of the 40 units. The elderly population will continue to be served; however, an amendment to the existing HTC LURA is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI. Rehabilitation costs (includes building costs and site work) are approximately \$33k per unit.

20440 Vista Verde

Vista Verde consists of 24 units and is located at 404 Medina Street in Cotulla, La Salle County. The development was originally constructed in 1994 and received an allocation of competitive housing tax credits on December 29, 1993. The USDA Rural Housing rental assistance is anticipated to continue on all 24 units. The elderly population will continue to be served; however, an amendment to the existing HTC LURA is in process by the Department in order to reflect the USDA 515 definition of elderly. All of the units will be rent and income restricted at 60% of AMFI. Rehabilitation costs (includes building costs and site work) are approximately \$38k per unit.

20441 Willowick Apartments

Willowick consists of 60 units and is located at 1501 Newland Drive in Gainesville, Cooke County. The development was originally constructed in 1977 and received an allocation of competitive housing tax credits on July 27, 1989. It will continue to serve the general population, and all of the units will be rent and income restricted at 60% of AMFI, with the exception of one managerial unit. The USDA Rural Housing rental assistance is anticipated to continue on 55 of the 60 units. Rehabilitation costs (includes building costs and site work) are approximately \$44k per unit.

20442 Windmill Apartments

Windmill consists of 28 units and is located at 550 North Montgomery Avenue in Giddings, Lee County. The development was originally constructed in 2003 and received an allocation of competitive housing tax credits on December 11, 2001. It will continue to serve the general population and all of the units will be rent and income restricted at 60% of AMFI. The USDA Rural Housing rental assistance is anticipated to continue on 23 of the 28 units. Rehabilitation costs (includes building costs and site work) are approximately \$32k per unit.

20443 Windwood I & II

The Windwood I & II consists of 68 units and is located at 100 Windwood Drive in Kingsland, LLano County. The development was originally constructed in 1989 and later expanded in 1995. The projects received allocations of competitive housing tax credits in 1988 and again on December 30, 1993. The two properties have been consolidated and the elderly population will continue to be served. All of the units will be rent and income restricted at 60% of AMFI, with the exception of one managerial unit. Additionally, the USDA Rural Housing rental assistance is anticipated to continue on 59 of the 68 units. The Department received a letter of support for the development from Mike Sandoval, Llano County Commissioner, Precinct 3. Rehabilitation costs (includes building costs and site work) are approximately \$37k per unit.

<u>19471 Austin Manor Apartment Homes</u>

Austin Manor Apartment Homes proposes the new construction of 280 units to be located at Bellingham and Boyce Road in the extraterritorial jurisdiction of Austin, Travis County. All of the units will be rent and income restricted at 60% of AMFI and the development will serve the general population. The development is contemplated to be the second phase of Boyce Lane Apartments (#17436), which was approved by the Board on December 14, 2017, and is currently under construction. The Certificate of Reservation was issued on September 27, 2019, and will expire on February 24, 2020. The Strategic Housing HFC of Travis County is serving as the bond issuer. The Department has not received any letters of support or opposition for the development.

EXHIBIT A

Recommended 4% HTC Amounts

Application Number	Development Name	Number of Units	Recommended 4% HTC Amount
20422	Brush Country Cottages	28	\$89,069
20423	Chula Vista	44	\$149,982
20424	Cielo Lindo	34	\$101,022
20425	La Estancia	32	\$101,210
20426	La Posada I & II	74	\$208,076
20427	La Reina	30	\$68,586
20428	La Sombra	50	\$118,354
20429	Las Palmas	36	\$87,983
20430	Leuty Avenue	24	\$80,261
20431	Los Laureles	23	\$88,153
20432	Los Naranjos	30	\$67,810
20433	Oak Haven	24	\$63,090
20434	Raintree	32	\$82,925
20435	Seagraves Garden	32	\$91,709
20436	Silver Trail	24	\$67,091
20437	The Village	64	\$172,768
20438	Valley View	24	\$78,834
20439	Villa Vallarta	40	\$122,529
20440	Vista Verde	24	\$82,514
20441	Willowick	60	\$171,018
20442	Windmill	28	\$77,926
20443	Windwood I & II	68	\$151,618
-	cattered Portfolio total	\$2,322,528	
19471	Austin Manor	280	\$2,241,134
То	tal	1,105	\$4,563,662

20422 B	Brush Country Cotta	ages - Applicat	ion Summa	ary			REAL E	State An Ja	IALYSIS I anuary	
	PROPERTY IDENTIFICATION		RECOMMENDATION			Key	PRINCIPA	L / SPON	SOR	
Application #	20422	TDHCA Program	Request	Recommended						
Development	Brush Country Cottages	LIHTC (4% Credit)	\$89,069 \$89	,069 \$3,181/Unit		Н		sing, LLC)	
City / County	Dilley / Frio	_1					Dennis			
Region/Area	9 / Rural	0			Gr			ble Dev		ent
Population	Elderly Limitation	0				Ami	e Cofini	(Consulta	ant)	
Set-Aside	General	0								
Activity	Acquisition/Rehab (Built in 1992)	0			Related F	Parties	Contra	ctor - No	o Selle	er - Yes
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		SITE PLAN			-			ITY INDIC	ATORS	
	36		And the second		Gross Ca					N
					Highest U			N/A	N/A	N/
	P. C. A C	7/200			Dominan			N/A	1 BR/60	
		1/1 - AL	· Alle		Premiums Rent Assis		ents)	N/A 28	100% To	N
	And A AB				Kent Assis					
		Dr.	The second		Costs Und		1	CA's Costs		on PC
			A	A STAR	Avg. Unit	1	673		ensity	9.3/a
			All	100	Acquisitio		0.0		<td>\$1,06</td>	\$1,06
	Be	Commun Building	ny	A COLOR	Building (1	\$46.56		<td>\$87</td>	\$87
			a the then		Hard Cos				<td>\$1,10</td>	\$1,10
					Total Cos			\$107		\$3,00
	BS	82	1 400 CONS	the st	Develope		\$28			Paid Ye
			1 42 1	and a	Contracto			1K 30%		Yes
	B4					REHAB				
		and an and an and and and and and and an			Site Work		1	Finishes/Fi		26K 6
	A LANCE AND A REAL PROPERTY AND	B3	the state of the s							
		83	AN IN	- COL	Building S	hell	\$K 1%	Amenities	\$	\$1K 1
		B		A. T	Building S HVAC			Amenities Total Exte		\$1K 1 \$5K 14

DEBT	(Must Pa	v)			CASH FLOW D	ebt / Gi	RANT FUN	IDS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.60%	\$1,136,000	1.17	Interim Investment Income	0/0	1.65%	\$21,351	1.17	Federal LIHTC - Boston Financial	\$354,781
USDA Existing Debt	30/50	1.00%	\$635,977	1.17	Reserve Funds	0/0	0.00%	\$408,070	1.17	Deferred Developer Fee	\$64,163
					Seller Note	0/0	TBD	\$381,310	1.17	·	
			•							TOTAL EQUITY SOURCES	\$418,944
										TOTAL DEBT SOURCES	\$2,582,708
TOTAL DEBT (Must Pay)			\$1,771,97	77	CASH FLOW DEBT / GRANTS			\$810,731		TOTAL CAPITALIZATION	\$3,001,652
					CONDITIO	NS					
Should any terms of the propose allocation and/or terms of other					e are material changes to the over	all deve	elopment	t plan or costs, t	he ana	alysis must be re-evaluated and adjustmer	nt to the credit
BOND RESERVATI			ly be wallant	eu.			ΔF	RIAL PHOTOGR	ΔΡΗ(ς)		
			Corporation				7.1				
Expiration Date			July 2020		Pacho Garcia Cafe	Partie and	in the			the second second	and the second
Bond Amount			9,120,000							12 Company and the second	4. 2
BRB Priority			Priority 3	0.00	Daysteria	1	a a and		-		LI LE CHARTEN
Close Date			Thomy 5	SI/	B	42	13	CONTRACT OF			
	538 Cash	-Collater	alized	3		2			-		
% Financed with Tax-	00 0431	Condicin	diized				2 2 2 2 2	· · · ·	1		ALL STREET
Exempt Bonds	60.			Party.		1	Trap :		El .	A A A A A A A A A A A A A A A A A A A	A 52/7 P
The bond amount represents the total f				2.		5	Dilley	High School	21		
amounts are reflected in the "Underw	vritten Capit	alization Se	ction".	and the second			Mar C	ALL PARTY	1		
RISK PRO						$\langle \cdot \rangle$		Middle :	arper School	Maldonado	s Snocones
STRENGTHS/MITIGAT	'ING FACT	ORS					1.20	Provent B	(India)	C LI III	
 Experienced Developer 				13	Dilley City	1910	1.121	F 1444	The second		AT A A A
 USDA §515 debt deferred for 	20 years			4670	Housing Authority	Sec. in a					the states
 USDA Rental Assistance 				. 9		Brush	Country/Cott	tages	500	A Destanting to the second	
								the last			Laborator 1
				16		XX				St Joseph's Catholic Church	ALL AND
WEAKNESSES						10	SH	Contraction of the			and the state
 Long-term pro forma does no 			otion of			all		a ta Mallara (1-10-
debt service following 20-yea				,	A & D Express	all-		IBSE	REitness	Rosa's Hamburger Stand	A THINK
 Feasibility dependent on USE 	DA Renta	l Assistan	се	41	Lube and Tires	RA	D.M.	RETAILE D			1 2020 4 7
AREA M	AP			L	owe's Market	静态	SEC			United States Postal Service	1
Concan	NA	1		-		La La	Mean	And the second			
(ii)	San Antonio			-	teurger king -	2.10	Smarsh	Ball	日本		
(1)			K	Shall		and the second			E ROQ	EagleFord	1.1.1
Unalog	4 P		-	2			1	Laws.	and a		States late
7		Ficresville	X	10 100		-	-150		100		1 1
								Dilley Feed & Grain	11		A A A A A A A A A A A A A A A A A A A
	Pleasanton			F			Mark	1. 75	-		Ether 7
B) Promoti		Kan	Des Chy			- Set 110	0	Google			1985
		6	Kenedy								
stal City S00 Cross Creek		0									l

20423 (Chula Vista - Applic	cation Summar	у					REAL E	STATE ANALY Janu	SIS DIVISIOI ary 13 , 202
	PROPERTY IDENTIFICATION		RECOMMEND	ATION			Key	PRINCIPA	al / Sponsor	
Application #	20423	TDHCA Program	Request	Recom	mended					
Development	Chula Vista	LIHTC (4% Credit)	\$149,982	\$149,982 \$3	409/Unit			HVM Hou	using, LLC	
City / County	San Diego / Duval								Hoover	
Region/Area	10 / Rural	0				0	,		able Develop	ment
Population	General	0					An	nie Cofini	(Consultant)	
iet-Aside	General	0								
Activity	Acquisition/Rehab (Built in 1995)	0				Related	Parties	Contra	ctor - No	Seller - Yes
	Түріс	AL BUILDING ELEVATION/PHOTO	1			UNI	DISTRIBU	TION	INCOME D	STRIBUTION
0.0			St. Buch 14		an a gard	# Beds	# Units	% Total	Income # U	nits % Total
		Contraction of the Contraction		1 Mar. and	A PALL	Eff	-	0%	30%	- 0%
	No. of the second se	Lat.	and so a	Sec. Sec.		1	8	18%	40%	- 0%
-		200 B COST AND	and side the			2	28	64%	50%	- 0%
and the second	and the second second				A CONTRACTOR	3	8	18%	60%	43 98%
Care In						4	-	0%	EO	1 💟 29
- Surger		The state of the s	NAME AND ADDRESS OF			TOTAL	44	100%	TOTAL	44 100%
	TERM 9 BUT BOARD						PRO FOR	MA FEAS	IBILITY INDICAT	ORS
			Sel and an			Pro Form	a Underw			Pro Forma
	and the second division of the second divisio			Address of the owner where the second second		Debt Co		-	Expense Ratio	-
			in Marthur 20	and the second s		Breakev		-	Breakeven Re	
The owner where					Sales and the	Average			B/E Rent Marg	
-	1			A REAL		Property			unit Exemption	
1000	. /				- 1 4	Total Exp			unit Controllable	
		Site Plan					MARKI	T FFASIBI	LITY INDICATO	RS
						Gross Ca	pture Rat			N/A
		State in	and the second	4			Init Captu			V/A N/A
	and the second of the		Cheffe .				t Unit Ca			R/60% 28
	35.00	the total	200				s (↑60% R		N/A	N//
		and the second ball the second		5 ta			sted Units	,		% Total Units
			· · ·				DEVEL	OPMENT (Y
	5					Costs Un	derwritter	I TDH	CA's Costs - Ba	sed on PCA
						Avg. Uni	Size	794	SF Densit	y 12.0/acr
						Acquisiti	on		\$38K/un	it \$1,691
			Calling the			Building	Cost	\$43.14	/SF \$34K/un	it \$1,508
						Hard Co	st		\$41K/un	it \$1,783
						Total Cos	t		\$110K/un	it \$4,850
						Develop	er Fee	\$44	44K (13% Deferred	d) Paid Year:
			A LAND	5		Contract		\$22	27K 30% Boos	
			a had the second				REHAE	BILITATIO	N COSTS / UN	IIT
	Att A CONTRACT	Siperconcile 1%	and the second			Site Work		2K 6%	Finishes/Fixture	
						Building	Shell	\$K 0%	Amenities	\$K 0%
		THE MAN AND	-			HVAC		3K 8%	Total Exterior	\$3K 7%
			and a second of the second							

DEBT (Must Par	v)			CASH FLOW D	EBT / G	rant Fun	IDS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.15%	\$1,206,000		Interim Investment Income	0/0	1.65%	\$36,234	1.22	Federal LIHTC - Boston Financial	\$1,615,708
USDA Existing Debt	30/50	1.00%			Reserve Funds	0/0	0.00%	\$321,311	1.22	Deferred Developer Fee	\$56,557
	1				Seller Note	0/0	TBD	\$488,035	1.22		
										TOTAL EQUITY SOURCES	\$1,672,265
										TOTAL DEBT SOURCES	\$3,177,238
TOTAL DEBT (Must Pay)			\$2,331,6	58	CASH FLOW DEBT / GRANTS			\$845,580		TOTAL CAPITALIZATION	\$4,849,503
			ΨZ,331,0	50		NIC		\$043,300			\$4,847,383
					CONDITIO						
Should any terms of the proposed allocation and/or terms of other 1					are material changes to the overa	all deve	lopment	plan or costs, tl	ne ana	lysis must be re-evaluated and adjustment	to the credit
BOND RESERVATIO	DN / ISS	SUER					AE	RIAL PHOTOGR	APH(s)		
Issuer Texas Sta	te Affordat	ble Housing	Corporation	Harris and							10000
Expiration Date		J	uly 2020			X1				10 10 10 10 10 10 10 10 10 10 10 10 10 1	
Bond Amount		\$39	,120,000	and all		N		100	2-0-3-		
BRB Priority			Priority 3	20		V	Hydron .		-		No. of Street, No.
Close Date							4_17		10-3		A STATE
	38 Cash	-Collatera	alized			-	$+ \Box$	+ 1 $-$	F.		
% Financed with Tax-			7	and the state				1-1-1-1-			
Exempt Bonds	60.3	3%		4			A STATE	四日月 一			A CONTRACT
The bond amount represents the total for				1		1-2L		國 影 接 的	Arata de		
amounts are reflected in the "Underwri	itten Capita	alization Sec	ction".		wat						trail and the
						due 2	19 kg		1943		
RISK PROF					Anne A	11	200				
STRENGTHS/MITIGATIN							-1-1	H. CO.			
	20 years						A STATE AN		Stans	The Contraction of the second second	
USDA Rental Assistance Experienced Developer				444							1102 1
 Experienced Developer 			5			1 de	413	5 2 5	51		2000
				- B		1-12-	-	1- A 8 8-	5 4		
WEAKNESSES/	RISKS			1	State Res	(pr	Reen ?	No.	6		
 Long-term pro forma does not 	t suppor	rt resump [:]	tion of			17		0 0 0			and the
debt service following 20-year					1 Class dames			一个家庭道	5 1	Link Harris and T	and the second
 Feasibility dependent on USDA 	A Rental	Assistanc	ce	T'a .			3 h	The second			1 1 A 15 1 1 1
AREA MA	VP			S.		27		The second		00	
	Warpin		54	1		See S	147	A K			and in the second
Karlant Jay	1 ALE	M	- 1	$\sim t$	T	1 2	359	111	TY		
Orange Genet San Parmine	COME	- Contra					100	× 9	Ibioc		The state of
Del Annapas Anna	Sec. 1		Co Arean To		a and a second		() - ()		ubjec		
	1.9		and a loss	136		21	of Charles	A 2124	3087		150
9 byn 4		Corpus Christi	sincle'			E Qu			11/2	A STATE OF A	100
C Alla			N 83	A		20°-	1	A Starter L	1		and the second
		S R	Mytarg	C. Pa	132	9	to	IS THE	18	A STATE OF THE STA	2.2.4
tied by	Teru Ciavia Unia		21	1		32	SIL	A set of the set	10		SEP .
and at			1	110		THE AS			100		
New York States	1	Namit Rect	1								

20424 (Cielo Lindo - Applic	ation Summar	У				REAL EST	TATE ANALY Janu	'SIS DIVIS ary 13 , 2
	PROPERTY IDENTIFICATION		RECOMMEND	ATION		KEY PI	RINCIPAL	/ SPONSOR	
Application # Development City / County Region/Area Population	20424 Cielo Lindo Edcouch / Hidalgo 11 / Rural Elderly Limitation	TDHCA Program LIHTC (4% Credit)	Request \$101,022	Recommended \$101,022 \$2,971/Unit	Gr	eystone /			ment
et-Aside	General	0			Delete d De		<u></u>	Na Na	Callar
ctivity	Acquisition/Rehab (Built in 2002)	0			Related Pa		Contract		Seller -
	THC	AL BUILDING ELEVATION/PHOTO			# Beds i Eff 1 2 3 4 1 TOTAL Pi Pro Forma Debt Cove Breakeven Average R Property Ta	- 1 30 4 - 1 - 34 RO FORM Underwritt trage 0 Occ. 0 ent axes	Total I 0% 88% 12% 0% 0% 0% 0% 0% 0% 0% 100% 1 A FEASUBIT 1 ten 1 1.18 E 89.2% B \$611 B \$526/under 1	30% 40% 50% 60% EO TOTAL UITY INDICA Applicant's xpense Ratio reakeven Re /E Rent Marg Exemption	nits % ' - - 33 34 1 1 34 1 34 1 1 34 1 1 34 1 1 34 1 1 1 34 1 1 1 1 1 1 1 1
		SITE PLAN			Total Exper			it Controllable	
					Gross Cap				
			C. DOLT AT A DOLT		Highest Un	it Capture	Rate	N/A	N/A
		Cielo	Lindo A	partments	Dominant I	Unit Cap.	Rate	N/A 1 B	R/60%
			COLUMN DE LA CALLO	KAR MARKSHOLDER HOLD	Premiums		its)	N/A	
	and a state of the state		1. A. C.	Sector Andrews	Rent Assist				% Total U
		A stranger	and a start		Costs Unde		1	OST SUMMA A's Costs - Ba	
	The second se	LINE REPORT	A MARINE	Substantian States	Avg. Unit S		671 S		
			St. Philippine		Acquisition		0713	\$39K/un	-
					Building Co		\$43.56/S		
-				State of the state	Hard Cost		,	\$35K/un	
-	A REPORT OF THE			1 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Total Cost			\$100K/un	
20				22- 2002	Developer	Fee	\$299		
-	A DEC AND A DEC	the state of the		THE PROPERTY OF	Contractor	Fee	\$153	K 30% Boos	
100	Contraction of the second	- Statements		A REAL ACTOR AND		REHABIL	ITATION	COSTS / UN	IIT
	A CARLER OF THE			tall the state of the	Site Work	\$2k	K 7% Fi	inishes/Fixtur	es \$24K
and the second	In the second	Section and the section of the secti	and the second	Stand and and a stand of the	Building Sh	ell \$k	K 1% A	menities	\$K
	A DESCRIPTION OF THE OWNER OWNER OF THE OWNER OWNER OF THE OWNER OWNE	A DESCRIPTION OF A	EAS A SHARE	NORTH AND A PROPERTY AND AND A	HVAC	\$4k	(10% T	otal Exterior	\$3K
<u>)</u> -		THE OWNER WATCH DOLLARS AND ADDRESS OF THE OWNER WATCH	States and		IIVAC	φ 4r	10/0 10		ψJIC

DEBT	(Must Pa	y)			CASH FLOW DE	ebt / Gi	RANT FUN	DS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.60%	\$1,322,000	1.18	Interim Investment Income	0/0	1.65%	\$24,156	1.18	Federal LIHTC - Boston Financial	\$317,480
JSDA Existing Debt	30/50	1.00%	\$895,467	1.18	Reserve Funds	0/0	0.00%	\$401,934	1.18	Deferred Developer Fee	\$61,677
					Seller Note	0/0	TBD	\$365,033	1.18		
										TOTAL EQUITY SOURCES	\$379,157
										TOTAL DEBT SOURCES	\$3,008,590
OTAL DEBT (Must Pay)			\$2,217,46	57	CASH FLOW DEBT / GRANTS			\$791,123		TOTAL CAPITALIZATION	\$3,387,747
					CONDITIO	NS					
hould any terms of the propose	ed capit	al structu	e change or	r if there	e are material changes to the ove	erall dev	elopmen	it plan or costs,	the ar	alysis must be re-evaluated and adjustme	ent to the
credit allocation and/or terms o	f other T	DHCA fur	nds may be v	varrant	ed.						
BOND RESERVATI	ON / ISS	SUER					AEF	RIAL PHOTOGR	APH(s)		
ssuer Texas Sta	ate Affordat	ble Housing	Corporation	1 3			1				
xpiration Date		J	Jly 2020	3		1 pine	10.12	CALLER PRO	10	The second second	
Bond Amount		\$39	120,000		The second second	153	ARE				and the second
BRB Priority			Priority 3	10 20	BANNON CONTRACTOR	A. 199	March 1	-1925 Monte	Chisto Re		No. of Concession, Name
	38 Cash	-Collatera	alized	a come				71			C.C.
6 Financed with Tax-											W. The
xempt Bonds The bond amount represents the total f	59.4 or all prope		ual loan	(a) 78	Chinese and Chines					James - Change	
amounts are reflected in the "Underw				2.12	11-11-9			27A		Data of the state of the	
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RISK PRO STRENGTHS/MITIGAT						LT.		and the		da and a second da a second	
 USDA §515 debt deferred for 					NIT OF	5 T					ALC: N
 USDA Rental Assistance 	20 900				The second statement and second	9 61		1			
 Experienced Developer 				族		A DECK		NERLEY T	I sen	「御御祭をし、 「うっつ」、「「うっつ」」	18 B
WEAKNESSES				4 位			2. 18 3-	R. It	Service .	HARD THE MAN THE REAL PROPERTY OF	
 Long-term pro forma does no 				123		大学		A GLE L	a dealer	Subject	18-00-21
 Feasibility dependent on USE 	DA Renta	al Assistan	ce	- Mark		Auch anen	THE CON	三 三 一 一	- The	AND STREET, ST	
AREA M	AP			1	State of State of State of State	A DECISION	901	L. ul	100 M		and the
69E		1		13	Editor	a Ave	T. C.	107	aRosarA	e E Santa Rosa Mile	16112 Rd
			0		The Lot of the Lot of the State	-	B	A MARK OF MAR			
402 Hinojosa Street							1	1981年7月	通程	1015	
^四 Edinburg		Laguna	3.				Let de let le		And the owner		
Rio	Hondo	Atascosa						- S			A state of
McAllen Harlingen		National Wildlife						187/		A REAL PROPERTY AND INCOMENTS	1 and
Weslaco				ni q	A CONTRACTOR OF A CONTRACTOR O			Part Al		AND DESCRIPTION OF TAXABLE PARTY.	- and the second
San Be	nito	(100)	uth Padre Island	24.22							
March March of the	Los Fresn	OS _	loid lid								Access
105a 20 20 20 20 20 20 20 20 20 20 20 20 20		(48)	24		And a state of the		-		The same		
Río Bravo		0								THE REAL PROPERTY AND A RE	
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(AN)		310			A STATION OF MARINE PAR					The second	
97	Brownsville	eι			A 19 20 00	1	-	And the Party of t	1	Dog	and the second second

20425 L	a Estancia - Applic	ation Summary	1					REAL E	STATE ANALYS Janua	SIS DIVISION ary 13 , 2020
	PROPERTY IDENTIFICATION	1	RECOMMENDA	TION			KEY	PRINCIPA	AL / SPONSOR	
Application #	20425	TDHCA Program	Request	Re	ecommended					
Development	La Estancia	LIHTC (4% Credit)	\$101,210	\$101,210	\$3,163/Unit		I	HVM Hou	ising, LLC	
City / County	Sebastian / Willacy	1						Dennis	Hoover	
Region/Area	11 / Rural	0					,		able Developr	nent
Population	Elderly Limitation	0					An	ne Cofini	(Consultant)	
Set-Aside	General	0								
Activity	Acquisition/Rehab (Built in 2000)	0				Related	Parties	Contra	ctor - No	Seller - Yes
	TYPICA	L BUILDING ELEVATION/PHOTO				UNIT	DISTRIBU	TION	INCOME DI	STRIBUTION
i.		and the second				# Beds	# Units	% Total	Income # Ur	nits % Total
						Eff	-	0%	30%	- 0%
and the	and the second s	21112	ANT.			1	28	88%	40%	- 0%
State State	and and a second se		-		10	2	4	13%	50%	- 0%
					Martine Hills	3	-	0%	60%	31 97%
A CONTRACTOR		Anterophilita and a second second			I BELL CAR	4	-	0%	EO	1 🕑 3%
						TOTAL	32	100%	TOTAL	32 100%
			1 ALEXANDE		CONTRACTOR OF		PRO FOR	MA FEASI	BILITY INDICAT	ORS
and the second s		and the second second	EL MARKEN M			Pro Form	a Underw		Applicant's	_
	and the second second		Same of the second			Debt Cov	/erage		Expense Ratio	
Contraction of the						Breakeve			Breakeven Re	
- Million for stream			Carlos Carlos			Average			B/E Rent Marg	-
C200000 August			Pres market	a sugar		Property			init Exemption	
and the second second						Total Exp	ense	\$4,080/L	init Controllable	\$2,239/unit
		SITE PLAN					MARKE	T FEASIBI	LITY INDICATOR	RS
	the second se	1 and the second	X	94		Gross Ca	pture Rat	e (30% M		N/A
	Ar man and a second	to and the second second		-		Highest L	Init Captu	ire Rate		I/A N/A
			1 -1 2	C.N.			t Unit Ca			R/60% 28
			123				s (↑60% R		N/A	N/A
						Rent Assi	sted Units			% Total Units
	30-01-1	PERSONAL PROPERTY OF	1			Consta Una		1		
						Avg. Unit		664	CA's Costs - Bas	1
			PC 1			Acquisiti		004	\$34K/uni	
			and the last			Building		\$54.11		
						Hard Cos		ψ04.11	\$41K/uni	t \$1,313K
						Total Cos			\$102K/uni	
						Develop	-	\$32		
			3 Bud	Call A		Contract		\$16		
									N COSTS / UN	
		The state				Site Work	\$	51K 3%	Finishes/Fixture	\$27K 66%
						Site Work Building S		51K 3% 54K 9%	Finishes/Fixture Amenities	\$27K 66%
				-	ı.		Shell \$			

Greystone Servicing Company LLC 40/40 4.6.0% \$1,402,000 1.18 Interim Investment Income 0/0 1.65% \$23,843 1.18 Federal LIHTC - Boston Financial \$404 USDA Existing Debt 30/50 1.00% \$893,939 1.18 Reserve Funds 0/0 0.00% \$341,666 1.18 Deferred Developer Fee \$75 Company Image: Company </th <th>Debt</th> <th>(Must Pa</th> <th>ıy)</th> <th></th> <th></th> <th>CASH FLOW DE</th> <th>ebt / Gi</th> <th>RANT FUN</th> <th>NDS</th> <th></th> <th>EQUITY / DEFERRED FEES</th> <th></th>	Debt	(Must Pa	ıy)			CASH FLOW DE	ebt / Gi	RANT FUN	NDS		EQUITY / DEFERRED FEES	
USDA Existing Debt 80760 1.028 \$995,929 1.18 Reserve Funds 0.00 0.008 \$\$314,066 1.18 Deferred Developer Face 9.17 Image: Solid	Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR		Amount
Image: Section Date Oxit The Dist 24.365 1.18 Otal Learning Sources 5.499.874 TOTAL DEER (Must Pay) 52.295,939 CASH FLOW DEE/ / GRANTS 1.499.874 TOTAL CAPITALIZATION 132.255 Structure and/or terms of the proposed capital shucture changes of the mark may be warranted. CONDITIONS TOTAL CAPITALIZATION 132.255 Structure and/or terms of the proposed capital shucture changes of the mark may be warranted. Constructure and/or terms of the proposed capital shucture changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the capital and mark terms of the proposed capital shucture changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the capital shucture changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the capital shucture changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the capital shucture changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the capital shucture changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the capital shucture changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the capital shucture changes to the shuft or a graphic behaverall development plan or costs, the analysis must be re-evaluated and adjustment to the capital shucture changes to the shuft or a graphic behaveral development plan or costs, the analysis must be re-evaluated and adjustment to the capital shucture changes to the shuft or a graphic behaveral shucture changes	Greystone Servicing Company LLC	40/40	4.60%	\$1,402,000	1.18	Interim Investment Income	0/0	1.65%	\$23,843	1.18	Federal LIHTC - Boston Financial	\$404,114
Interview Interview State State Interview State State State State Interview State State State State State State	USDA Existing Debt	30/50	1.00%	\$893,939	1.18	Reserve Funds	0/0	0.00%	\$341,666	1.18	Deferred Developer Fee	\$75,384
TOTAL DEBT (Must Pay) 52,295.99 CASH FLOW DEBT / GRANTS Image: Control of the proposed capital structure change off there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the control addor terms of other DHCA Changes and there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the control addor terms of other DHCA Changes and there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the control addor terms of other DHCA Changes and the development plan or costs, the analysis must be re-evaluated and adjustment to the control addor terms of other DHCA changes and the development plan or costs, the analysis must be re-evaluated and adjustment to the control addor terms of other DHCA changes and the development plan or costs, the analysis must be re-evaluated and adjustment to the control addor terms of other DHCA changes and the development plan or costs, the analysis must be re-evaluated and adjustment to the control addor terms of the proposed capital structure changes and the development plan or costs, the analysis must be re-evaluated and adjustment to the control addor terms of the proposed capital structure changes and the development plan or costs. The analysis must be re-evaluated and adjustment to the control addor terms of the proposed capital structure changes and the development plan or costs. The analysis must be re-evaluated and adjustment to the control addor terms of the proposed capital structure changes and the development addor terms of the proposed capital structure changes and the development adjustment to the control adjustment adjustente changes adjustment adjustment adjustment adjustment						Seller Note	0/0	TBD	\$124,365	1.18		
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CONDITIONS Should any terms of the proposed capital structure change of if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TOHI-CA funds may be warranted. COND RESERVATION / ISSUER Condition and/or terms of other TOHI-CA funds may be warranted. Condition between the total of a difference of the total of a difference of the total of a difference of the total of the tothered total of the total of the total of the											TOTAL DEBT SOURCES	\$2,785,813
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Issuer Texas State Affordable Housing Corporation Expiration Date July 2020 Bend Amount S139 120,000 BRB Priority Priority 3 Close Date USDA 538 Cash-Collateralized Secure file mod amount (represents the total for all properties. Individual loan annexts are reflected in the "Understanding Corporation Scient" RESERVERTIBE ONE Other Structure USDA 551 Sector Scient" ID The total amount are reflected in the "Understanding Corporation Scient" W/Th S1 ISSN PROFILE STRENGTHS/MIIGATING FACTORS Esperienced Developer USDA 551 Sector Game USDA SEST Sector Science Esperienced Total Assistance USDA SET Sector Game Strengt Group Tesumption of debt service following 20-year deferral Group Game Group Corporad desero slupport resumption of debt service following 20-year deferral I Drop Lem proframe does not support resumption of debt service following 20-year deferral Group Game Group Corporad desero slupport resumption of debt service following 20-year deferral Group Game Group Corporad desero slupport resumption of debt service following 20-year deferral I Drop Lem proframe does not support resumption of debt service following 20-year deferral Group Game Game Game Game Game Game Game Game	credit allocation and/or terms	of other T	DHCA fu	nds may be v	warrant	ted.						
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20426 l	La Posada I & II	 Application Sum 	mary					REAL E	STATE AN Ja	ALYSIS anuary	
	PROPERTY IDENTIFICATION		RECOMMEND	ATION			Key	PRINCIPA	L / SPON	SOR	
Application # Development City / County Region/Area Population	20426 La Posada I & II Elsa / Hidalgo 11 / Rural Elderly Limitation	TDHCA Program LIHTC (4% Credit)	Request \$208,076		mended ,812/Unit		Greyston	Dennis e Afforda	ising, LLC Hoover Ible Deve (Consulta	lopme	nt
et-Aside Activity	General Acquisition/Rehab 1992,	2000				Related	Dortion	Contra	ctor - N		ler -
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		La Posada I & II A	Apartments				DEVEL	OPMENT (COST SUM	MARY	
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Source	Term	Rate	Amount	DCR	Source Terr	m	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.15%	\$2,387,000	1.19	Investment Income 0/0	0	1.65%	\$48,444	1.19	Federal LIHTC - Boston Financial	\$1,635,643
USDA Existing Debt	30/50	1.00%	\$1,761,991	1.19	Reserve Funds 0/0	0	0.00%	\$629,333	1.19	Deferred Developer Fee	\$139,032
										TOTAL EQUITY SOURCES	\$1,774,675
										TOTAL DEBT SOURCES	\$4,826,768
TOTAL DEBT (Must Pay)			\$4,148,99	91	CASH FLOW DEBT / GRANTS			\$677,777		TOTAL CAPITALIZATION	\$6,601,443
					CONDITIONS					-	
Should any terms of the proposed	d capita	al structu	re change or	if there	e are material changes to the overall c	deve	elopment	t plan or costs,	the an	alysis must be re-evaluated and adjustme	ent to the
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BOND RESERVATIO	DN / ISS	UER					Aer	IAL PHOTOGR	APH(s)		
Tex	as State /	Affordabl	e Housing	1991 N.V.			1000				
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20427 La Reina - Application	on Summary						REAL E	state An <i>i</i> Jai		DIVISION 13, 2020
PROPERTY IDENTIFICATION	R	ECOMMEND	ATION			KEY	PRINCIPA	L / SPONS	OR	
Application # 20427	TDHCA Program	Request	Re	ecommended						
Development La Reina	LIHTC (4% Credit)	\$68,586	\$68,586	\$2,286/Unit			HVM Hou	ising, LLC		
City / County La Villa / Hidalgo							Dennis			
Region/Area 11 / Rural	0				0	,		ble Devel		nt
Population Elderly Limitation	0					An	nie Cofini	(Consultan	t)	
Set-Aside General	0						1			
Activity Acquisition/Rehab (Built in 2003)	0				Related	Parties	Contra	ctor - No	Sell	ler - Yes
Түріса	L BUILDING ELEVATION/PHOTO				UNIT	DISTRIBU	TION	INCOME	DISTRI	IBUTION
The second se	52.82				# Beds	# Units	% Total		# Units	% Total
			/		Eff	-	0%	30%	-	0%
					1	26	87%	40%	-	0%
		-	and the second second		2	4	13%	50%	-	0%
	and walkede	1		Jakan.	3	-	0%	60% MR	30	100%
					4 TOTAL	- 30		TOTAL	- 30	✓ 100%
And										
					Debt Cov	a Underw	1	Applica Expense R		0 Forma
					Breakev	<u> </u>		Breakeven		\$622
And the second s				the second second	Average			B/E Rent M		\$42
	and a state of the second loss of a				Property			init Exemp	<u> </u>	<u> </u>
					Total Exp			init Controlla		
	SITE PLAN									
					Gross Ca	pture Ra	te (30% M	aximum)		N/A
					Highest L	Jnit Captu	ure Rate	N/A	N/A	N/A
		Contraction of the				nt Unit Ca			1 BR/60	
	AND					s (↑60% R	-	N/A		N/A
	and deal				Rent Ass	sted Units		30		otal Units
					Costs Un	derwritter	1	COST SUMN CA's Costs -		
	C C C				Avg. Unit		672	1	1	6.0/acre
	the second se				Acquisiti		072	\$31K		\$933K
Alter and a state	and the second s	444		TV - NO	Building		\$45.93			\$927K
		D State	1		Hard Cos			\$36K/		\$1,079K
			-		Total Cos	st		\$92K/		\$2,764K
					Develop	er Fee	\$27	0K (20% Def	erred)	Paid Year: 4
					Contract	or Fee	\$13	7K 30% B	oost	No
No second second		NEW C				1		N COSTS /		
A Charles A		Contraction of the second			Site Work			Finishes/Fix	ture: \$	22K 62%
A A A A A A A A A A A A A A A A A A A	and the second second				Building		\$4K 10%	Amenities		\$K 0%
	the second s			Action and a superior	HVAC		\$3K 10%	Total Exteri		\$6K 17%
					Appliance	ces s	\$2K 4%	Total Interio	or \$	27K 83%

DE	EBT (Must Pa	y)			CASH FLOW DE	BT / G	RANT FUN	IDS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.60%	\$1,101,000	1.22	Interim Investment Income	0/0	1.65%	\$20,411	1.22	Federal LIHTC - Boston Financial	\$450,075
USDA Existing Debt	30/50	1.00%	\$880,086	1.22	Reserve Funds	0/0	0.00%	\$206,951	1.22	Deferred Developer Fee	\$52,931
					Proj Funds used for Sellers Equity	0/0		\$52,500	1.22		
			•							TOTAL EQUITY SOURCES	\$503,006
										TOTAL DEBT SOURCES	\$2,260,948
TOTAL DEBT (Must Pay)			\$1,981,08	86	CASH FLOW DEBT / GRANTS			\$279,862		TOTAL CAPITALIZATION	\$2,763,954
					CONDITION	IS					
Should any terms of the prop credit allocation and/or term						rall dev	elopmer	nt plan or costs	, the ar	nalysis must be re-evaluated and adjustme	ent to the
BOND RESERV	ATION / ISS	SUER					AE	RIAL PHOTOGR	APH(s)		
Issuer ate Aff	fordable Ho	using Co	rporation								
Expiration Date			luly 2020								
Bond Amount		\$39	,120,000			S ALTERNA	- 6	and the later of the		and the same time of the later of the same time of the sa	
BRB Priority			Priority 3				es .				
	DA 538 Cash	-Collater	alized				177	A THURLY		The second secon	
% Financed with Tax-						1.7	A STAT				11
Exempt Bonds The bond amount represents the to	58.	3%	dual loop		and any manual the second second						2/30
amounts are reflected in the "Un					1st-St-	Mile	17rd-N	AN TAXA	Mile-1	7-R·d-N	The second
		talization 30				Case !	100				-
	PROFILE		_			E al	12	and et	area a		12. 11
STRENGTHS/MITI				Sol G		THE .	治理:	-zna-st			
USDA §515 debt deferred	a for 20 year	S		1	m a start a sta	5 - 14			51318		
 USDA Rental Assistance 							E	3rd-St-		ide St	
 Experienced Developer 				Y and	Subject	n e	122 22	Johnson		12.12	
				1			C 15 -0	Johnson	14		
	SSES/RISKS			1		1 2		The Take and	a mark	Les West	
 Long-term pro forma doe 			otion of	ANT ST	()	STREET, ST	Best of the Large	E 6th St-		6th-St-	
debt service following 20				in all		ALC: N		E 7th-S	107	and the state of the second state of the secon	distantian di sa
 Feasibility dependent on 		11 A22121GL	ice						b		A DESCRIPTION OF THE OWNER
AREA	A MAP				and the second s	Marine I	W Gutter and	8th St	1	26-86 /15 M	As In
						No.		Store 1	S I	CINES, /CINA	1 3-
VOU Dave Show	Ann Ca					and a		all ada re	÷.		1 A
San and San an	1 1 1					-	. C+ (()	b.o	2		1
Pros	Addicat National National					E SI	101 31		0		
0 Autoor B						PH.	18 2 L	武口白		the state of the s	
the same	laver	and				1	R 12 14	MA LAND			
	Cateron Ca	satisfies			Carnival-Ave	Miel	ly-St-	TR.		11 S-0	
and all company and		0/1			A CONTRACT	144		to			1
X & I	100	Sterr		-	49	1	States of Concession, Name		-		
a la re	Laboration Contraction	som				-	of the Local Division in which the			to the second se	
	reporte S	1									

20428 L	a Sombra - Applica	ation Summary	/				REAL E	STATE ANA Ja	ALYSIS nuary	
	PROPERTY IDENTIFICATION		RECOMMEND	ATION		KEY	PRINCIPA	al / Spons	OR	
Application # Development City / County Region/Area Population Get-Aside	20428 La Sombra Donna / Hidalgo 11 / Rural Elderly Limitation General	TDHCA Program LIHTC (4% Credit)	Request \$118,354	Recommended \$118,354 \$2,367/Unit	Gr	eystone	Dennis e Afforda	ising, LLC Hoover Ible Deve (Consultar	•	nt
Activity	Acquisition/Rehab (Built in 1994)	0			Related Pa	arties	Contra	ctor - Nc	Sell	er -
		BUILDING ELEVATION/PHOTO				DISTRIBUT		INCOM		
			(A)			# Units	% Total	-	# Units	%
NI E			A CARLER OF THE REAL OF		Eff	-	0%	30%	-	
			6 A.		1	42	84%	40%	-	
			1		2	8	16%	50%	-	
	ACT.		PA ST		3	-	0%	60%	50	
2	A A A A A A A A A A A A A A A A A A A			and an	4	-	0%	MR	-	
1923		I MALE NOT	United		TOTAL	50	100%	TOTAL	50)
	Contraction of the state of the				P	RO FORI	MA FEASI	BILITY INDI	CATOR	s
			COMPANY.		Pro Forma			Applica		
Antipartic particular					Debt Cove	rage	. 1.18	Expense R	atio	
	The second s		a second and a second as		Breakever	Occ.	0 89.5%	Breakever	n Rent	
					Average R	ent	\$574	B/E Rent M	largin	
					Property Ta	axes	\$476/u	init Exemp	otion/PII	.OT
			AC AN AN AN		Total Expe	nse	\$4,138/u	init Controll	able \$	2,38
		SITE PLAN				MARKE	T FEASIBII	LITY INDICA	ATORS	
		I AT ATTA T			Gross Cap	ture Rat	e (30% M	aximum)		
			E TE		Highest Un	it Captu	re Rate	N/A	N/A	
	A CONTRACTOR	2			Dominant	Unit Cap	o. Rate	N/A	1 BR/60)%
		The second			Premiums			N/A		
	and the Property	and the second s	Company		Rent Assist			40	80% Tc	otal L
		TIT			C a sta Ura d		1			
		B spr de	THE REAL PROPERTY OF		Costs Unde Avg. Unit S		649	CA's Costs	- Based	13.4
					Acquisition		049	\$35K	-	\$1
	SIF TENI				Building C		\$49.34			\$1
		519 Main St	at 200		Hard Cost		÷ 6 1/	\$39K		\$1
			The state of the s		Total Cost			\$98K		\$4
		Frencher Aller The Training of the			Developer	Fee	\$36			Paid
	and the state of the	09.660	The sector		Contracto		\$24	9K 30% B	loost	N
		Le al Martin Bar	Anna Alla			REHAB	BILITATIO	N COSTS /	UNIT	
					Site Work	\$	3K 9%	Finishes/Fix	ktures \$	26K
			T		Building Sh		-	Amenities		\$K
		© 2018 INEGI	Pro La		HVAC	\$	3K 9%	Total Exter	ior	\$4K
	the second s		and the second second			Ŧ		Total Ento		-

DEBT (N	/lust Pa	ıy)			CASH FLOW DE	ebt / Gi	RANT FUN	IDS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.15%	\$1,848,000	1.18	Investment Income	0/0	1.65%	\$34,221	1.18	Federal LIHTC - Boston Financial	\$602,373
USDA Existing Debt	30/50	1.00%	\$1,212,979	1.18	Reserve Funds	0/0	0.00%	\$668,725	1.18	Deferred Developer Fee	\$95,051
					Seller Note	0/0	TBD	\$451,963	1.18		
							-		·	TOTAL EQUITY SOURCES	\$697,424
										TOTAL DEBT SOURCES	\$4,215,888
TOTAL DEBT (Must Pay)			\$3,060,9	79	CASH FLOW DEBT / GRANTS			\$1,154,909		TOTAL CAPITALIZATION	\$4,913,312
					CONDITION	١S					
						rall dev	velopmer	nt plan or costs	, the ar	alysis must be re-evaluated and adjustme	ent to the
credit allocation and/or terms of			nds may be \	varrant	ed.						
BOND RESERVATIO	on / Is	SUER					Aei	rial Photogr	APH(s)		
Issuer Texas State	e Afforda	ble Housing	Corporation	10	/ III and the state wat		A STATE				「「「「「「」」
Expiration Date			uly 2020				1 and and				A STREET
Bond Amount		\$39	,120,000	1	Hand Brack Provide and the second		We-	in the			A State
BRB Priority			Priority 3	-	The Party		16 12	and the second s		1	A HANKER
	8 Cash	n-Collater	alized	4			1000	All ale	. 4		
% Financed with Tax-	50	40/		M			1 2	Adag .			West Free File
Exempt Bonds		.4%		and strength	The Part of the Pa		The Cart	ĝ	Different C		1245
RISK PROF				CHA	433 21	Harry I					
STRENGTHS/MITIGATIN				- Hon	A STATE OF STREET		and the second	- Q	-	The state of the s	
 USDA §515 debt deferred for 2 USDA Rental Assistance 	20 year	2		all and the	Subject	1	INST			- a fill draw the state	and a subscription
				康加				0 1	Part of the lot		TR SHERHER
 Experienced Developer 						all and	No.		H.		三日の
				記書か		全部 的		SE	-	Wiskow	
WEAKNESSES/				SAL			See and an	1		A CO	T CHART
 Long-term pro forma does not 			otion of			100	相手	1 & JL	12		Ex mert of
 debt service following 20-year Feasibility dependent on USD/ 			200			SET .	1 am	493	1-13		
" I easibility dependent on 0307	- Kenta	ai Assistan	ice	er Ave	の Reid Ave	in o	1S	The state	1411		150
					5 5 5 5 5	511	6th	U Woo	Ave		Contraction of the second
	_			Derten	N N N N N N N N N N N N N N N N N N N	Z	N N		A		
AREA MA	νP			Con la	2 2 3 8 2		R		1-1	Re Re	915 51
Rio Hond		Atascosa	1	174		-	. 2				
519 North Main Street		National	36	d^{-2} is	ALL PROPERTY AND INCOMENTS		P S	FM L	1		
Haringen 🔬				· Arto		1					
San Benito			Sector Durke	1 Alert	SAN THE MERTA		Bull In			200	
		(00)	Island		0 0	11500	和自己	ST INCOMENT	Dan	a a a a a a a a a a a a a a a a a a a	ist.
My musiphing	Los Fresnos		Port Isabel			140	ທີ່ລ	and the second	S.S.F		8
and the state				0	0 5 5 5 5 7	-	54	1/210月1日	家間		
Río Bravo	11	· 5/6		51	2 2 2	Er-	171	ALL THE REAL		MillerAve	and the second second
		P	in	6	0000		00	5	Carting .	Forth	BRAD
4	Browneydlin	en.				1 1	的外生的	15	and the second	o dyce St	2日日常常会计
	on on stille	1				1. 9		10	0.00		
1				Sec. Sec.			e a l'ante a	The Baller Difference of	1010		A PROPERTY OF THE OWNER.

	as Palmas Apartm	ents - Applicat		-					anuary	
	PROPERTY IDENTIFICATION		RECOMMENDATI	-		KEY	PRINCIPA	l / Spons	SOR	
Application #	20429	TDHCA Program	Request	Recommended						
evelopment	Las Palmas Apartments	LIHTC (4% Credit)	\$87,983	\$87,983 \$2,444/Unit		F	IVM Hou	<u> </u>		
ity / County egion/Area	La Feria / Cameron 11 / Urban	1 ²				Greystone	Dennis I Afforda		lonmo	nt
opulation	Elderly Limitation				ľ í		ie Cofini (m
et-Aside	General	-1								
ctivity	Acquisition/Rehab (Built in 2000)				Related	Parties	Contrac	ctor - No	n Sel	ler -
ouvity		CAL BUILDING ELEVATION/PHOTO				DISTRIBUT	m			
-610	TIPIC	AL BUILDING ELEVATION/PHOTO		Contract de	# Beds	# Units	% Total	Income	# Units	1
	7			and the second se	Eff	# 01113	0%	30%	# 011113	/0
	and some				1	32	89%	40%	-	-
	and the			and the second second	2	4	11%	40% 50%	-	1
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		the starter			4	-	0%	EO	1	
			Sec.		TOTAL	36	100%	TOTAL	36	5
1-12						PRO FOR	MA FFASI	BILITY IND	ICATOR	s
		Im	1	THE REAL PROPERTY AND INCOME.	Partiel 1	a Underw	1		ant's Pro	
With the second	THE REAL PROPERTY OF THE REAL				Debt Co			Expense F		0.6
					Breakev	3	_	Breakeve		
			and the second		Average	Rent	\$597	B/E Rent M	Margin	
				A Real France	Property	Taxes		nit Exem		LOT
					Total Exp	ense	\$4,160/u	nit Control	llable \$	2,243
		SITE PLAN				MARKE	T FEASIBIL	ITY INDIC	ATORS	
				Sec. 1	Gross Ca	apture Rate	e (10% Ma	aximum)		
		A CONTRACTOR			Highest l	Jnit Captu	re Rate	N/A	N/A	
				-	Dominar	nt Unit Cap	o. Rate	N/A	1 BR/6	0%
		1 2 2 2	Constanting and		Premium	IS (↑60% Re	ents)	N/A		
	State State	to be all		The Mark	Rent Ass	isted Units		35	97% To	otal U
		Contraction of the local division of the loc		Colory S	_		OPMENT C			
			- Filler	With the second s		derwritten		CA's Costs		
			Start.	Sec. 1	Avg. Uni		667		ensity	12.0
				The state of the s	Acquisiti				<td>\$1</td>	\$1
		a destand to	NE I	Company of the second se	Building		\$48.98/		<td>\$1</td>	\$1
	5-11-10-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	Las Palmas Apartments		a phone is a	Hard Co				<td>\$1</td>	\$1
		- Just and the	6 F	- And Specific	Total Cos		\$348	-	<td>\$3,</td>	\$3,
	THE NET AL	the at the	All	And the second second	Develop Contract		\$348	· ·		Paid \ No
			AND REPORT OF THE PARTY	Common Section	Contract					INC
		Name of Strengthen the series of the		and the second second	Site Work		1 1	Finishes/Fix	1	25K
		And the second	and the second	NAME OF TAXABLE PARTY.		1				
		- Heaven - constrained on the state of the second	-1. A ASSOCIATION IS		Building	Shell 4	3K 8%	amenities		<u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u>
			Langer and the second		Building HVAC			Amenities Total Exte		\$K \$6K

	DEBT (N	/lust Pa	y)			CASH FLOW DE	EBT / G	RANT FUN	IDS		EQUITY / DEFERRED FEES	
Source		Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Compan	ny LLC	40/40	4.60%	\$1,353,000	1.19	Investment Income	0/0	1.65%	\$25,625	1.19	Boston Financial Investment Management	\$561,699
USDA Existing Debt		30/50	1.00%	\$1,082,876	1.19	Reserve Funds	0/0	0.00%	\$375,032	1.19	HVM HOUSING LLC	\$69,885
											TOTAL EQUITY SOURCES	\$631,584
											TOTAL DEBT SOURCES	\$2,836,533
TOTAL DEBT (Must Pay)			\$2,435,87	6	CASH FLOW DEBT / GRANTS			\$400,657		TOTAL CAPITALIZATION	\$3,468,116
						CONDITION	٧S				-	
Should any terms of th	ne proposec	d capit	al structu	re change or	if ther	e are material changes to the ove	rall dev	/elopmer	nt plan or costs,	the ar	nalysis must be re-evaluated and adjustm	ent to the
credit allocation and/	or terms of	other T	DHCA fui	nds may be v	varrant	ed.						
BOND R	eservatio	N / ISS	SUER		_			Ae	RIAL PHOTOGR	APH(s)		
Issuer	Texas State	e Affordal	ole Housing	Corporation								
Expiration Date				uly 2020	100			hall the	Personal Party Party		E SALES AND	72.
Bond Amount			\$39	,120,000	-Nor			- 1212	18	-		
BRB Priority				Priority 3			2010			1. Same a	UCZ AND H	
Bond Structure	USDA 53	8 Cash	-Collater	alized		6 1.4		Ca	and a state		P a	
% Financed with Tax-		(0					P D.F	nal		1 - units	Rd Rd	122.5-2-
Exempt Bonds		60.	6%				4 0	70 F	eather St	J.	Z Gontage erRo	See a
	RISK PROFI				_	The second second	1	B. STREET			a Writepiontas	In the second
	HS/MITIGATIN						-	Contraction of the local division of the loc	Then Tank and	Q-	THE PARTY IN THE PARTY INTERPARTY INTERPART	and and
 Assumed USDA §51 USDA Rental Assista 			<u> </u>	and the second se			Fry		9th St	and the second		2 1000
 OSDA Rental Assista operating cost incr 		y adjus	led to or	Iset			A.	门管	Trailing a	二年	2733	
 Experienced Deve 				- 2		BRRO	20	Children and the	7th St		P CAR AND B	100 20
	iopoi					S Palmera Dr	and a	0	Sth St.	N	E'ISUSI D	-91
	VEAKNESSES/F			1	N. S. S. S.	814	° CE	in ana	N N	「日本		
 Long-term pro form 			rt resumr	tion of			• <u>A</u> 11	S I	Ca S	- 21	83	and the second s
debt service follow							State 1		est		She was a stranger	1
 Feasibility depended 	ent on USDA	A Renta	l Assistar	ice			Section of the sectio	E	9	A ARE WO	palm Ave Subj	and line
				10		ATTING ST. SE REAL	E		Poly Inter A	<i>o</i>	palm Ave Subj	901
L	AREA MA	D				CL CL	-	WF	rimrose Ave	- ∏ a		
÷ 1			84 - M			Stat		W N	lagnolia Ave	st		
*						Fait Ln	S L			st	State West and a state of the second	14
107) Ediabarro					1		St ≓	and some figure				41
London y			Laguna		-	a			州市 局部 在 3		Virginia Ave	
Mohling	27745 North		Atascosa National			D	18 -	~B. 0	- 506	a a a		
Weslaco	Kansas City Roa	ad	Wildlife			Ad I I	NE	Est a	Lions Ln	and the	Kiester Ln	T
1	San Benit	to	50	uth Padre		No.						Beddoes Rd
James America		Los Fresno		Island		THE REF FOR	SParl	(Dr			Parker Cir	do
inosa in portage	Mon man		۲				୍		Angelita Dr		1Ht I Have a start	29
Rio Bravo	m a	1	0-			In the second se	ANY Z	Contraction of the second	V Chelo Dr earfield Ln			20 0
	0	Eng	w				A	dobe	Cooper VI			
W		Brownsville	3		100	Ce N	Austar	ig S/	290101	4	TANK DE LA	1

20430 L	euty Avenue - App	lication Summ	ary					REAL E	state An. Ja		DIVISION 1 3 , 2020
	PROPERTY IDENTIFICATION		RECOMMENDA	ATION			KEY	PRINCIPA	L / SPONS	OR	
Application #	20430	TDHCA Program	Request	Recor	mmended						
Development	Leuty Avenue	LIHTC (4% Credit)	\$80,261	\$80,261 \$3	3,344/Unit		I	HVM Hou	sing, LLC		
City / County	Justin / Denton	_						Dennis	Hoover		
Region/Area	3 / Urban	0				6			ble Deve		nt
Population	General	0					Am	nie Cofini	(Consultar	it)	
Set-Aside	General	0									
Activity	Acquisition/Rehab (Built in 1978)	0				Related F	Parties	Contra	ctor - No	Sell	er - Yes
	TYPIC	AL BUILDING ELEVATION/PHOTO				UNIT	DISTRIBU	TION	INCOM	e Distri	BUTION
	State on the second		r			# Beds	# Units	% Total	Income	# Units	% Total
	the second s					Eff	-	0%	30%	-	0%
	and the second		and the second se			1	8	33%	40%	-	0%
		and the second second		1000	1	2	16	67%	50%	-	0%
h. / .			AN II	- Child		3	-	0%	60%	24	100%
	- II BAA		11.	and an an and a second		4	-	0%	MR	-	\bigcirc
			HI BAS		CALCULATION OF THE OWNER.	TOTAL	24	100%	TOTAL	24	100%
							Pro For	MA FEASI	Bility Indi	CATORS	5
The section of the				and the second second		Pro Forma	a Underw	ritten	Applica	ant's Pro	Forma
Section P		A REAL PROPERTY AND INCOMENTS		States of the second	and the second states	Debt Cov	verage	-	Expense R		87.5%
		CARLED BERGE	mur)	and the set	And the Part of	Breakeve		• •••	Breakeve		\$645
	A state of the sta	and the second	C. Land March	1	and the second	Average			B/E Rent N	<u> </u>	0 \$36
and the second	and the state of the second		1. SIL	all and a		Property			nit Exemp		
the second second						Total Exp	ense	\$5,184/u	nit Control	able \$	3,174/unit
		SITE PLAN		the second second					ITY INDIC	ATORS	
	the second second	W-7th-St	CH CAN	No. of Street,				e (10% M	Í.		N/A
	2					Highest U			N/A	N/A	N/A
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	B TREE		AND A			Rent Assi			20		otal Units
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	E E A : Bank			1		Costs Une			CA's Costs		
						Avg. Unit Acquisitio		775	5F De \$36K	nsity	13.6/acre \$869K
									\$30N	/unit	
				Success		· ·		\$50.14	/SE \$30K	/unit	¢033K
						Building	Cost	\$50.14/			\$933K \$1.186K
						Building (Hard Cos	Cost t	\$50.14	\$49K	/unit	\$1,186K
						Building (Hard Cos Total Cos	Cost t t		\$49K \$127K	/unit /unit	\$1,186K \$3,060K
						Building (Hard Cos Total Cos Develope	Cost t t er Fee	\$50.14/ \$30 \$15	\$49K \$127K 5K (13% De	/unit /unit ^{ferred)}	\$1,186K
						Building (Hard Cos Total Cos	Cost t t er Fee or Fee	\$30 \$15	\$49K \$127K 5K (13% De 1K 30% E	/unit /unit ferred)	\$1,186K \$3,060K Paid Year: 5
						Building (Hard Cos Total Cos Develope	Cost t t er Fee or Fee REHAE	\$30 \$15 SILITATIO I	\$49K \$127K 5K (13% De 1K 30% E N COSTS /	/unit /unit ferred) coost	\$1,186K \$3,060K Paid Year: 5
						Building (Hard Cos Total Cos Develope Contract	Cost t t er Fee or Fee REHAE	\$30 \$15 SILITATIO I	\$49K \$127K 5K (13% De 1K 30% E	/unit /unit ferred) coost	\$1,186K \$3,060K Paid Year: 5 No
		C 2018 Geogle	Wein St			Building (Hard Cos Total Cos Develope Contract Site Work	Cost t t er Fee or Fee REHAE	\$30 \$15 3ILITATIOI 56K 12%	\$49K \$127K 5K (13% De 1K 30% E N COSTS / Finishes/Fiz	/unit /unit ferred) coost UNIT (ture: \$3	\$1,186K \$3,060K Paid Year: 5 No 33K 67%

DEI	BT (Must Pa	ay)			CASH FLOW D	EBT / G	RANT FUN	IDS		EQUITY / DEFERRED FEES	Ĩ
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40		\$845,000	1.19	Interim Investment Income	0/0	1.65%	\$23,562	1.19	Federal LIHTC - Boston Financial	\$1,184,352
USDA Existing Debt	30/50		\$431,193		Reserve Funds	0/0	0.00%	\$138,413	1.19	Deferred Developer Fee	\$41,118
loop (Enoung Book	00,00	110070	\$101,170	1	Seller Note	0/0	TBD	\$396,061	1.19		¢ ,
						1				TOTAL EQUITY SOURCES	\$1,225,470
										TOTAL DEBT SOURCES	\$1,834,229
TOTAL DEBT (Must Pay)			\$1,276,1	03	CASH FLOW DEBT / GRANTS		1	\$558,036		TOTAL CAPITALIZATION	\$3,059,699
			ψ1,270,1	/5	CONDITIO			\$350,030			\$3,037,077
				16.11							
credit allocation and/or term						erall dev	/elopmen	it plan or costs	, the ar	nalysis must be re-evaluated and adjustme	ent to the
BOND RESERVA	TION / IS	SUER					Aei	rial Photogr	APH(s)		
Issuer Texas	State Afforda	ble Housing	Corporation		A STREET AND A STR	S. Married W.	-TETR:	L DIVISION	Station -		
Expiration Date		J	uly 2020		A Part And A Part of the Part	di lintat	A REAL	1. T. 1. 100			
Bond Amount		\$39	,120,000		1.2.1		- The	and the state	AL-		
BRB Priority			Priority 3		长海 翅群		- Lange				
	A 538 Cash	n-Collater	alized			1	me the	CALLS IN COMPANY			1000
% Financed with Tax-					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	十万年				The sector	Carlos and and
Exempt Bonds		.2%			「「「「「「「「」」」	Charles !	- 42 - 4				
The bond amount represents the to						1000			-		
amounts are reflected in the "Und		Italization Se				14	4 1				
RISK PI			1			-	inter .				
STRENGTHS/MITIC	ATING FAC	TORS	-				ELL'H		107-17		
 USDA §515 debt deferred 	for 20 yea	rs			Part and a state of the state o	- 122	a 1 4	121 1-4	140-0-0		No. of Concession, No. of Conces
 USDA Rental Assistance 						- 20	1-1-1-1			THE REAL PROPERTY OF	
 Experienced Developer 						Sub	oject	2 10 10 10 10 10 10	-1		1050
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debt service following 20-							建設 新聞		407	E-5th St	
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							(五法法)		2 III		
				LIT		2.55		The state of the s		PHENO REAL PROPERTY AND THE	
AREA	MAP			1.00	Manager and Street and	JAV.	1st St	So Francis	적태		
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xear Grandes from	Richardson	fard fictant	Tex.		and the second s	NAS.					
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	Los Laureles - Appli	cation Summa	ry					REAL E	State An Ja	NALYSIS anuary	
	PROPERTY IDENTIFICATION		RECOMMENDA	TION			Key	PRINCIPA	l / Spon	ISOR	
Application #	20431	TDHCA Program	Request	Re	commended		H	IVM Hou	0.	С	
evelopment	Los Laureles	LIHTC (4% Credit)	\$88,153	\$88,153	\$3,833/Unit			Dennis			
ity / County	Edcouch / Hidalgo	4				G		e Afforda nie Cofini			ient
egion/Area	11 / Rural								Consulta		
opulation	General										
et-Aside	General	-10									
ctivity	Acquisition/Rehab (Built in 1978)	0				Related		Contra			ller -
	Түріс	AL BUILDING ELEVATION/PHOTO	1				DISTRIBU			JE DISTR	1
			/		1/	# Beds	# Units	-	Income	# Units	%
		10 10 10 10 3c		//		Eff	-	0%	30%	-	
Rolling .				-		1	4	17%	40%		-
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-			- with the		and the second		-	0%	MR TOTAL	-	
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Name of Street o	Contraction of the second		and the second	A State	Party of the state of the		a Underw			ant's Pro	_
and the second						Debt Co	<u> </u>		Expense		3 🔇
and the second second			N. S. Part			Breakev Average			Breakeve B/E Rent		
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J.			CRANK BOOM			Total Exp			nit Contro	· · · · ·	
			THE REPORT OF THE PARTY OF THE	CONCERCION DE LA							0,013
		SITE PLAN					IVIARKI	т ғғазівіі		ATODC	
	and the provide the providence of the providence			and the second se		Cross Cr	nturo Doi	0 (200/ M		CATORS	
	Co I	ET FIS	Land - and some water	C. C				te (30% M	aximum)		
		FIRE P	and the second second			Highest l	Jnit Captu	ire Rate	aximum) N/A	N/A	
						Highest l Dominar	Jnit Captu Init Unit Cap	ure Rate p. Rate	aximum) N/A N/A		
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						Highest L Dominar Premium	Jnit Captu nt Unit Ca Is (↑60% R isted Units	ure Rate p. Rate ents)	aximum) N/A N/A N/A 23	N/A 3 BR/6 100% 1	0%
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		Los Laureles				Highest L Dominar Premium Rent Ass	Jnit Captu nt Unit Ca is (↑60% R isted Units DEVEL derwritter	ure Rate p. Rate ents) S OPMENT (aximum) N/A N/A 23 COST SUM CA's Costs	N/A 3 BR/6 100% 1 1MARY	iotal L
		Los Laureles				Highest U Dominar Premium Rent Ass Costs Un	Jnit Captu Init Captu Is (↑60% R Isted Units DEVEL DEVEL derwritter t Size	o. Rate ents) OPMENT (D TDH(Aximum) N/A N/A 23 COST SUM CA's Costs SF D	N/A 3 BR/6 100% 1 100% 1 1MARY s - Basec	0% fotal L d on F 6.6
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		Los Laureles		*		Highest U Dominar Premium Rent Ass Costs Un Avg. Unit Acquisiti	Jnit Captu nt Unit Ca is (↑60% R isted Units DEVEL derwritter t Size on Cost	ure Rate p. Rate ents) S OPMENT (1 TDH(843	aximum) N/A N/A 23 COST SUM CA's Costs SF D \$27 'SF \$34	N/A 3 BR/6 100% 1 100% 100%	0% Fotal U d on F 6.6, \$
		Los Laureles				Highest U Dominar Premium Rent Ass Costs Un Avg. Unit Acquisiti Building	Jnit Captu nt Unit Caj s (↑60% R isted Units DEVEL derwritter t Size on Cost st	ure Rate p. Rate ents) S OPMENT (1 TDH(843	aximum) N/A N/A 23 COST SUM CA's Costs SF D \$27 'SF \$34 \$54	N/A 3 BR/6 100% 1 100% 1 IMARY s - Basec ensity K/unit K/unit	0% Fotal U d on F 6.6, \$ \$ \$1,
		Los Laureles				Highest I Dominar Premium Rent Ass Costs Un Avg. Unit Acquisiti Building Hard Co	Jinit Captu nt Unit Caj ist (↑60% R isted Units DEVEL derwritter t Size on Cost st st	Ire Rate p. Rate ents) S OPMENT (843 \$40.53/ \$29	Aximum) N/A N/A Z3 COST SUM CA's Costst SF D \$27 (SF \$34 \$54 \$115 8K (2% D	N/A 3 BR/6 100% 1 100% 1 1MARY s - Basec ensity K/unit K/unit K/unit K/unit k/unit k/unit	0% Fotal U d on F 6.6. \$ \$ \$1, \$2,
		Los Laureles				Highest L Dominar Premium Rent Ass Costs Un Avg. Unit Acquisiti Building Hard Co Total Cos	Jnit Captunt 11 Captunt 11 Captunt 11 Captunt 12 Captunt 13 Captunt 14 Captunt 15 Captunt 15 Captunt 16 Captunt 16 Captunt 17 Captunt 18 Captunt 18 Captunt 19 Captunt 19 Captunt 10 Captunt 10 Captunt 11 Captunt 12 Captunt 12 Captunt 13 Captunt 14 Captunt 14 Captunt 15 Captunt 15 Captunt 16 Captunt <td< td=""><td>Ire Rate p. Rate ents) S OPMENT (O N TDH(843 \$40.53) \$29 \$15</td><td>AXIMUM) N/A N/A CA'S Costs SF D \$277 (SF \$34 \$54 \$115 8K (2% D 9K 30%</td><td>N/A 3 BR/6 100% 1 100% 1 1MARY s - Basec ensity K/unit K/unit K/unit K/unit K/unit Boost</td><td>0% Fotal U d on F 6.6. \$ \$1, \$2, Paid \</td></td<>	Ire Rate p. Rate ents) S OPMENT (O N TDH(843 \$40.53) \$29 \$15	AXIMUM) N/A N/A CA'S Costs SF D \$277 (SF \$34 \$54 \$115 8K (2% D 9K 30%	N/A 3 BR/6 100% 1 100% 1 1MARY s - Basec ensity K/unit K/unit K/unit K/unit K/unit Boost	0% Fotal U d on F 6.6. \$ \$1, \$2, Paid \
		Los Laureles				Highest L Dominar Premium Rent Ass Costs Un Avg. Unit Acquisiti Building Hard Co Total Cos Develop Contract	Jnit Captunt 11 Captunt 11 Captunt 12 Captunt <td< td=""><td>Ire Rate p. Rate ents) s OPMENT (N TDH0 843 \$40.53/ \$29 \$15 SILITATIOI</td><td>ximum) N/A N/A V/A Z3 COST SUM CA's Costs SF Q \$57 \$54 \$54 \$115 8K 9K 30% N COSTS</td><td>N/A 3 BR/6 100% 1 100% 1 1MARY s - Basec ensity K/unit K/unit K/unit K/unit beferred) Boost / UNIT</td><td>0% fotal L d on F 6.6. \$ \$1, \$2, Paid N Ye</td></td<>	Ire Rate p. Rate ents) s OPMENT (N TDH0 843 \$40.53/ \$29 \$15 SILITATIOI	ximum) N/A N/A V/A Z3 COST SUM CA's Costs SF Q \$57 \$54 \$54 \$115 8K 9K 30% N COSTS	N/A 3 BR/6 100% 1 100% 1 1MARY s - Basec ensity K/unit K/unit K/unit K/unit beferred) Boost / UNIT	0% fotal L d on F 6.6. \$ \$1, \$2, Paid N Ye
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		Los Laureles				Highest L Dominar Premium Rent Ass Costs Un Avg. Unit Acquisiti Building Hard Co Total Cos Develop Contract	Jnit Captunit Captunit tunit Captunits sted Units DEVEL derwritter t Size on Cost st st er Fee or Fee REHAR Shell	are Rate p. Rate ents) S OPMENT (O N TDH(843 \$40.53/ \$40.53/ \$15 SILITATION \$9K \$1K	ximum) N/A N/A V/A Z3 COST SUM CA's Costs SF Q \$57 \$54 \$54 \$115 8K 9K 30% N COSTS	N/A 3 BR/6 100% 1 100% 1 100% 1 100% 1 S - Basec ensity K/unit K/uni K/unit K/unit K/unit K/uni K/unit K/unit K/unit K/un	0% Fotal U d on F 6.6, \$ \$1, \$2, Paid Y Ye

Debt (N	Aust Par	y)			CASH FLOW DE	er / Gr	RANT FUN	DS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.60%	\$115,000	3.81	Interim Investment Income	0/0	1.65%	\$20,708	1.35	Federal LIHTC - Boston Financial	\$1,777,107
JSDA Existing Debt	30/50	1.00%	\$398,177	1.35	Reserve Funds	0/0	0.00%	\$119,277	1.35	Deferred Developer Fee	\$6,404
)	0	х	\$0	0.00	Seller Note	0/0	TBD	\$171,455	1.35	0	\$0
										TOTAL EQUITY SOURCES	\$1,783,511
										Total Debt Sources	\$824,617
OTAL DEBT (Must Pay)			\$513,177	7	CASH FLOW DEBT / GRANTS			\$311,440		TOTAL CAPITALIZATION	\$2,608,129
					CONDITION	IS					
Should any terms of the proposed	d capita	al structur	e change or	if there	e are material changes to the over	rall dev	elopmen	t plan or costs,	the ar	alysis must be re-evaluated and adjustm	ent to the
credit allocation and/or terms of	other TI	DHCA fun	ds may be w	varrant	ed.						
BOND RESERVATIO	DN / ISS	SUER					Aei	RIAL PHOTOGR	APH(s)		
ssuer Texas State A	Affordable	e Housing Co	rporation						.,		
Expiration Date		Ju	Jly 2020	1						EL	
3ond Amount		\$39,	120,000	17							
BRB Priority			Priority 3		Constant Income						
Bond Structure USDA	538 Ca	ash-Collat	eralized	TANK ST.	The states	-	A DECK OF	SANAL STREET, SAL	0	Aile 17 Rd N	240-16-21
% Financed with Tax-							100		Right	A A A A A A A A A A A A A A A A A A A	11-
The bond amount represents the total for	62.2	2% rtico Individu			established in the second	Mint of Land	1 2 2				× // ===
amounts are reflected in the "Underwrit				ji est		and the lot	NI	xon St	gie z	and the second s	
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 USDA §515 debt deferred for 2 				S. B.	The second of the	The second	the state of the	Conception of the		and the second	
 USDA 9313 debit defended 1012 USDA Rental Assistance 	20 year.	3			- THE REAL PROPERTY OF THE		Mi	ssouri Ave	EVic	tor Subject	
 Experienced Developer 					n Film		1 6 2 1 1 1	0		Rober	
WEAKNESSES/F	RISKS					0		省 ,首			
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debt service following 20-year	r deferra	al	1	1071		lok.	USI				
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20432 Los Naranjos - Application Summary							REAL ESTATE ANALYSIS DIVISIO January 13, 20						
	PROPERTY IDENTIFICATION	RECOMMENDATION				KEY PRINCIPAL / SPONSOR							
Application # Development City / County Region/Area Population Set-Aside	20432 Los Naranjos Alton / Hidalgo 11 / Urban Elderly Limitation	ded Jnit	HVM Housing, LLC Dennis Hoover Greystone Affordable Development Amie Cofini (Consultant)										
Activity	e General Acquisition/Rehab (Built in 2003)							Related Parties Contractor - No Seller - 1					
curry	TYPICAL BUILDING ELEVATION/PHOTO						UNIT DISTRIBUTION INCOME DIS						
						# Beds	# Units	% Total		# Units	1		
	and sur			1	AND DO NOT	Eff	# 011113	0%	30%	-	/0 1		
A CALES					A TO A	1	26	87%	40%	-	1		
A Starter		JAN EN MAL			ALC: NO	2	4	13%	50%		f		
AT ALL LED.		AN CONTRACTOR OF THE OWNER	brill and		A DECEMBER OF	3	-	0%	60%	29	Ē		
and make			A COLORED	San Street Street		4	-	0%	MR	1	\bigcirc		
1810 S		THE REAL PROPERTY OF				TOTAL	30	100%	TOTAL	30)		
							PRO FOR	RMA FEASI	BILITY INDI	CATORS	s		
						Pro Forma Underwritten Applicant's Pro Form							
			V Manuscreen and the			Debt Cov	verage	0 1.19	Expense R				
		· · ··································				Breakeve	en Occ.	0 89.3%	Breakever	Rent			
12-20	1		NAMES IN	and the second second	No. of Control of Cont	Average	Rent	\$631	B/E Rent N	argin			
COMPANY OF			A States			Property	Taxes	\$395/u	unit Exemp	tion/PIL	.OT		
			2 Sections	Product States A 12 States		Total Exp	ense	\$4,480/u	unit Controll	able \$2	2,753		
		Site Plan					MARK	et Feasibi	LITY INDICA	TORS			
						Gross Capture Rate (10% Maximum)							
	CORR COLOR		12 days			Highest U	Init Captu	ure Rate	N/A	N/A			
			A STATEMENT			Dominan				1 BR/60)%		
						Premium			N/A				
						Rent Assisted Units 29 97% Total Units DEVELOPMENT COST SUMMARY							
			- AL			Costs Und		1	CA's Costs		lon		
			0. E. C.L.			Avg. Unit		672		nsity	9.8		
			12-			Acquisitio		072	\$32K		,		
			E.	a second		Building		\$42.33			5		
	Start Contract			A star at		Hard Cos		•	\$35K		\$1		
						Total Cos	t		\$93K	'unit	\$2		
			1000			Develope	er Fee	\$26	9K (20% Det	erred)	Paid		
			and the			Contract			35K 30% B		N		
						REHABILITATION COSTS / UNIT							
			THE PARTY	11.		Site Work			Finishes/Fix	tures \$2			
	- A substantial and	A CONTRACTOR OF THE OWNER	A Longer	dia a		Building S			Amenities		\$K		
			A Destant	AT I THE REAL		HVAC			Total Exter		\$4K		
	A REAL PROPERTY AND A REAL PROPERTY A REAL PROPERTY A REAL PROPERTY AND A REAL PROPERT			THE R. P. LEWIS CO., LANSING MICH.		Applianc	(\$2K 4%	Total Interi		28K		

	DEBT (Mus	st Pay))			CASH FLOW D	ebt / Gi	RANT FUN	IDS		EQUITY / DEFERRED FEES	
Source	Те	erm	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company	ny LLC 40	0/40	4.60%	\$1,161,000	1.19	Interim Investment Income	0/0	1.65%	\$20,097	1.19	Federal LIHTC - Boston Financial	\$320,332
USDA Existing Debt	30	0/50	1.00%	\$899,542	1.19	Reserve Funds	0/0	0.00%	\$332,821	1.19	Deferred Developer Fee	\$55,142
											TOTAL EQUITY SOURCES	\$375,474
											TOTAL DEBT SOURCES	\$2,413,460
TOTAL DEBT (Must Pay))			\$2,060,54	2	CASH FLOW DEBT / GRANTS			\$352,918		TOTAL CAPITALIZATION	\$2,788,934
						CONDITIO	NS				-	
Should any terms of th	ne proposed ca	apital	l structu	re change or	if ther	e are material changes to the ove	erall dev	elopmer	it plan or costs,	the ar	nalysis must be re-evaluated and adjustme	ent to the
credit allocation and/	or terms of oth	ner TD	HCA fur	nds may be v	/arrant	ed.						
BOND R	ESERVATION /	/ ISSL	JER					Ae	RIAL PHOTOGR	APH(s)		
Issuer	Texas State Aff			Corporation						.,		
Expiration Date			J	uly 2020			-					and the second second
Bond Amount				,120,000	- 14	· · · ·		-	2		S	A VALUE AND
BRB Priority				Priority 3	1			THE R.	a	1294		ou arez 🥀
Close Date							- Dist	1	5	110	Bole Ca	1 1 1 1
Bond Structure	USDA 538 C	Cash-(Collatera	alized		Se	-	Nancy Dr	k St		a carza	and many
% Financed with Tax-				100	100			RE	0 43	TRA.		A Providence
Exempt Bonds		60.49	%	6			Server 1		E Contraction		NO POLICE AND A COMPANY OF A COMPANY	
	RISK PROFILE			5		7 7 7 7		E Ste			E Filmore Ave	
	hs/mitigating f		DRS		TE		State 1	10 S		S S	and the second s	AND A
 USDA §515 debt de 	ş	years			r	9 5 8	23/1	Le	I EE C	S S	ubiect	Con -
USDA Rental Assista				1		AND DE DESCRIPTION		Z		91e		1
 Experienced Devel 	loper			4	-	Adams Ave 5 5 5	2	17	SN.	Ň		E C
								- B	E Main Ave	-		
W	VEAKNESSES/RISK	<s< td=""><td></td><td></td><td><u>a</u> =</td><td>1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</td><td></td><td>Aus</td><td></td><td></td><td></td><td>Lan</td></s<>			<u>a</u> =	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Aus				Lan
 Long-term pro form 								<i>6</i>	Topland I			
Feasibility dependent	ent on USDA Re	ental	Assistan	се	190		The		14.1	100 A		A DECK
				1			Canter S	1-14-3-	No. of Concession, Name		and the left of the left of the	State State
					5	and and the state of the state	1 mett	and the	- Manual -	STATE OF		MAR STR
					ower A	Derros	1	1		No.		100 C
	AREA MAP				n	Sycamore Av	est.		and			- 1 - C
The set of the second	Cos Coychel Santa Monice		6.0		- Re-	9440	and -		1000	ties !	Provent in the second second	11
Los Naragos Apatriente		arys	e01	e	1 10	- Aller aller	1457	A AND	Manager and a state	110	Franklin st	
	Care Ton		Lapina		1 mil	107	1.50	and the second	No. of Concession, Name		and a state of the	
U sion under	Primers RE Hand	nds	Atalicosa National	2	- 1-5	Man	1.10	1000	Contraction of the			ALL IN
Anto Dorra meteor	0-Hatingen	-	more		7		- And	Same B		6 M		in the
E Mead	de Sarberto	Inches	Barren	Seat Sada	4	AND		10.4	and a state of the		and the second sec	C.C.
B AND E		Larrente	Lapasvin	teres a	A.S.			Rent Co		Ø		SHOT AL
Reynosa Progenit	Sandan Race	to Vep Cantz			TRA		and the second	And and the owner of		B		100
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		VL @	and							×		
Pandal		Bynadle	5									

20433 0	Dak Haven - Appli	cation Summar	у				REAL ES	STATE ANALYS	SIS DIVISION 19 1 3 , 2020
	PROPERTY IDENTIFICATION		RECOMMEND	ATION		Key	PRINCIPA	l / Sponsor	-
Application #	20433	TDHCA Program	Request	Recommended					
Development	Oak Haven	LIHTC (4% Credit)	\$63,090	\$63,090 \$2,629/Unit			HVM Hou	sing, LLC	
City / County	Donna / Hidalgo						Dennis I		
Region/Area	11 / Urban	0			(ble Developm	ent
Population	General	0				Am	ie Cofini ((Consultant)	
Set-Aside	General	0							
Activity	Acquisition/Rehab (Built in 1983)	0			Related Pa	arties	Contrac	ctor - No	Seller - Yes
	ΤΥΡΙ	CAL BUILDING ELEVATION/PHOTO			Unit (DISTRIBU	TION	INCOME DIS	STRIBUTION
	A State And		1	1	# Beds	# Units	% Total	Income # Ur	nits % Total
					Eff	-	0%	30%	- 0%
1	Contraction of the		24	R. ALTER	1	12	50%	40%	- 0%
10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	the manufactures		the bottoms	All	2	12	50%	50%	- 0%
the last			here the		3	-	0%	60%	24 100%
Carl Carl					4	-	0%	MR	-
Sec. 1					TOTAL	24	100%	TOTAL	24 100%
					Р	RO FOR	MA FEASI		ORS
and the second					Pro Forma		T I I I I I I I I I I I I I I I I I I I	Applicant's	
					Debt Cove			Expense Ratio	₿ 65.6%
	Statement of the second s		and the second		Breakever	1 Occ.		Breakeven Re	nt \$648
2 TANK					Average R	Rent	\$683	B/E Rent Marg	i n \$35
The State State		Contract Contract		200 martine and	Property Ta	axes	\$476/u	nit Exemption	/PILOT 0%
				And Andrews	Total Expe	nse	\$5,153/u	nit Controllable	\$3,199/unit
		SITE PLAN				MARKE	t Feasibil	ITY INDICATOR	RS
			and the second sec		Gross Cap				N/A
	The second s		-		Highest Ur	nit Captu	re Rate	N/A N	I/A N/A
		North States			Dominant	Unit Cap	o. Rate	N/A 1 BF	R/60% 12
		A DESCRIPTION OF A DESC	and the second second		Premiums			N/A	N/A
		and the second second			Rent Assist	ted Units		24 100	% Total Units
	- Tur	A Company and the				DEVEL	OPMENT C	Cost Summar	Y
			The state of the second		Costs Und	erwritten	TDHO	CA's Costs - Bas	sed on PCA
			TATTITE.		Avg. Unit S	Size	795	SF Density	18.3/acre
			- I delate i		Acquisitio	n		\$26K/uni	\$622K
	and the second s		W- 3.8 -		Building C	ost	\$45.83/	'SF \$36K/unit	\$874K
	Contract 1 1	Oak Haven Apartments	The A		Hard Cost			\$46K/uni	\$1,111K
		and the state of the	US I -		Total Cost			\$107K/uni	\$2,561K
		LIST THESE	HPI C PF		Develope	r Fee	\$27	6K (23% Deferred) Paid Year: 7
					Contracto		\$14		
		A State And						N COSTS / UN	т
					Site Work	\$		Finishes/Fixture	
					Building Sh	nell \$	2K 5%	Amenities	\$K 1%
	*	Do Jose Ne Cu			HVAC	\$	4K 8%	Total Exterior	\$8K 19%
	6 . St. 196				Appliance	2 2	1K 3%	Total Interior	\$34K 81%

DEBT (Must Pa	y)			CASH FLOW	DEBT / GR	ANT FUN	DS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
reystone Servicing Company LLC	40/40	4.60%	\$924,000	1.17	Investment Income	0/0	1.65%	\$18,332	1.17	Federal LIHTC - Boston Financial	\$743,00
ISDA Existing Debt	30/50	1.00%	\$446,199	1.17	Reserve Funds	0/0	0.00%	\$232,711	1.17	Deferred Developer Fee	\$63,00
H					Seller Note	0/0	TBD	\$133,488	1.17	, i i i i i i i i i i i i i i i i i i i	
	• •									TOTAL EQUITY SOURCES	\$806,0
										TOTAL DEBT SOURCES	\$1,754,7
OTAL DEBT (Must Pay)			\$1,370,19	99	CASH FLOW DEBT / GRANTS			\$384,531		TOTAL CAPITALIZATION	\$2,560,7
					CONDITIO	ONS					
					e are material changes to the ov		elopmer	t plan or costs,	the ar	alysis must be re-evaluated and adjustm	ent to the
redit allocation and/or terms o			ds may be w	varrant	ed.						
BOND RESERVATION							AE	RIAL PHOTOGR	APH(s)		
	te Attordat	ble Housing C			The second se		1 12		0	493	
xpiration Date			uly 2020		And and the second	-		一個調問	R-I SE		18
ond Amount			120,000			1 h	- I martin		A.B.		total
RB Priority			Priority 3			W. Sans	1	Photo Land	9	Manager Law	15 -
	38 Cash	n-Collatera	alized			and a		EN SE SE	5		And the state
Financed with Tax-		40/					A TAK	Subject	1.5		
xempt Bonds The bond amount represents the total for	61.4		ial Ioan	Trank.		In Commission	1	Sublect	3	e	
amounts are reflected in the "Underw				201	Bolina Bit Bit	AT I STATE	1 × 6	CONTRACTOR OF STREET		5	
RISK PRO					A TRUTT A LIVE A				R.E.	Mactor m	
STRENGTHS/MITIGAT		2901		7 3-	日は「「「「「「」」」	STAR E STAR	1 and the	States	F S		
 USDA §515 debt deferred for 			1	-	·····································	ROT INC.	7-15-0				TTER
 USDA Sons debit defended for USDA Rental Assistance 	20 year.	,			E Mana and Call (Mar.)	10	17 12 49		A.		and the second s
Experienced Developer						-El mar		S			
· ·				tro	The Address of the State of the	- CONTRACT	ALC: NO		1. 1. 3 h		
WEAKNESSES				120		12 3 12		25 Ballion	調整		3 1
Long-term pro forma does no			tion of	-	And I want the state of the sta		ANT A	State and	States	第7月日本部には、「ころ」、	O Fig
debt service following 20-year Feasibility dependent on USD	A Repta	<u>al Assistan</u>		27.5	RICH CONTRACTOR	超なる品	御空	A CALL	241		
AREA M	AP	n Assistant			A REAL PROPERTY AND A REAL	1-LAL MA	建設的	· 日本 · 王 · 仁	***		
		Public		Store .		19	-	to the second second	たいの		-
e sinarioagilast				mar and	and the second second	The second	ALC: NO				2
Mara Jales						a the state	THE D	A DESCRIPTION			
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and the second second	(and the second s			A CONTRACT	·····································	No. S. P.	初期到	1.282	DE DE		
	(ann	Sta	And	Contraction of the		CONTRACT CARLS					
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Limes in the store	S atom	Teatra			P P P			日本			W.
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20434 R	aintree - Applicatio	on Summary						REAL E	STATE ANA Jar		DIVISION 13, 2020
F	PROPERTY IDENTIFICATION	R	RECOMMEND	ATION			KEY	PRINCIPA	AL / SPONSO	DR	
Application #	20434	TDHCA Program	Request	Re	ecommended						
Development	Raintree	LIHTC (4% Credit)	\$82,925	\$82,925	\$2,591/Unit			HVM Hou	using, LLC		
City / County	Alamo / Hidalgo								Hoover		
Region/Area	11 / Urban	0					,		able Develo	•	t
Population	General	0					An	nie Cofini	(Consultant)	
Set-Aside	General	0									
Activity	Acquisition/Rehab (Built in 1986)	0				Related	Parties	Contra	ctor - No	Sel	ler - Yes
	TYPICA	L BUILDING ELEVATION/PHOTO				UNI	i Distribu	TION	INCOME	DISTR	IBUTION
						# Beds	# Units	% Total	Income #	# Units	% Total
						Eff	-	0%	30%	-	0%
	1 million and the second secon					1	16	50%	40%	-	0%
			no.		12. 10	2	16	50%	50%	-	0%
and the	THEFT					3	-	0%	60%	32	100%
Reference		MANUTE AND A DESCRIPTION OF A DESCRIPTIO				4	-	0%	MR	-	\checkmark
			1 =	-	-	TOTAL	32	100%	TOTAL	32	2 100%
THE PROPERTY OF		and an international of					PRO FOR	MA FEAS	ibility Indic	ATOR	S
						Pro Form	a Underv	ritten	Applica	nt's Pro	o Forma
And Person and Person and	THE PROPERTY OF THE PROPERTY O		States of Lot of			Debt Co	5	_	Expense Ra		59.7%
	The second se				No. of Concession, Name	Breakev		~	Breakeven		\$610
						Average			B/E Rent M	<u> </u>	\$35
and the second second						Property			unit Exempt		
		· · · · · · · · · · · · · · · · · · ·				Total Exp			unit Controlla		52,578/unit
		SITE PLAN							LITY INDICA	TORS	
		1000	WE CH	Strand B				te (10% M			N/A
		State State	2 Mar	ry	P Sta		Jnit Captu		N/A	N/A	
	TE THE PART	a seller					nt Unit Ca			1 BR/6	
		929	Contract.	1 1 2 3 3			ns (↑60% R		N/A	1000/ -	N/A
		A A CONTRACTOR	tree Apa	tments		Rent Ass	isted Unit		32 Cost Sumn		otal Units
		Carlos and a second				Costs Un	derwritte	1	CA's Costs -		
		Conde States	-	1		Avg. Uni		768		1	12.6/acre
		The second s	5 N D			Acquisiti		700	\$29K/		\$931k
	BRAR	ATTA IN THE	1 million		14-14-14-14-14-14-14-14-14-14-14-14-14-1	Building		\$45.09			\$1,108
						Hard Co			\$43K/		\$1,378
			- 10		Kars.	Total Cos	st		\$105K/		\$3,353
					ALX .	Develop	er Fee	\$34	11K (15% Defe	erred)	Paid Year:
		HURI HI		6		Contract	tor Fee	\$17	78K 30% Bo	oost	No
	180		the state		and the second sec		REHA	BILITATIO	N COSTS /	UNIT	
	C Transmission	NE OT			200	Site Work	< :	\$4K 9%	Finishes/Fix	ures \$	28K 64%
		E Les		En.	P	Building	Shell	\$2K 5%	Amenities		\$K 1%
	THE REAL PROPERTY OF	Marine the second	40 E			HVAC	Ş	\$3K 8%	Total Exterio	or	\$6K 17%
			Contraction of the			Appliance	ces s	\$2K 3%	Total Interio	or \$	33K 83%

DEBT (Must Pay	y)			CASH FLOW D	EBT / GI	RANT FUN	IDS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.15%	\$1,467,000	1.16	Interim Investment Income	0/0	1.65%	\$23,661	1.16	Federal LIHTC - Boston Financial	\$623,856
JSDA Existing Debt	30/50	1.00%	\$377,463	1.16	Reserve Funds	0/0	0.00%	\$348,668	1.16	Deferred Developer Fee	\$51,478
					Seller Note	0/0	TBD	\$460,796	1.16		
										TOTAL EQUITY SOURCES	\$675,334
										TOTAL DEBT SOURCES	\$2,677,588
OTAL DEBT (Must Pay)			\$1,844,40	53	CASH FLOW DEBT / GRANTS			\$833,125		TOTAL CAPITALIZATION	\$3,352,922
					CONDITIO	NS					
hould any terms of the propose	ed capita	al structu	re change o	r if ther	e are material changes to the ove	erall dev	/elopmer	nt plan or costs	, the ar	nalysis must be re-evaluated and adjustme	ent to the
credit allocation and/or terms o											
BOND RESERVATI							ΔF	RIAL PHOTOGR			
			Corporation					KIAL I HOTOOK	AI 11(3)		
Expiration Date	ne Anordae	Ŭ	uly 2020	0	A REAL PROPERTY AND	18-1	新 、王朝				ER PL
Bond Amount			,120,000	-		146	art to be		S.		ST PARTY BO
BRB Priority		<i>407</i>	Priority 3	and the second second		T	1000	I Par with state			
	38 Cash	-Collater	※数 #	- COL		1	15	「「「「		HARRING MALERING	1 43
6 Financed with Tax-	30 Cash	Conater		All state		-	Sten Th	La Maria		Nansas Rd	
exempt Bonds	61.6			HALL			ANT THE	with the second			POR CLEAR
The bond amount represents the total for				7 1 1	and the second second second	- 100		and the second of	日間		
amounts are reflected in the "Underw	ritten Capit	alization Se	ction".	4			EL CON	带生命 高温		and the second s	
RISK PRO	FILE			-							- And a d
STRENGTHS/MITIGAT						the Charl	See Seal 1	Inter the Far			11
 USDA §515 debt deferred for 	20 years	S	10						Sec. 7		
 USDA Rental Assistance 				gense			Gam.	Subjec	San 201		The second
 Experienced Developer 			E		A LO DOZ	Timouran			「日本」		
			1000	E L	907		and the second second	March Manager	- to a -		
WEAKNESSES	/RISKS		1 Ale			E Sal	A Star	We have	-	Carling and a state of the stat	THE
Long-term pro forma does no	ot suppo	rt resump	otion of	8			A STATE	and the second of			1 Luzz
debt service following 20-year	ar deferra	al		(Masso		ACC I	THE STATE		E.	(NING WITH AND	
 Feasibility dependent on USE)A Renta	ıl Assistan	ice	112						200 YOU	
					2	- Contra		A Start	2		
AREA M	AP			in the	1 CONTRACTOR AND IN CONTRACTOR			ATTACA S	100	REALESS OF PORTING STR	
Press	winter	Katoval Mative			All is the second secon		States 5	and the second second			
3 Auto Berlingen	6		Ra	1		337	- East	Same allegings			
S	And The Party of t		62	-	Same and the second second second	2	In BAN	A FERTING THE REAL	Territ		新聞
	C Lanie	. Jan	ABU	-	Contraction of the second			18118日11	AND OF		Provide State
marin manglim is	Late	ent6	5	12 -5		KAN S	the address	2.445 原原	AFTER S	AND IN MALE	College .
and the state	Ratcha Ven Conto			Same B		102	Carl Start Ball	Sa piere		COM HERE	
	PA PA	83	\$ 70 y	20000		a subsensite	ATT T States		SON -	S Sthes	A REAL PROPERTY AND
fa tree									10100		and a state
	LE -		some P	ANT -		Saw Pra	AND PADOS	T di Te huan m	10 10 10 10 10 10 10 10 10 10 10 10 10 1		
	A Contraction		200		No un			Rd	加加	一進的時間都	

20435 S	Seagraves Garden	- Application S	umma	ry			REAL E	State An Ja	IALYSIS anuary	
	PROPERTY IDENTIFICATION		RECOMMEND	ATION		Key	PRINCIPA	al / Spon	SOR	
Application # Development City / County Region/Area Population	20435 Seagraves Garden Seagraves / Gaines 12 / Rural General	TDHCA Program	Request \$91,709	Recommended \$91,709 \$2,866/Unit	Gr	eystone	Dennis Afforda	ısing, LLO Hoover able Dev (Consul	velopm	ent
et-Aside	General	0					-			
ctivity	Acquisition/Rehab (Built in 1974)	0			Related		Contra			ler -
	ТҮРІС	AL BUILDING ELEVATION/PHOTO			UNIT	DISTRIBU		INCOM	/IE DISTRI	IBUTI
					# Beds Eff 1 2 3 4	# Units 27 5	% Total 0% 0% 84% 16% 0%	Income 30% 40% 50% 60% MR	# Units	
- Carlos		AND	Carl Party -	and the second se	TOTAL	32			32	_
Jan Barris		TT 1 Manut	Engel Martin	and the second sec		PRO FOR	MA FEAS	BILITY INC	ICATOR	S
		-	and the second		Pro Form	a Underw			ant's Pro	For
	A CONTRACTOR				Debt Co	Ū		Expense		\otimes
and the second second		2 material	9		Breakeve	en Occ.	87.2%	Breakeve	en Rent	
A REAL	and the second sec	No.			Average	Rent		B/E Rent	<u> </u>	
14 10 10	and the second second				Property	Taxes	\$316/u	init Exem	ption/Pll	LOT
	and the second sec	· · · · · · · · · · · · · · · · · · ·			Total Exp	ense	\$5,176/u	init Contro	llable \$	3,48
		SITE PLAN				MARK	et Feasibi	Lity Indic	ATORS	-
there -	All and the second	1975 (9)			Gross Ca	pture Rat	te (30% M	aximum)		
		-13th-St		igraves Garden	Highest U	Jnit Captu	ire Rate	N/A	N/A	
1	A19 1 1 1	ER S	1398	Apartments	Dominar	nt Unit Ca	p. Rate	N/A	2 BR/60	0%
	AND DESCRIPTION OF THE OWNER OWNER OF THE OWNER OWN		100	The statement of the st		s (↑60% R		N/A		
	The Part of the Pa				Rent Ass	sted Units		31	97% To	otal I
21				A men	Casta Un		1	COST SUN		
3	A THE PART OF A		and a fail	1200			821	CA's Cost	ensity	
	Fille Pro	F FFF	FF T		Avg. Unit Acquisiti		021		K/unit	7.
	and the land the state	with the second		the second se	Building		\$45.60		K/unit	\$
	E EEE	ALL ALL ALL	E AND		Hard Cos		ψ+3.00		K/unit	¢ \$
			· ····································		Total Cos				K/unit	\$
			1	A COLUMN A COLUMN	Develop		\$38			Paid
		L'àma		A CONTRACTOR	Contract				Boost	N
No.	A REAL PROPERTY OF THE PROPERT	and the second	Mal Difference					N COSTS		
	A C Y				Site Work			Finishes/F		32K
	•	the second second			Building			Amenitie		\$K
				NAME AND ADDRESS OF TAXABLE PARTY.						
	the second se			and the second s	HVAC	9	53K 7%	Total Exte	erior	\$6K

Image: Seller Note 0/0 0.00% \$432,637 1.28 Image: Seller Note Image: Seller Note Image: Seller Note Image: Seller Note Image: Seller Note Image: Seller Note Image: Seller Note Image: Seller Note Imag	DEBT (N	Must Pa	y)			CASH FLOW DE	EBT / GI	RANT FUN	IDS		EQUITY / DEFERRED FEES	
USDA Existing Det 1079 1079 1297.485 128 Specine Funds 0/0 0.007 \$103.289 128 Declared Developper Fee \$111.289 Image: Construction of the proposed capital structure change of them the rest in the proposed capital structure change of them there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit adjustment to the the proposed capital structure change of them there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit adjustment or the set overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit adjustment or the set overall development plan or costs, the analysis must be re-evaluated and adjustment to the set overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit adjustment or the set overall development plan or costs, the analysis must be re-evaluated and adjustment to the set overall development plan or costs, the analysis must be re-evaluated and adjustment to the set overall development plan or costs, the analysis must be re-evaluated and adjustment to the set overall development plan or costs, the analysis must be re-evaluated and adjustment to the set overall development plan or costs, the analysis must be re-evaluated and adjustment to the proposed capital structure dation and set overall development plan or costs, the analysis must be re-evaluated and adjustment to the set overall development plan or costs, the analysis must be re-evaluated and adjustment to the set overall development plan or costs, the analysis must be re-evaluated and adjustment to the set overall development plan or costs, the analysis must be re-evaluated adjustment to the the ther	Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Seller Note 0/0 0.0% 5432.633 1.38 Intel EDUITY SOURCES 51.450.797 TOTAL DEBT (Must Pay) \$1.450.685 CASH FLOW DEBT / GRANTS \$623.069 IOTAL CAPITALIZATION \$53.31,733 CONDITIONS Statement of the proposed capital structure change of flhere are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the carent alterial changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the carent alterial changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the carent alterial changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the carent alterial changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the carent alterial changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the carent alterial changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the carent alterial changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the carent alterial changes to the proposed capital structure diverance of the proposed capital structure of the proproposed capital structure of the proposed capitale	Greystone Servicing Company LLC	40/40	4.15%	\$1,153,000	1.28	Investment Income	0/0	1.65%	\$27,143	1.28	Federal LIHTC - Boston Financial	\$1,346,691
Total Detr (Must Pay) \$1,450,685 CASH FLOW DET/ GRANTS \$623,069 Total Certify Sources \$2,073,545 CONDITION Shuld any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other DirLA funds may be waranted. Structure there of other DirLA funds may be waranted. Structure there of other DirLA funds may be waranted. Structure there of other DirLA funds may be waranted. CONDITIONS Structure there of other DirLA funds may be waranted. Structure there of other DirLA funds may be waranted. Condition of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other DirLA funds may be waranted. Structure there of other DirLA funds may be waranted. Reveal to the structure of the proposed capital structure of the	USDA Existing Debt	30/50	1.00%	\$297,685	1.28	Reserve Funds	0/0	0.00%	\$163,289	1.28	Deferred Developer Fee	\$111,288
IOTAL DEBT (Musk Pay) \$1,450,465 CASH FLOW DEBT / GRANTS \$423,069 IOTAL DEBT SOURCES \$2,073,764 CONDITIONS Should any terms of the proposed capital structure change of if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other 101/CA Musk may be wranted. Should any terms of the proposed capital structure change of if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other 101/CA Musk may be wranted. BRIM Total Capital Structure Change of if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other 101/CA Musk may be wranted. BRIM Total Capital Structure Change of if there are material Changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other 101/CA Musk must be re-evaluated and adjustment to the capital models. BRIM Total Capital Structure Change of iterms are material Capital Structure. Structure is a coord. BRIM Total Capital Structure. BRIM Total Capital Structure. BRIM Total Capital Structure. BRIM Total Capital Structure.						Seller Note	0/0	0.00%	\$432,637	1.28		
TOTAL DEET (Mush Pay) \$1,450,685 CASH FLOW DEET / GRAITS \$423,049 TOTAL CAPITALIZATION \$3,531,733 CONDITIONS Should any terms of the proposed capital structure change of if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted. Sector Descention of the proposed capital structure change of if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted. Sector Descention Date BOND RESERVATION / SSUE: Call Adjustment on the adjustment to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted. Sector Descention Date BOND RESERVATION / SSUE: Sector Development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of the proposed capital structure changes on the warranted. Sector Development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of the proposed capital structure changes on the warranted. Sector Development plan or costs, the analysis must be re-evaluated and adjustment to the credit and capital structure changes on the proposed capital structure changes on the proposed capital structure changes on the proposed capital s												\$1,457,979
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Should any terms of the proposed capital structure change of I there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDECA funds may be waranted. Issued in the costs of their TDECA funds may be waranted. EARAL PHOTOGRAPH(S) Issued in the costs of their TDECA funds may be waranted. EARAL PHOTOGRAPH(S) Issued in the costs of their TDECA funds may be waranted. EARAL PHOTOGRAPH(S) Issued in the costs of the total or all costs of the origin costs of the origin costs of the total origin costs of the to	TOTAL DEBT (Must Pay)			\$1,450,68	35	CASH FLOW DEBT / GRANTS			\$623,069		TOTAL CAPITALIZATION	\$3,531,733
BOND RESERVATION / ISSUER BSUM F as State Althradie Investing Cognation Expiration Date July 2020 Bond Smuchter LISDA 5.38 Clash Collateratized Kenned with Tax 20% Three boat amount regresents we total for all propries. Individual lane monts are refered in the "Undividual lane monts are refered in the "Undividual lane monts are refered in the "Undividual lane" Indication and/or regresents we total for all propries. Individual lane monts are refered in the "Undividual lane" Indication and/or regresents we total for all propries. Individual lane monts are refered in the "Undividual lane" Indication and/or regresents we total for all propries. Individual lane monts are refered in the "Undividual lane" Indication and/or regresents. State Alternation Contractions Contractions (Individual lane") Indication and regresents we total for all propries. Individual lane monts are refered in the "Undividual lane" Indication and regresents we total for all propries. Individual lane monts are refered in the "Undividual lane" Indication and/or regresents we total for all propries. Individual lane monts are refered in the "Undividual lane" Indication and/or regresents we total deferred for 20 years I Experienced Developer I readed we deferred for 20 years I readed in the "Undividual lane" I readed undividual lane" I readed propries fore and regresent are						CONDITION	٧S					
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Issuer Texes State Affordate Housing Corporation Expiration Date July 2020 Brind Mount S39,120,000 BRB Priority Priority Priority Priority Brown Amount S39,120,000 BRB Priority Priority Brown Amount S39,120,000 BRB Priority Priority Brown Amount S39,120,000 Brown Amount S39,120,000 Brown Amount S39,120,000 Brown Amount Presents the bial for all properties. Individual loan amounts are reflected in the "Undownitien Capitalization Section" INSK PROFILE Site Nicolines Minicol Asstatance USDA Sential Asstatance Site Propertienced Developer WEAKNESSES/RISKS Experienced Developer VEAKNESSES/RISKS Franced with construction of colomy and 2 waver deflereral • Frazability dependent on USDA Rental Assistance Image: State Minicol Capital Assistance To any of comound capital Assistance Image: State Minicol Capital Assistance To any of comound capital Assistance Image: State Minicol Capital Assistance To any of comound capital Assistance Image: State Miniton Minicol Capital Assitence To	credit allocation and/or terms of	other T	DHCA fui	nds may be v	varrant	ed.						
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	Denver City 1100 Texas 83			1								

20436 \$	Silver Trail - Applica	tion Summary					REAL ES	STATE ANA	ALYSIS nuary	
	PROPERTY IDENTIFICATION		RECOMMEND	TION		Key	PRINCIPA	l / Spons	OR	
pplication # Development City / County	20436 Silver Trail Menard / Menard	TDHCA Program LIHTC (4% Credit)	Request \$67,091	Recommended \$67,091 \$2,795/Unit			HVM Hou Dennis I			
egion/Area opulation et-Aside	12 / Rural Elderly Limitation General				C		e Afforda	ble Devel (Consultan		nt
ctivity	Acquisition/Rehab (Built in 1991)	0			Related I	Parties	Contrac	ctor - No	Sell	ler -
	Typica	AL BUILDING ELEVATION/PHOTO			UNIT	DISTRIBL	ITION	INCOM	DISTRI	BUTI
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		stern states			Breakeve	en Occ.	86.0%	Breakever	Rent	
- Contraction		A CONTRACTOR OF			Average	Rent	\$582	B/E Rent M	argin	
1000		Contraction of the second	The second second	and the	Property	Taxes		nit Exemp	1	
			An Astrony and the		Total Exp	ense	\$4,241/u	nit Controlla	able \$	2,51
		SITE PLAN				MARK	et Feasibil	Ity Indica	TORS	_
	and the second second		* · St.		Gross Ca	pture Ra	te (30% M	aximum)		
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		liding #9 - 12 Building #13 - 15	1 10 12 1		Premium			N/A		
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			and the second		Costs Un			CA's Costs -		
			the state of the	the a	Avg. Unit		713		nsity	10.3
			Contract of	10 S.	Acquisitio		/15	\$30K		10.5
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		uding 11-4			Develope	er Fee	\$27	5K (12% Def	erred)	Paid
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		Building #21-24	, 1 \$	78		REHA		V COSTS /	-	
	1 and the second	1 /	-		Site Work		\$7K 15%	Finishes/Fix	ture: \$	28K
	the other post	Mesquite Street	the state		Building S	Shell	\$1K 1%	Amenities		\$1K
	Therease & 10 & How	and a de total		and the same	HVAC		\$3K 8%	Total Exteri	or	\$8K
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DEBT (N	Must Pa	ıy)			CASH FLOW DE	ebt / Gi	RANT FUN	DS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.60%	\$718,000	1.20	Interim Investment Income	0/0	1.65%	\$19,949	1.20	Federal LIHTC - Boston Financial	\$1,063,040
USDA Existing Debt	30/50	1.00%	\$548,591	1.20	Reserve Funds	0/0	0.00%	\$160,222	1.20	Deferred Developer Fee	\$32,017
					Seller Note	0/0	TBD	\$123,772	1.20		
		-								TOTAL EQUITY SOURCES	\$1,095,057
										TOTAL DEBT SOURCES	\$1,570,534
TOTAL DEBT (Must Pay)			\$1,266,59	91	CASH FLOW DEBT / GRANTS			\$303,943		TOTAL CAPITALIZATION	\$2,665,591
					CONDITION	٧S					
Should any terms of the proposed credit allocation and/or terms of						rall dev	elopmen	t plan or costs,	the ar	nalysis must be re-evaluated and adjustme	ent to the
BOND RESERVATIO							Aer	RIAL PHOTOGR	APH(s)		
		ble Housing	Corporation	1					TRUTT	Subject	100000
Expiration Date			uly 2020					Sh. June 1			and the
Bond Amount		\$39	,120,000	to the		Ser Unit			A SHOW	Veso,	
BRB Priority			Priority 3	1 8					11		3 mart
Bond Structure USDA 53	38 Cash	n-Collater	alized						-	Strambre St.	The second
% Financed with Tax-						Norm Pr			and the second	emest - Col	and a second
Exempt Bonds The bond amount represents the total for	61.	.4%	ual loop	T	State Month and a state		Jacketta		ALC: N	Cypress-St	100
amounts are reflected in the "Underwri						and the second			100	E Sedar St	
RISK PROF		anzatori o o				1 10/10	40		-JF		10 T
STRENGTHS/MITIGATI		TORS		10.1	No. to be	-		1	oplar Si		AL Have a
USDA §515 debt deferred for 2					and the second second			Ó	leander		- 181
 USDA Rental Assistance 	, j			APR .				1		Magno la st	13
 Experienced Developer 				4 62			1 - A PARTY	The I	st St	Pecan St - N	1 · · · · · · · · · · · · · · · · ·
						1×	8		- State	Front St a	1 P
WEAKNESSES/	RISKS			100	Er and	1	P a	and her references	83		J 20
 Long-term pro forma does no 		ort resume	otion of	1	Contraction of the second				1		State of the second
debt service following 20-yea				6 0	Constant of the States		Lines a	Sector of	enite.	and the second second	No. 1
 Feasibility dependent on USD. 	A Renta	al Assistar	ice		-07		and a start of the		seo,	And the second	and the second
	_			Sel		12-100	- STE	a title of	C (e)		
AREA MA	AP *CHINE	NIKO		Rđ		and a state		J. Joseph .		2092 Farm to Market R	3-2092-E
the later & Partner Apstreeds		Notional Web fat		-cost, a	e in		25 2		17-53		1 and
B Auto Erre				1	ave.	A.	四日に		F_{1}	A403-V/A	100
() Meteo Medeo Later				E.		1	の一般	a States	Sing av		1 20-2
ALL	tare	a lara	South Factore			y the	Column Harry			a the covisi	2
N. B. B. B.	1 Init		Pathies				Ale -			10	
Man Manual Milling	Function Inco		014		and the second sec	A. Cont	2972	A City	F^{+}		
and and the	Ons			Arriel					" St		
albu R		6	· 3/	1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		-	特别 内心	• <u> </u>			
	All the	and K.	some	8 1	The second second second	TE NGAL	The	Ist:	ा उ		The state of the s
	25 0	e er	1 98	100	And the second second second	1.00	19	Ave St	to .		
Goo	de M	10 3	18 C	(marks			in the second		d		All and a start of the
l				19-22		101010 30			(-1 - 0	2 F Arm	

20437 T	he Village - Applic	ation Summary	1					REAL E	state An Ja		DIVISION 13, 2020
F	PROPERTY IDENTIFICATION		RECOMMENDA	ATION			KEY		AL / SPON	SOR	
Application #	20437	TDHCA Program	Request	Re	ecommended						
Development	The Village	LIHTC (4% Credit)	\$172,768	\$172,768	\$2,700/Unit			HVM Hou	using, LLC		
City / County	Tomball / Harris								Hoover		
Region/Area	6 / Rural	0							able Deve	•	t
Population	Elderly Limitation	0					An	nie Cofini	(Consulta	int)	
Set-Aside	General	0									
Activity	Acquisition/Rehab (Built in 1999)	0				Related	Parties	Contra	ctor - N	o Se	ler - Yes
	TYPICA	L BUILDING ELEVATION/PHOTO				UNI	i distribu	ITION	INCON	/IE DISTR	IBUTION
			-			# Beds	# Units	% Total	Income	# Units	% Tota
				1000		Eff	16	25%	30%	-	09
-		The Here	and the second		and the	1	44	69%	40%	-	0%
		and a			19	2	4	6%	50%	-	09
-		and the second	-	- all	am	3	-	0%	60%	64	100%
S	Two is investigating in such that we want			THE REAL PROPERTY.		4	-	0%	MR	-	\bigcirc
			Sectors"	- ALLER		TOTAL	64	100%	TOTAL	6	4 100%
The Driver BE			- Hower -	1000	and the second second second		PRO FOR	RMA FEAS	ibility Ind	ICATOR	S
A CONTRACTOR		the state of the s	-	Vices		Pro Form	a Underv	vritten	TDHC	CA's Pro	Forma
- market			1.12			Debt Co	verage	1.37	Expense	Ratio	8.29
	and the second design of the s					Breakev	en Occ.	86.8%	Breakeve	en Rent	\$685
				112 8		Average	Rent	\$751	B/E Rent	Margin	\$67
	Alex Alex			(T5) (1)		Property	Taxes	\$649/u	unit Exem	ption/Pl	LOT 0%
		, , , , , , , , , , , , , , , , , , , ,		10000		Total Exp	ense	\$5,992/u	unit Contro	llable	3,957/uni
		Site Plan					MARK	et Feasibi	Lity Indic	ATORS	
			STREET, STREET	States and a	A DECEMPTOR OF	Gross Ca	apture Ra	te (30% N	laximum)		N//
				he Vi	llage	Highest l	Unit Captu	ure Rate	N/A	N/A	N/A
-	1 4 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0		 (14)(2) - 2006 	10.00 Control 10.00	ARC TROUGHT IN A CASE OF	Dominar	nt Unit Ca	p. Rate	N/A	1 BR/6	0% 44
LISIFE		A STATE AND A STAT	28 - A	partn	ients	Premium	ns (↑60% R	ents)	N/A		N/A
- The second	and the second second	BID	11 m 10	10146	- THE PARTY NEWS	Rent Ass	isted Unit		63		otal Units
-Graham-D		A DEC			AT LAND				COST SUN		
Concession of the	AND DECK			***	The second		derwritte		CA's Costs	1	
				同時		Avg. Uni		522		ensity	11.1/acr
A ST			and the second	建造了		Acquisiti				K/unit	\$2,694
		A CALLAN		State		Building		\$57.58		K/unit	\$1,923
-	A Part		A. Ye		No. of Contraction	Hard Co				K/unit	\$2,323
				1	A BULLENSE	Total Co		. ·-		K/unit	\$6,686
ALL CAR	Alexander		A MAN	20	A STATE	Develop		\$45		eferred)	Paid Year:
	100 - 10 M AS			AND -		Contract		\$29	N COSTS	Boost	No
1 2		A DE CONTRACTOR	and I	A.		Site Work		SILITATIO	N COSIS Finishes/Fix		23K 63%
	B		PERCE A	Sec.							
2 34		Contraction of the second		and the second		Building		\$K 1%	Amenitie:		\$K 1%
		NOTION OF THE OCTOMERS	Propinsi State	Contraction of the		HVAC		\$3K 9%	Total Exte		\$2K 7%
6.0	1 BUT SUD	Reversion One sport considered	and the second	and the second is	AND COM DANK OF	Appliance	ces s	\$4K 12%	Total Inte	rior \$	31K 93%

	DEBT (Must Pa	y)			CASH FLOW DE	ebt / Gi	rant Fun	IDS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company	LLC 40/40	4.15%	\$2,321,000	1.37	Interim Investment Income	0/0	1.65%	\$49,220	1.37	Federal LIHTC - Boston Financial	\$1,157,651
USDA Existing Debt	30/50	1.00%	\$2,582,181	1.37	Reserve Funds	0/0	0.00%	\$548,345	1.37	Deferred Developer Fee	\$27,824
										TOTAL EQUITY SOURCES	\$1,185,475
			•							TOTAL DEBT SOURCES	\$5,500,746
TOTAL DEBT (Must Pay)			\$4,903,18	31	CASH FLOW DEBT / GRANTS			\$597,565		TOTAL CAPITALIZATION	\$6,686,221
					CONDITION	NS					
Should any terms of the credit allocation and/o						erall dev	elopmer	nt plan or costs,	the ar	alysis must be re-evaluated and adjustme	ent to the
BOND RES	SERVATION / ISS	SUER					Aei	RIAL PHOTOGR	APH(s)		
Issuer	Texas State Affordat	ole Housing	Corporation	Circle -			145		VIII		
Expiration Date			uly 2020			STATISTICS.				LAND IS	A PAK
Bond Amount		\$39	,120,000	14	N. BOARD		1100		- 96-9	and the second s	A A C
BRB Priority			Priority 3				No.			and the second states of the s	SEV .
Bond Structure	USDA 538 Cash	-Collater	alized		A CONTRACT OF A CONTRACT OF A	F. 4. 1 4		MA A	-		
% Financed with Tax-				1 1	ly 1 pt are no	-	A 18		Section of the sectio		
Exempt Bonds The bond amount represent	57. ⁻		lual loan	A MARK	1 1 1 1 1 1 1	1 1		i fantiste (BANC		Constant State
amounts are reflected in the				Linne		ine -					dec. Maria
		unzation oo		and and a	ALL LINE AND	7.		il that	duce		
	RISK PROFILE S/MITIGATING FACT	ORS				States of the local division of the local di			and a		1000年9月7日
 USDA §515 debt def 			6	and the st	an Allenand and a state of the second s	1			-		Lange Charles
 USDA Rental Assistant 		-		-		daniel in a	10 20	and a sure of			
 Experienced Develo 			1.0	2.5	theme are a second and the second sec		30 Mi		ubiec	A CONTRACTOR OF THE OWNER OF THE	市の行きない
	AKNESSES/RISKS				A STATE OF A STATE OF A	and all	1		an lee		
 Long-term pro forma 	a does not suppo	rt resump	otion of				10 10				
debt service followin	ng 20-year deferr	al		2.2			-	The lat	j ala		Constanting of
 Feasibility depender 	nt on USDA Renta	I Assistar	nce	and the second			9	1210		A AND A A A A A A A A A A A A A A A A A	100 M
			87 B	and the second			-	1 2 1 -4	4		
	AREA MAP							S And a second s	70.00		
Woodlands		Hardin	1			NSINE -	d .	A la san a			
517 School Street		Dai	setta	100		14	interes 1			The state of the second se	
	Dayte	In Liberty	G	8.1				F N-Q		MT PLANED DECEMBER	
Ciptera			•								
	7 / 1			-					111		
	Mort De	Weu L			A THE REAL PROPERTY OF THE REAL			1 1 1 1	X PT		-
Katy Ø Ø Houston		Anabua		(Marga	A Statement of		(約)	19.00 ······	- the		A STATE IS
1-1-1-12	Baytown (E	ti Bit		P with				1847 -			Children and the
				- Litan		01					
Sugar Land		A									

20438 V	alley View - Applic	cation Summary	y				REAL	ESTATE ANALY	SIS DIVISION ary 13 , 2020
Р	PROPERTY IDENTIFICATION	Ā	RECOMMEND	ATION			KEY PRINCIP	AL / SPONSOR	
Application #	20438	TDHCA Program	Request	Re	commended				
Development	Valley View	LIHTC (4% Credit)	\$78,834	\$78,834	\$3,285/Unit		HVM Ho	using, LLC	
City / County	Valley View / Cooke							Hoover	
Region/Area	3 / Rural	0				Grey		able Developm	ient
Population	General	0					Amie Cofin	i (Consultant)	
Set-Aside	General	0							
Activity	Acquisition/Rehab (Built in 1979)	0				Related Partie	es Contra	actor - No	Seller - Yes
	TYPICA	L BUILDING ELEVATION/PHOTO				UNIT DIST	RIBUTION	INCOME DI	STRIBUTION
1 1.1					Mar and the	# Beds # U	nits % Tota	Income # Ur	nits % Total
						Eff	- 0%	6 30%	- 0%
and the second se						1	9 389	6 40%	- 0%
			-	2	and the second	2	15 63%	6 50%	- 0%
S/				- 7	A	3	- 0%	6 0%	24 100%
					1	4	- 0%	6 MR	- 💽
Con arrestor		Contraction of the second second	Salaria and		San	TOTAL	24 100%	6 TOTAL	24 100%
						PRO	Forma Fea	SIBILITY INDICAT	ORS
				- HERE		Pro Forma Uno	derwritten	Applicant's	Pro Forma
The Price P			A Contraction		The second s	Debt Coverag	i e 0 1.10	Expense Ratio	✓ 59.6%
a series		and the second s		Spinn Spin		Breakeven Oo	:c. 🕑 87.89	6 Breakeven Re	nt \$659
and the second	the state that a sub-		CONTRACT OF		and a second second	Average Rent		B/E Rent Marg	
Sunday of	Charles and the second	and the second s	a to have		A CARLES	Property Taxes		unit Exemption	1
State State State			信仰的主义。	The R. P. LANK	「小学学校」で、「「「	Total Expense	\$4,710/	unit Controllable	\$3,100/unit
		SITE PLAN						ILITY INDICATO	RS
	and the state of t		R. A. A. A.	A FE		Gross Capture	e Rate (30% I	Maximum)	N/A
						Highest Unit C			I/A N/A
						Dominant Unit		1	R/60% 15
		1 A TO I		· 34		Premiums (↑6	,	N/A	N/A
			A Mail			Rent Assisted			% Total Units
						Costs Underw		COST SUMMAR	
						Avg. Unit Size		3 SF Density	
			1	1 52		Acquisition	11	\$40K/uni	t \$958K
		A BANK	and the	二谷蘭		Building Cost	\$45.7		
		V (19 /	E. E.			Hard Cost	+	\$47K/uni	
			J.	1		Total Cost		\$128K/uni	
		A PARA				Developer Fee	e \$2	93K (26% Deferred	
				E I		Contractor Fe		43K 30% Boos	·
						RE	HABILITATIO	ON COSTS / UN	IT
	HAR BEER TO THE			Paller Tan		Site Work	\$7K 14%	Finishes/Fixture	\$30K 64%
			ES SI	14 7年		Building Shell	\$1K 1%	Amenities	\$K 1%
	A Print of a					HVAC	\$3K 7%	Total Exterior	\$8K 18%
	TE, 12 . I milesta		Martin	A STR		Appliances	\$2K 3%	Total Interior	\$35K 82%

	DEBT (Must Pa	ay)			CASH FLOW D	ebt / Gi	RANT FUN	IDS		EQUITY / DEFERRED FEES				
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount			
Greystone Servicing Company	LLC 40/40	4.15%	\$1,172,000	1.16	Interim Investment Income	0/0	1.65%	\$22,985	1.16	Federal LIHTC - Boston Financial	\$675,554			
USDA Existing Debt	30/50	1.00%	\$384,750	1.16	Reserve Funds	0/0	0.00%	\$201,718	1.16	Deferred Developer Fee	\$74,843			
					Seller Note	0/0	TBD	\$530,900	1.16					
										TOTAL EQUITY SOURCES	\$750,397			
										TOTAL DEBT SOURCES	\$2,312,353			
TOTAL DEBT (Must Pay)			\$1,556,75	50	CASH FLOW DEBT / GRANTS			\$755,603		TOTAL CAPITALIZATION	\$3,062,750			
					CONDITIO					nalysis must be re-evaluated and adjustment to				
Should any terms of the credit allocation and/o						erall dev	velopmer	nt plan or costs	the ar	alysis must be re-evaluated and adjustm	ent to the			
BOND RES	SERVATION / IS	SUER					Aei	RIAL PHOTOGR	APH(s)					
Issuer	Texas State Afford	able Housing	Corporation			and the second	19 2	1 1 1 2 2	15	A The second sec				
Expiration Date		J	uly 2020		and and its		B Gan	and and and and	the second		1			
Bond Amount		\$39	,120,000		a suite of the second second		Sec.							
BRB Priority			Priority 3		3	-	1000	E.S.	1					
Bond Structure	USDA 538 Cas	n-Collater	alized		in the little		10 is	Mines		ocan				
% Financed with Tax-							No.		17 19					
Exempt Bonds The bond amount represent		.5% erties Individ	lual loan					STE I		Subject				
amounts are reflected in the					State of the second		2 4		and and	Subject				
	ISK PROFILE				The Martine		1		ar i		18			
	MITIGATING FAC	TORS					1.1 Alt	30-St	10.50	A TANK AND	199			
 USDA §515 debt def 	erred for 20 yea	rs						awas st	5	terrey Trail				
USDA Rental Assistant	ice				A Aller			922		E Obuch-St				
 Experienced Develo 	per				I BARRIER.	2 3 4 4	Mill	/St						
	AKNESSES/RISKS				STREET, IN BURE	in the second	0 7	THE REAL PROPERTY OF	2°1	Winter - with	-h -			
 Long-term pro forma debt service followin 			otion of		2 An	N.	停下	810	ARD A					
 Feasibility depender 			ice		A DESC	Sec. 11-	tin St.	4in Uosi	A .	- And				
	AREA MAP	Whitewright (a (a) Farmersville Rooge City a (b) Terre	Bothum F D D D D D D D D D D D D D D D D D D D		Hidden Van	Dunse	Sit N an Way 130	IENALON IENALO						

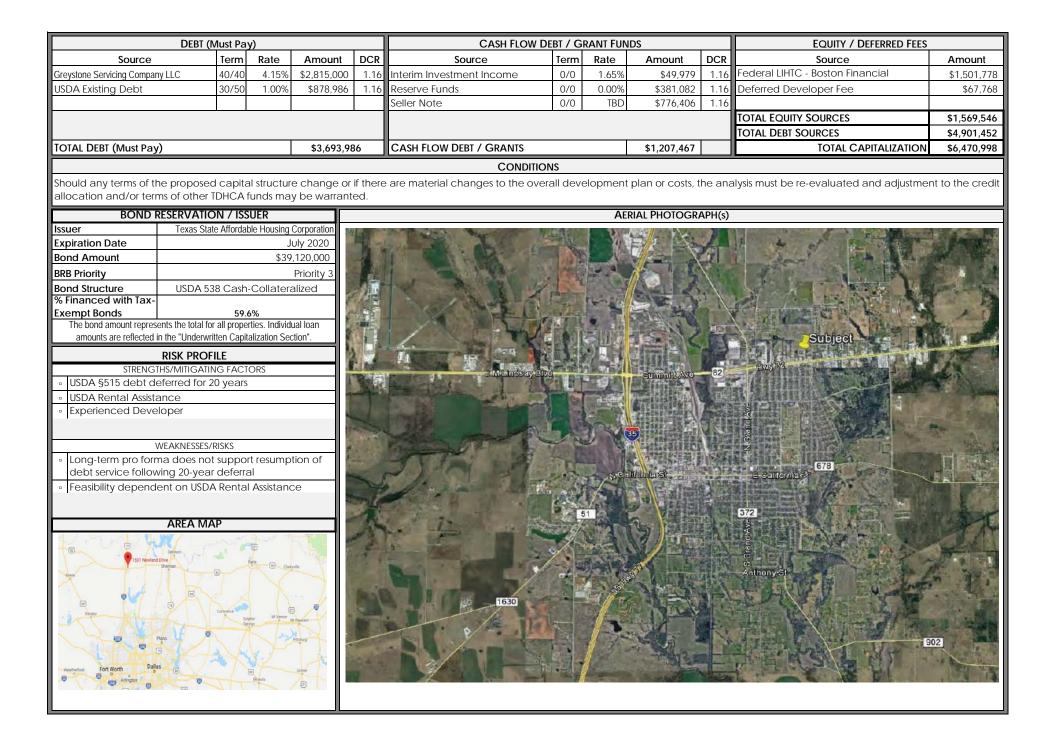
20439 \	/illa Vallarta - Appl	ication Summa	nry					REAL E	State An J	valysis anuary	
	PROPERTY IDENTIFICATION		RECOMMEND	ATION			KEY	PRINCIP	al / Spon	ISOR	
Application # Development City / County Region/Area	20439 Villa Vallarta Rio Grande City / Starr 11 / Rural	TDHCA Program LIHTC (4% Credit)	Request \$122,529	Recomme \$122,529 \$3,063						lopmen	nt
opulation et-Aside Activity	Elderly Limitation General Acquisition/Rehab (Built in 1995)					Related	Parties	Contra	ctor - N	lo Sel	eller -
curry		AL BUILDING ELEVATION/PHOTO					DISTRIBL		n		
			1.1			# Beds	# Units	1	Income	# Units	1
			1.11			# Beus		0%	30%		-
and the .	-					1	36	90%	40%		. Í
	No.	1		1 data	12.2	2	4	10%	50%	-	-
an /	a state of the sta		-			3	-	0%	60%	40)
			Contraction of the		HERE AND IN	4	-	0%	MR	-	- 📀
THE R					And an other states	TOTAL	40	100%	TOTAL	40	0
							PRO FOR	RMA FEAS	BILITY IND	DICATOR	RS
Section and the						Pro Form	a Underv	vritten	Applic	cant's Pro	o Fori
-	the second se					Debt Cov	verage	0 1.20	Expense	Ratio	8
and the second	are and and the second					Breakeve	en Occ.	0 89.4%	Breakev	en Rent	
			States in	The To		Average	Rent	\$541	B/E Rent	Margin	
			ten the set			Property			unit Exem		
O GEORGE			Car San Fra			Total Exp	ense	\$4,316/u	unit Contro	ollable	\$2,53
		SITE PLAN					MARK	et Feasibi	lity Indic	CATORS	
the get of	the state of the state of the	And the second	1977年1月	The states	A	Gross Ca	apture Ra	te (30% N	laximum)		
三)堂屋			and the second	and the second s	37-3		Jnit Capt		N/A	N/A	
在 等以落				THE REAL PROPERTY AND			nt Unit Ca	•	N/A	1 BR/6	50%
A Carlo			_ <u>Mil</u> _				IS (↑60% F		N/A 36	000/ T	
*				314		Rent Ass	isted Unit	s .OPMENT			otal L
		A STATEMANT				Costs Un	derwritte	-	CA's Cost		d on
			FFTT			Avg. Unit		633	1	ensity	13.2
	TOL POLY		ATT Providence	1.1		Acquisiti		000		K/unit	\$1
-	1000		THIN F		6 7 2 2	Building		\$52.40		K/unit	\$1
			The second	Contraction of the second		Hard Cos		<u>, </u>		K/unit	\$1
	66_					Total Cos	st		\$100	K/unit	\$3
	Contract - particular of					Develop	er Fee	\$40)2K (16% E	Deferred)	Paid
			- There and	Rent (Contract		\$20		Boost	Ye
		A PARTY AND A PART	Real Property in the local division of the l	5-15321			REHA	BILITATIO	N COSTS	/ UNIT	
			A DESCRIPTION OF THE REAL OF	To the second se	States.			-			
		THE FIN A	A			Site Work	(\$3K 8%	Finishes/I	ixture: \$	\$25K
	Copy The Local	TENE				Site Work Building S HVAC	shell	-	Finishes/I Amenitie	S	\$25K \$K \$7K

DEBT (N	Must Pag	y)			CASH FLOW D	Debt / Gi	RANT FUN	NDS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.60%	\$1,030,000	1.20	Interim Investment Income	0/0	1.65%	\$28,908	1.20	Federal LIHTC - Boston Financial	\$1,252,385
USDA Existing Debt	30/50	1.00%	\$1,093,287	1.20	Reserve Funds	0/0	0.00%	\$435,526	1.20	Deferred Developer Fee	\$64,909
					Seller Note	0/0	TBD	\$77,560	1.20		
										TOTAL EQUITY SOURCES	\$1,317,294
										TOTAL DEBT SOURCES	\$2,665,280
TOTAL DEBT (Must Pay)			\$2,123,28	87	CASH FLOW DEBT / GRANTS			\$541,994		TOTAL CAPITALIZATION	\$3,982,575
					CONDITIO	DNS					
						erall dev	elopmer	nt plan or costs,	the ar	alysis must be re-evaluated and adjustm	ent to the
credit allocation and/or terms of	other T	DHCA fui	nds may be v	varrant	ed.						
BOND RESERVATIO	DN / ISS	SUER					AE	RIAL PHOTOGR	APH(s)		
Issuer Texas State	e Affordat	ole Housing	Corporation	北國	- Address -			1 Internet	Char It		
Expiration Date		J	uly 2020	1	建设1414	31A					
Bond Amount		\$39	,120,000	1102		Contra Contra	- X-				
BRB Priority			Priority 3	e ele			A.A.	- Allane			Jac Carl
Close Date											Kel St
Bond Structure USDA 53	38 Cash	-Collater	alized		and second - a fer little second		10 pm	No and a			
% Financed with Tax-							200		1		Data
Exempt Bonds The bond amount represents the total for	61.2		lual loan			1	Stom.		1		
amounts are reflected in the "Underwri				13	3167	and a second					
RISK PROF		unzation oo		1 Billion			N CAL				
STRENGTHS/MITIGATIN		ODS				and the second		5 6 B			资 論 透
 USDA §515 debt deferred for 2 				the second		Carlo and		Subject	Ū.		
USDA Rental Assistance	zo year	5		1					The State	766 0 0	- AND - AND
 Experienced Developer 				5 /			主义即时	調整レート			
WEAKNESSES/	RISKS		1		internation of the second second	1	消費を				
 Long-term pro forma does not 	t suppo	rt resump	otion of					I IN DAY	and a second		
debt service following 20-year							1	the state of the state		AND A CLASSING THE	
 Feasibility dependent on USD/ AREA MA 		I Assistar	ice				Sin a		THE S	Allan Stora St.	
AREA IVIA	AP		65	the port					E and	End State	1
Fairgrounds Road	14	æ		A STAL		Project of	1 and the second				
			1	- State				- 10			
Cartwage 2 (B) (B) Edinburg	-				P P P P P P P P P P		10 10		11,		
Mary Missing			Re Honds	and the			1 7	i dia	- Artest		1000
No McAllen	Weslaco	Harlogen	9					1 delle	All Country		
A.S.		San	Benito	Participant in			1. 1	- Anno			The state of the
Reynose	mag	hora . F	Los Frestro	Cial and		6	T	10			83
Ro Envis		Anna		1000		A.C.		18. 14.		Lost -	and the second
		J	Sec							En and the second se	
		4	Ecompsville								

20440 \	/ista Verde - Applie	cation Summar	У					REAL E	state An Ja	ALYSIS inuary	
	Property Identification		RECOMMEND	ATION			Key	PRINCIPA	L / SPONS	OR	
Application #	20440	TDHCA Program	Request		commended	,					
evelopment	Vista Verde	LIHTC (4% Credit)	\$82,514	\$82,514	\$3,438/Unit			HVM Hou	.		
ity / County	Cotulla / La Salle	4					Constants	Dennis			
egion/Area	11 / Rural	- 1 °							ible Devel (Consultar	•	t
opulation	Elderly Limitation	-1°					7.		Coonsultai	,	
et-Aside	General	-1°								6	
ctivity	Acquisition/Rehab (Built in 1994)	0				Related		Contra			ller -
Contraction of the local division of the loc	Түріс	AL BUILDING ELEVATION/PHOTO					DISTRIBL	-	INCOM		
		A DESCRIPTION OF THE OWNER OF THE	17	SE ANE LOS		# Beds	# Units		Income	# Units	%
		Section of the sectio	Contraction of the local division of the loc	- Charles		Eff	-	0%	30%	-	-
2000	6	The state of the s			- Contract	1	20 4	83%	40% 50%	-	-
1	and a second sec			the second second		3	4	0%	50% 60%	24	
	- Allen Martin		at un Pa	- And		4	-	0%	MR		
State Line 1		-		- sette		TOTAL	24		TOTAL	2	<u> </u>
- A FARAN						-			BILITY IND		_
-							a Underv		Applica		
			Chester and Ch	a ta ba	Contraction of the	Debt Cov		1 -	Expense F		
			and the		Cateria and Cateria	Breakeve	<u> </u>		Breakeve		
			Se tressient	建成的 学校	A Charles Carlos	Average	Rent	\$658	B/E Rent N	/largin	
and the second		and the second sec	CAN'T LO		1. 2. 2 6 6 5 5 5 10	Property	Taxes	\$395/u	init Exemp	otion/Pl	LOT
			a mende ar mud	いたない		Total Exp	ense	\$4,880/u	init Control	able \$	\$3,00
		SITE PLAN					MARK	et Feasibi	LITY INDIC	ATORS	
				A. F.		Gross Ca	pture Ra	te (30% M	aximum)		
						Highest L	Jnit Capt	ure Rate	N/A	N/A	\
			in the second			Dominar	nt Unit Ca	p. Rate	N/A	1 BR/6	0%
			vista Vero	le		Premium		-	N/A		
			- Estap	- E		Rent Assi			24	100% T	otal I
		1 1 1 1 1 1 1 1	1-	file					COST SUM		
			(THERE)				derwritte	n IDH 645	CA's Costs	- Based	10.9
		and the first	SP .			Avg. Unit Acquisiti		040		/unit	10.9
		the second second	What The			Building		\$51.81			
		12-1-1	the main the			Hard Cos				/unit	\$1
		A 198 A	The start			Total Cos			\$118K		\$2
	RL	TELE-FT		- State	T	Develop		\$26			Paid
		15 11 40 V	E			Contract		\$13	2K 30% E	Boost	Ye
				and the second second			REHA	BILITATIO	N COSTS /	′ UNIT	
			H			Site Work		\$5K 13%	Finishes/Fi	xtures \$	\$28K
			T	AND NOT	-	Building S	Shell	\$K 1%	Amenities		\$K
		in the liter				HVAC		\$3K 8%	Total Exte	ior	\$6K

DEBT (N	Must Pay	y)			CASH FLOW DE	ebt / Gf	RANT FUN	IDS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.60%	\$1,011,000	1.15	Interim Investment Income	0/0	1.65%	\$19,602	1.15	Federal LIHTC - Boston Financial	\$429,469
USDA Existing Debt	30/50	1.00%	\$567,350	1.15	Reserve Funds	0/0	0.00%	\$372,669		Deferred Developer Fee	\$81,386
0	0	X	\$0	0.00	Seller Note	0/0	TBD	\$349,654		0	\$0
-	<u> </u>					1				TOTAL EQUITY SOURCES	\$510,855
										TOTAL DEBT SOURCES	\$2,320,275
TOTAL DEBT (Must Pay)			\$1,578,35		CASH FLOW DEBT / GRANTS			\$741,925		TOTAL CAPITALIZATION	\$2,831,130
			\$1,578,35	0				\$741,925		IOTAL CAPITALIZATION	\$2,831,130
					CONDITION	NS .					
						rall dev	elopmen	nt plan or costs	, the ar	nalysis must be re-evaluated and adjustme	ent to the
credit allocation and/or terms of	other TI	DHCA fur	nds may be v	varrant	ed.						
BOND RESERVATIO	DN / ISS	SUER					Aei	RIAL PHOTOGR	APH(s)		
			Corporation						(1)		
Expiration Date		ŭ	uly 2020	State Sta		1.1	3/11	- 1 - 1	Ser Wi		
Bond Amount			,120,000	1		10	All a		Lin		A STATE OF THE STATE
		ψ07		14				ALL PROPERTY	1-13		The States
BRB Priority			Priority 3	W.C			ALL AND				TY
Close Date				Calle -		(BO)	Contract of	Call Property in		R	1
	88 Cash	-Collater	alized	Nall I	1 Standard and and	11		arg St	a free		1
% Financed with Tax- Exempt Bonds	60.9	1 9/		Shar	6-41-546	9.1	W	THE REAL PROPERTY.		Entrary Contraction	
The bond amount represents the total for			lual loan	New Contraction	ALCONT AND A STREET	的学	30 P	THE REAL			
amounts are reflected in the "Underwri				2 Martin		0	1/A				
				3-78		- Tak	War -			624	A Pokon
		ODC			are Oak St	arrist the	EVIC	Subject	2 1		X
STRENGTHS/MITIGATIN				30 M		and the	3.6		Terra		1 - 1
 USDA §515 debt deferred for 2 	zu years	5		# 100	Housion	ckets St	A States	Wedna en	in the		1 1 - Charles
USDA Rental Assistance				Sele a		46	8	Stan and the			
 Experienced Developer 				1 24 D	S S S		THE STR	z	18.		
				21	tr e	1 2	and the second		TRA DA	Peccel Sty	The state
WEAKNESSES/I	RISKS			-	The des	1000	一個日間		0-7		
Long-term pro forma does not	t suppo	rt resump	otion of	The state	e e Z	riden St		9 00	bal		and and a
debt service following 20-year	r deferra	al		THE REAL PROPERTY.		Center			S.S.	E AL	F CL'ER
 Feasibility dependent on USD 	A Renta	I Assistan	ice	C112		Carrizo	61		S		
				A	OT OT	Ninec	es SL			A A A A A A A A A A A A A A A A A A A	B. March
				AN AN		The state		0	7	SALL SALL AND	A A
				B 72			U C	· · · · · · · · · · · · · · · · · · ·	E A		A Car
AREA MA	D								S V		
	м [.]			10				10	6	2 2 4 4 5 4 5 4 5 4 5 4 5 4 5 4 5 4 5 4	
	Seguin	SIV				2-2 10	- Carl	(a)	NOT .	54 (S) (S)	
Concan San Antoni	io	Gonzales	LL	No.				0	St Coo	CONTRACTOR IN	A line and the
				al and	The parties and the second		TANG?		65 X		1 - St. 19
Urglde	SX	100		The state	Chief gam is - aprillion		1 1 10	1000000	(AA		
Ū	r soresville	X	Duero	and the second		14. E.	5 6		4		State - Land
Pleasanton				N-Sherry	Carlotter and the second	Na			82.		
e Pearsall	Karnes	City	Victoria	11	Martin Martin And And And And And And And And And An	3			2	A TON AND AND AND AND AND AND AND AND AND AN	State of
Crystal City	Ker	nedy	1 Al	1243		-				3	AN NE COM
-Comzo	\sum	full		A CAR		語をとき	31 12/	AL SUPERIOR	A Start	20 53	
Springs 404 Medina Street	Three Rivers	Se la		2	ALL REAL PROPERTY AND A RE	and the second	2011		120	A A A A A A A A A A A A A A A A A A A	
Catarina	George West	Beeville	7/7	A PARTY A			COLUMN AND ADD		THE REAL PROPERTY OF		and a Marine of Party

20441 V	Villowick - Applicat	tion Summary				REAL	Estate Anal Jan	YSIS DIVIS
	PROPERTY IDENTIFICATION		RECOMMEND	ATION		KEY PRINCIP	al / Sponso	
Application #	20441	TDHCA Program	Request	Recommended				
Development	Willowick	LIHTC (4% Credit)	\$171,018	\$171,018 \$2,850/Unit		HVM Ho	using, LLC	
City / County	Gainesville / Cooke						Hoover	
egion/Area	3 / Rural	0				Greystone Afford		ment
opulation	General	0				Amie Cofini	(Consultant)	
et-Aside	General	0						
ctivity	Acquisition/Rehab (Built in 1977)	0			Related	Parties Contra	actor - No	Seller -
	Түріс	AL BUILDING ELEVATION/PHOT	0		UNIT	DISTRIBUTION	INCOME	DISTRIBUTIO
Law.	State of States The	- A -	-		# Beds	# Units % Total	Income #	Units %1
22/01					Eff	- 0%	30%	-
9					1	30 50%	40%	
STORE -					2	30 50%	50%	-
					3	- 0%	60%	59
NE BAL		THE REAL OF	A DO NOT THE OWNER OF THE OWNER		4	- 0%	EO	1
2-1					TOTAL	60 100%	TOTAL	60
						PRO FORMA FEAS		
			the state of the	and the second se	Pro Form	a Underwritten	1	t's Pro Forr
Contraction of				and the second se	Debt Cov		Expense Rat	
THE RANGE					Breakeve	-	Breakeven	
			- Contraction of the		Average		B/E Rent Ma	
					Property		unit Exempti	-
			and the states		Total Exp		unit Controllat	
		SITE PLAN	and the second second			MARKET FEASIB		
1999.43		JIL FLAN	CALL NO PERSON		Gross Ca	pture Rate (30% N		
A states		***** ********************************	Willow	tick.		Init Capture Rate	N/A	N/A
			Willow	VICK		it Unit Cap. Rate		N/A BR/60%
and a second second	P		Apartm	ients		s (↑60% Rents)	N/A	DI(70070
1 Martin	04. 93 E		-			sted Units		90% Total U
					iterit / tost	DEVELOPMENT		
100			Also in the	A STATE OF STATE OF STATE	Costs Un	-	ICA's Costs - E	
				and the second second	Avg. Unit		5 SF Dens	
		No. Contraction	1 9 9 9 9 9	A CONTRACTOR	Acquisiti		\$29K/L	
		and and	2-1010-	Cheers and and	Building			
			100	Column 100	Hard Cos		\$46K/u	
NIC I				and the second second	Total Cos		\$108K/L	
Ser.		and the second	The second	Carlo and	Develop		32K (13% Defer	
	C I		The Martin	CONTRACT OF THE OWNER	Contract		49K 30% Bo	
The second second		Z	2367 894	State of the second		REHABILITATIO		
the star	56 · · ·	t. t.	and the second	Jan march and	Site Work		Finishes/Fixtu	
			and the second	and the second second	Building		Amenities	\$K
		100 5 20 10 10	AND IN COMPANY OF A DESCRIPTION OF A DESCRIPANTE OF A DESCRIPTION OF A DESCRIPTION OF A DESCRIPTION OF A DES		Danany			ψι
	A COMPANY OF THE OWNER	d Dr	the second s	and the second second	HVAC	\$3K 7%	Total Exterio	r \$7K



20442 V	Nindmill - Applicati	on Summary						REAL E			DIVISION 1 3 , 2020
	PROPERTY IDENTIFICATION	F	RECOMMEND	ATION			KEY	PRINCIP	al / Spon	SOR	
Application #	20442	TDHCA Program	Request	Re	ecommended						
Development	Windmill	LIHTC (4% Credit)	\$77,926	\$77,926	\$2,783/Unit	l	F	IVM Hou	using, LLC	2	
City / County	Giddings / Lee								Hoover		
Region/Area	7 / Rural	0				G			able Dev		nent
Population	General	0					Am	ie Cofini	(Consulta	ant)	
Set-Aside	General	0									
Activity	Acquisition/Rehab (Built in 2003)	0				Related	Parties	Contra	actor - N	o Se	ller - Yes
	TYPICA	AL BUILDING ELEVATION/PHOTO				UNI	DISTRIBU	TION	INCON	/IE DISTR	BUTION
						# Beds	# Units	% Total	Income	# Units	% Total
I						Eff	-	0%	30%	-	- 0%
		D	1 mil			1	8	29%	40%		0%
	Landson House & Landson House	10	CONTRACTOR OF THE OWNER	State Street, or other	in and	2	20	71%	50%		. 0%
					Contraction of	3	-	0%		28	100%
						4	-	0%	MR		- V
CONTRACTOR OF					HILL	TOTAL	28	100%	TOTAL	2	8 100%
							PRO FOR	MA FEAS	IBILITY IND	ICATOR	S
	- wheth				Automation TON	Pro Form	a Underw	ritten	Applic	ant's Pro	o Forma
1			-	a Manual		Debt Co	/erage	0 1.20	Expense	Ratio	😣 66.5%
1			/	A ANTING MANY AND A		Breakev	en Occ.	<u> </u>	Breakeve		\$641
		We then the second			and a second sec	Average			B/E Rent	- U	0 \$37
	and the second se		AN AN	Province-		Property			unit Exem		
			10000	A REAL PROPERTY.		Total Exp	ense	\$5,141/u	unit Contro	llable	\$3,134/unit
		SITE PLAN					MARK	et Feasibi	ility Indic	ATORS	
		A REAL PROPERTY AND A REAL				Gross Ca	pture Rat	te (30% N	laximum)		N/A
						Highest l	Init Captu	ire Rate	N/A	N/A	A N/A
			Windn	nill			t Unit Ca		N/A	2 BR/6	
		The second	Apartm	ents			s (↑60% R		N/A		N/A
		Real Provention	REP NOR	使用的数据目		Rent Ass	sted Units		23		otal Units
		A				<u> </u>			COST SUN		
	ie in the second	the part of the					derwritter		CA's Costs	1	
	5					Avg. Unit		773		e nsity K/unit	11.7/acre \$1,139K
					Design of the second	Acquisiti Building		\$39.28		K/unit	\$1,139K \$850K
		KI BRENIL 6				Hard Co		\$J7.20		K/unit	\$1,017K
					100	Total Cos				K/unit	\$3,096K
						Develop		\$26		eferred)	Paid Year: 6
1					110.00	o					No
	Land I have a	A PLANE A AN				Contract	or Fee	\$13	30K 30%	Boost	
		BR E				Contract					NO
	10 Lordens	Prover				Contract	REHA	BILITATIO	30K 30% N COSTS Finishes/F	/ UNIT	\$25K 70%
						Site Work	REHA	BILITATIO	N COSTS Finishes/F	/ UNIT	
							REHAI	BILITATIO	N COSTS	/ UNIT ixture: S	\$25K 70%

DEBT	(Must Pa	y)			CASH FLOW D	ebt / Gi	RANT FUN	IDS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.60%	\$1,017,000	1.20	Interim Investment Income	0/0	1.65%	\$23,183	1.20	Federal LIHTC - Boston Financial	\$706,343
USDA Existing Debt	30/50	1.00%	\$907,660	1.20	Reserve Funds	0/0	0.00%	\$188,294	1.20	Deferred Developer Fee	\$71,308
0	0	х	\$0	0.00	Seller Note	0/0	TBD	\$182,577	1.20		
										TOTAL EQUITY SOURCES	\$777,651
										TOTAL DEBT SOURCES	\$2,318,714
TOTAL DEBT (Must Pay)			\$1,924,66	0	CASH FLOW DEBT / GRANTS			\$394,054		TOTAL CAPITALIZATION	\$3,096,365
					CONDITIO						
Should any terms of the proposic credit allocation and/or terms of the proposic credit allocation and/or terms of the proposic credit allocation and the pro						rall dev	elopmer	nt plan or costs,	the ar	alysis must be re-evaluated and adjustm	ent to the
BOND RESERVAT	ION / IS	SUER					Aei	RIAL PHOTOGR	APH(s)		
Issuer Texas S	tate Afforda	ble Housing	Corporation			Man Mark	T H	and	ms:	the state of the	
Expiration Date		J	luly 2020			1.21	0				100
Bond Amount		\$39	,120,000		EBryan St		sol-	- Charles and		Colorado State Part	and the second
BRB Priority			Priority 3				- Showing	Center Cove		EN TRACT	8 1. ASA
	538 Cash	n-Collater	alized				- 1F	HERE A	Larabie	Cove	Page 1
% Financed with Tax-					Santington S		The set And	EWashing			
Exempt Bonds The bond amount represents the total		2% Individ	dual loan			A.			r St	Win mill Apartments	SOLUE.
amounts are reflected in the "Under					Cliffenham St	N Kno		Biscayne S			
RISK PRO						3 00		E Brenham	er er		1212.2
STRENGTHS/MITIGA		TORS			Giddings Library				1	And the second s	
 USDA §515 debt deferred for 					and Cultural Center	POX A	A DER	E Houston C	RO		
 USDA Rental Assistance 		-				NK	At				and the second second
 Experienced Developer 						IB T	The state		ity Park		An all
WEAKNESSE	S/RISKS				g San	ity Queen	010	naymond St			
 Long-term pro forma does r 			otion of		a EAustin St			ato Hwy 20			
debt service following 20-ye					ad si 🚦 🚦 🚦 👘 Pizza H	ut 🕡 🚬		D & ALTE	sting	And the second second	
 Feasibility dependent on US 	DA Renta	al Assistar	nce		S File S File C	So	mic Drive In		JA	Tagueria y Panaderia	
					a state of the sta			Lost Pin	es BBQ	Chihuahua	
						olAve	S	SW	100		and the second
AREA N	IAP					Suber		Ser.	E Herr	O'Relly Auto Parts Whataburge	ar 💎 🤳
Torrae College Station	Nata Pare		Sam Houston National Forest		Lee County Clerk	ALL.	Monroe St	ELT DE	25		Osto
Carbal Secot	(i) Andersor		K X					國語 國語	21	Giddings Inn & Suites	
Lanapar	Lavanda		* 37 V			Joseph	ine st				Wal
Epr	0	0	orne 🐨		Store Hang	10.19					and at
Cana Self	1000	Vagela	The C		AN MANY SAN	and and a	Innerder c	A CONTRACTOR		Joyce St. Berr	nie's
and Decora	PrateVew	Wex	stierds String			10	2115	Boom		344 J	
Service Found for	Waltz	A CT	Hundle		Lee County Youth C	enter		BAZE		Genter (and	S
e Carte e sere		Capacia	0		Lee county routing		AL T		Ave	lie o M	
C Depe			Ø		Strand Car	2	Industry	Long	- AND		Davis
	Seely . Disokatine	W 0 0	Houston		A 430 0 - 1	- 2	4	Goog	le		and the second

20443 V	Vindwood I & II - Ap	plication Sum	nary				REAL E	STATE ANALY Janu	sis Division ary 13 , 2020
	PROPERTY IDENTIFICATION	F	RECOMMENDA	TION		KEY	PRINCIP	AL / SPONSOR	
Application #	20443	TDHCA Program	Request	Recommended			HVM Hou	ising, LLC	
Development	Windwood I & II	LIHTC (4% Credit)	\$151,618	\$151,618 \$2,230/Unit		_		Hoover	
City / County	Kingsland / Llano					5		able Developn (Consultant)	nent
Region/Area	7 / Rural	0				AII		(Consultant)	
Population	Elderly Limitation	0							
Set-Aside	General	0							
Activity	Acquisition/Rehab 1989, 1995	0			Related	Parties	Contra	ctor - No	Seller - Yes
	ΤΥΡΙΟΑ	L Building Elevation/Photo			UNI	DISTRIBU	TION	INCOME D	ISTRIBUTION
		ALL AND ALL			# Beds	# Units	% Total	Income # U	nits % Total
1. 1. 1.	a search of the second second	and the second			Eff	-	0%	30%	- 0%
Contestion (1)	B. BE STATIST			station of the second second	1	58	85%	40%	- 0%
1 . 20 . 2	The second second second second	THE REAL PROPERTY.	and and		2	10	15%	50%	- 0%
201 3		and the second second	These		3	-	0%	60%	67 99%
	Proprietory North and				4	-	0%	EO	1 💽 1%
		and the second second second	State of the local division of the		TOTAL	68	100%	TOTAL	68 100%
A sub-						PRO FOR	MA FEAS	BILITY INDICA	TORS
and the second s	Start Contraction of Contraction				Pro Form	a Underw	ritten	Applicant's	s Pro Forma
		State of the second state			Debt Co	verage	0 1.18	Expense Ratio	o 🚫 🕺 🕺 🗴
	ne	Name and Address of Control of Co	Constant of the	The Street and Street and Street and Street	Breakev	en Occ.	0.6%	Breakeven Re	ent \$567
					Average	Rent	\$596	B/E Rent Marg	gin 🕕 \$29
ing the	1			The second second second second	Property	Taxes	\$151/u	unit Exemption	n/PILOT 0%
1000	and the second second				Total Exp	ense	\$4,937/u	unit Controllable	e \$3,225/unit
		SITE PLAN				MARKE	t Feasibi	LITY INDICATO	RS
					Gross Ca	pture Rat	e (30% N	laximum)	N/A
		and the second second second			Highest l	Jnit Captu	re Rate	N/A	N/A N/A
		THE THE	December		Dominar	nt Unit Ca	o. Rate	N/A 1 B	R/60% 57
		and a state of the state of the				s (↑60% R		N/A	N/A
		Aller - Alle love - 4	1		Rent Ass	sted Units		1	5% Total Units
	ALC		to be an				1	COST SUMMAI	
		1	States - Victor			derwritter		CA's Costs - Ba	
					Avg. Uni Acquisiti		657	SF Densit	,
	E C	3 S S . III UN			Building		\$51.16		
		A AL			Hard Co		\$01.10	\$34K/un \$41K/un	
					Total Co			\$93K/un	
	and the second second				Develop		\$52		
		Carl a martin and a start			Contract			51K 30% Boos	
		Canto al anti-						N COSTS / UN	
		A BARA	T same the		Site Work		3K 7%	Finishes/Fixtur	1
				and a second second	Building	Shell \$	1K 2%	Amenities	\$K 1%
			Little	EA	HVAC	\$	3K 8%	Total Exterior	\$4K 11%

DEBT (Must Pay)			CASH FLOW E	Debt / Gi	RANT FUN	DS		EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Greystone Servicing Company LLC	40/40	4.15%	\$2,160,000	1.18	Interim Investment Income	0/0	1.65%	\$45,870	1.18	Federal LIHTC - Boston Financial	\$1,927,168
USDA Existing Debt	30/50	1.00%	\$1,526,080	1.18	Reserve Funds	0/0	0.00%	\$580,317	1.18	Deferred Developer Fee	\$103,770
										TOTAL EQUITY SOURCES	\$2,030,938
										TOTAL DEBT SOURCES	\$4,312,267
TOTAL DEBT (Must Pay)			\$3,686,08	0	CASH FLOW DEBT / GRANTS			\$626,187		TOTAL CAPITALIZATION	\$6,343,205
					CONDITIC	DNS					
Should any terms of the propose credit allocation and/or terms of						erall dev	elopmen	it plan or costs,	the ar	alysis must be re-evaluated and adjustme	ent to the
BOND RESERVATION	ON / ISSL	JER					Aef	RIAL PHOTOGR	APH(s)		
Issuer Texas Sta	te Affordable	e Housing	Corporation	1	Signs Across Tay as the Carl	sket Burgers	1. 1.	orat	1		e le
Expiration Date			uly 2020		SIGHS ACTOSS TOACES THE	C. C.			6	Party is the state will	
Bond Amount		\$39	,120,000	10		Sec. 1	AL.	ter .	3.0	States	
BRB Priority			Priority 3			erage Barn		ASA N			PRO D
	38 Cash-(Collatera	alized		Maple Ln Balling	and N		5.0	CONTRACTOR OF	Colorado p	Con Con
% Financed with Tax- Exempt Bonds	60.49	2/		od Dr		ord -	Gien Core	Mr. Sala	1	So River	
The bond amount represents the total for	or all properti	/o ies. Individ	ual loan	-	Briarwood Dairy Queen	10	1.56	*4 - S. 10	an an	AND A DECK STRATE	1.53
amounts are reflected in the "Underwi				1000	A Willowood	Splash	Boat Rentals		. 19	Robin's Nest by Front	é
RISK PRO	FILE			Sec.	St Charles Borromeo	26	ALLER	La IN	rand Cent	Desk Vacation Rentals	3
STRENGTHS/MITIGATI		DRS		rookwo	aro, Gatholic Church	El Brac	ero Mexicân,	8 ap -	The second	Kelly Moore Paints	5
 USDA §515 debt deferred for 	20 years				Prosperity		S. 🜔	the second	12	NAPA Auto ⁵ Pa	irts -
USDA Rental Assistance				thur Ave		Some Drive		Wells	5 FardolBa	Municipal Utility Brook Kingsland Aut	o Parts
 Experienced Developer 				X	THE PLACE	181 1.2	1.1.5	A A A A A A A A A A A A A A A A A A A	Lo	Lianorade Lodge	
	(DICI/C					114	M&M Dor	huts Subway	King	sland Library	
 WEAKNESSES, Long-term pro forma does no 		trosume	tion of		Townep	ark,	1. 2				
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 Feasibility dependent on USD 			се		A LON CONT			400		VII Rio Vista Resort	Queaca
						THE P				Fishermans Haven	Sec.
AREA M/	AP			3	Highland Lakes	A. A	11-10	A CONTRACTOR		ASS DEN LIZ	2
180 Windwood Drive	~ 0		7		Pregnancy Resources	13- 1-27		West Dr	a talay	Liano F	liver
and some t	Georgetown		S	entral	Co-Op Kindo Hill Dr		E.	2 48 5 6	制度	ALL AD	
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Spicewood C com				Δ	Arrow Head In	10	War To	3 - Y - A -			
1 ALA	E Paulaceu		1			in in	0	ABM	GO Thrill	Zone	
Charge Charge	1	11.		50	Creating and the second	a state o	State of the state	and the second s	man 1		Century E
	Y -		Elpin	Ser.	Twin-Rivers	-	1		-		AULA.
Jahmen City	Austin			Lise	Manufactured Home		Vale	entine Lakeside	and the	1111 · · · · · · · · · · · · · · · · ·	2900 Islan
				100	Navajo da Sins St	5-10-	202	🔨 Google 🍝 🚺	THE P	trada fait tati	C-12339.



Mike Sandoval Llano County Commissioner, Pct. 3 PO Box 121 Kingsland TX 78639-0121 512-793-2007 – <u>commissioner3@co.llano.tx.us</u>

October 16, 2019

Mr. Dennis Hoover Hamilton Valley Management, Inc. P O Box 190 Burnet, TX 78611

Subject: Windwood I & II, Kingsland, TX 78639

Dear Mr. Hoover:

We are pleased to hear of your upcoming expansion plans for Windwood I & II. These apartments have been serving our community very well since 1989 and the later 1994 expansion; providing those 55 years and older on limited incomes a very respectful "neighborhood" in which to live with great location to services.

We would be pleased to have you submit this letter to the Texas Department of Housing and Community Affairs to help you in your efforts to secure the rehabilitation funds.

As the Commissioner for Kingsland, Precinct 3, I have no objections and certainly hope that you are able to secure the TDHC funding.

It is my understanding that our County Judge is also going to send you a letter.

If you have any questions, please do not hesitate to contact us.

Sincerely

Mike Sandoval

Commissioner Pct. 3

Cc: Llano County Attorney Office

19471 A	ustin Manor Aparti	ment Homes - /	Applic	ation	Summary			REAL EST			DIVISION 1 8, 2020
Р	ROPERTY IDENTIFICATION	R	ECOMMEND	ATION			KEY	PRINCIPAL	/ SPONS	OR	
Application #	19471	TDHCA Program	Request	Rec	ommended						
Development	Austin Manor Apartment Homes	LIHTC (4% Credit)	\$2,247,832	\$2,241,134	\$8,004/Unit \$0.90						
City / County	Austin ETJ / Travis							LBC Deve			0
Region/Area	7 / Urban	0					e weyer /	Strategic	Housing F	inance	Corp.
Population	General										
Set-Aside	General					<u> </u>	:				
Activity	New Construction	0				Related		Contrac			er - No
-	ΤΥΡΙϹΑ	L BUILDING ELEVATION/PHOTO					DISTRIBU		INCOM		
						# Beds	# Units			# Units	
						Eff	32	11%	30%	-	0%
						1	120	43%	40%	-	0%
						2	80	29%	50%	-	0%
						3	48	17%	60%	280	100%
				-		4	-	0%	MR	-	
						TOTAL	280	4 0	TOTAL	280	
								MA FEASIE			
						Pro Form			Applica		
						Debt Cov	2		Expense R		33.2%
						Breakeve		✓ 80.9% E			\$978
						Average			3/E Rent N		S \$144
						Property Total Exp		\$4,203/ur			
		SITE PLAN						T FEASIBILI			3,0457 UT III
		E. Parmer Ln.		and faith and a		Gross Ca		te (15% Ma			0 14.8%
	The second	and the states of the states of the	Datention	C analy		Highest L				2 BR/6	0% 80
						Dominan	t Unit Ca	p. Rate	38%	1 BR/6	0% 120
				In the -		Premium	s (↑60% R	ents)	N/A	Ν	J/A
				11122 1		Rent Assi	sted Units	s	N/A		
				Con Fri			DEVEL	OPMENT C	OST SUMI	MARY	
			Line Jose	a la		Costs Un	derwritte	n	Applica	nt's Cos	sts
			T. Flood	2-1		Avg. Unit	Size	902 9	SF De	nsity	9.2/acre
	COM FORL PROPOSE			BER		Acquisiti		1	\$07K		\$2,065K
						Building		\$105.74/5			\$26,705K
	_ / Detchu	ion Creek	Starl	1 h		Hard Cos			\$120K		\$33,653K
	Flood Zone	I I O THE DE LO	2031			Total Cos			\$206K		\$57,750K
				adarce of the		Develop		\$6,712		- 1	Paid Year: 2
		Site Area - 30.501 Ac	res	V////\\		Contract	or Fee	\$4,711	K 30% B	Boost	Yes
		Allower Brokenty		SITE PLAN							
		REAL REAL REAL REAL	GROSSMAN								
	an sean a										

DEBT (N	Must Pay)				CASH FLOW DEBT / C	GRANT FU	NDS		EQUITY / DEFERRED FEES	
Source	Term R	Rate	Amount	DCR	Source Term	Rate	Amount	DCR	Source	Amount
IBC Bank	15/40 4	4.25%	\$37,000,000	1.23	· · · · ·				42 Equity Partners, LLC	\$20,168,190
									LBC and Strategic Housing (65/35)	\$581,738
									TOTAL EQUITY SOURCES	\$20,749,928
							-		TOTAL DEBT SOURCES	\$37,000,000
TOTAL DEBT (Must Pay)			\$37,000,0	00	CASH FLOW DEBT / GRANTS		\$0		TOTAL CAPITALIZATION	\$57,749,928
					CONDITIONS				-	
1 Receipt and acceptance be	fore Deterr	minatic	on Notice:							
Certification that if the site	is in the 10	00-year	r floodplain v	when it	places in service, the finished ground f	oor eleva	ition of the build	dinas w	vill be at least one foot above the floodp	lain and that
all drives, parking and ame	enities will k	benoı	, more than 6	inches	below the floodplain; and that the Ov	ner will p	rovide flood ins	urance	e coverage for the buildings and for the r	esidents'
personal property until suc	ch time tha	at the si	ite is officially	/ desig	nated to no longer be in the floodplain					
Should any terms of the propose	d capital s	structur	re change o	r if the	e are material changes to the overall c	levelopm	ent plan or cos	ts, the a	analysis must be re-evaluated and adjust	ment to the
credit allocation and/or terms of	other TDH	ICA fun	nds may be v	warran	ted.					
BOND RESERVATIO	on / Issuei	R				A	RIAL PHOTOGR	APH(s)		
Issuer Strategic Ho	ousing Finand	ice Corp	poration							
Expiration Date		2/2	24/2020			JONEN.	$\leftarrow / /$		3 N. 16. 10 S.	Date / Co
Bond Amount		\$35,0	000,000			765151	Non	h East		and and a
BRB Priority		F	Priority 3	18	San Trans Law 1	5. ZZ.		ark	SPAN DE CAR	
Close Date			TBD				NO IF A		PLACE BY	and and
Bond Structure F	reddie Mae	ic TEL		The	Domain Walnut Creak	1		2.0	New States	Sweden
% Financed with Tax-Exempt Bon	ıds		73.9%		Metropo itan		SV	15		and the second
RISK PROF	ILE				NOATHIBURNET		a his	57		allow Deal
STRENGTHS/MITIGATIN	NG FACTORS	S		-1	CODDAR GORKER	They are	A Real	51 Y	and the factor is	States - There
 Expense ratio of 33% 						17	anno -			at long a
 Good visibility from E. Parmer 					S I I I	Frail	Contraction of	the		State A
 Attractive design & new cons 	struction sh	nould		10	NORTH LANCES	De la		P.	NA AL	the state
enhance leasing				Na	CREEK					
 Developer experience 							10 20 41	nu l	TO a Traditions	States in
				と言				one		Car I
WEAKNESSES/				AN	CRESTVIEW		A CAR	111		and the set
 Efficiency and 1BR units comp 	orise 54% of	of mix		版加				- 2	90 Manar TV	- Manual
High unit capture rates				LLAND A		N KI	The start	WY	Manor, TX	and the second second
 Feasibility relies on 100% prop Usable acreage limited by flo 		emptic	on and	L TO		(AST)	290	TV/		1 Stand
AREA MA					W & AN AND A COM	15 100	23.102			5 m/s 18 - 5
Lago Vista	Pflugerville	Colo	Coupland			191 11	Daffan	10		1 -
	New	v Sweden	Lund				1			2
Lakeway	E Parm Belling	mer Ln & gham Dr			Mueller Market District		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			all the
The Hills (183)	Site Manor	- 200	Elgin							
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290) Sunset Valley	Web	bberville	Say	f Texas	Contraction of the second			/alter	TANK AND	all and a second
Springs	Garfield	1 im	121	- Austill	Service Providence	10 - 4	Meti	opolitar		and the second
Driftwood Manchaca (18)	Firmy	Wyldwood		/四月		and "	and files	Rark		and the set
Bee Cave West Lake Hild T Austin Sunget Valley Dripping Springs		1	g say	Univers fiTexas t Austin	437		V E Met	Valter Long opolitar Park	East Metropolitan Park	



4% (Non-Competitive) Housing Tax Credit Program 2019 Application Status Log

	Previous		Development	Board Meeting Date	Application		Total Low-	Bond Reservation	Re	equested HTC	Rec	commend HTC
TDHCA #	TDHCA #	Development Name	City	(MM/DD/YYYY)	Status	Total Units	Income Units	Amount		Amount		Amount
19410	18435	Eisenhower	El Paso	10/11/2018	Closed	66	66	\$ 10,000,000	\$	380,508	Ś	376,008
19602	18616	Park Yellowstone	Houston	12/6/2018	Closed	210	210	\$ 16,000,000		893,290	\$	879,975
19427	18441	Lakeway Apartment Homes	Austin ETJ	12/6/2018	Closed	180	169	\$ 20,000,000	\$	1,203,960	\$	1,196,981
19408	18457	Mission Trail at Camino Real	San Marcos	1/17/2019	Closed	352	282	\$ 45,000,000	\$	1,685,207	\$	1,683,222
19401		Stallion Ridge	Fort Worth	3/21/2019	Closed	204	193	\$ 20,000,000	\$	1,292,387	\$	1,292,387
19416	18455	Alsbury Apartments	San Antonio	3/21/2019	Closed	240	240	\$ 20,000,000	\$	1,392,094		1,392,094
19413	18445	The Wurzbach	San Antonio	3/21/2019	Closed	161	160	\$ 20,000,000	\$	837,177		837,177
19402		Culebra Creek Apartments	San Antonio	3/21/2019	Closed	312	312	\$ 41,000,000	\$	2,320,033	\$	2,320,033
19600		Lago de Plata	Corsicana	4/25/2019	Closed	150	148	\$ 14,000,000	\$	723,820	\$	723,820
19603		Northgate Village	Dallas	5/23/2019	Closed	168	168	\$ 20,000,000	\$	1,142,704	\$	1,142,704
19404		Legacy Ranch at Dessau East	Austin	5/23/2019	Closed	232	186	\$ 31,000,000	\$	973,468	\$	973,468
19421	18402	Hampton Homes	Texarkana	5/23/2019	Closed	50	50	\$20,000,000 (portfolio)	\$	192,386	\$	192,386
19422	18403	HATT Scatterred Sites	Texarkana	5/23/2019	Closed	42	42	-	\$	123,946	\$	123,946
19423	18404	Robison Terrace	Texarkana	5/23/2019	Closed	130	130	-	\$	460,949	\$	460,949
19424	18405	Williams Homes	Texarkana	5/23/2019	Closed	52	52	-	\$	179,313	\$	179,313
19425	18406	Bright Street	Texarkana	5/23/2019	Closed	20	20	-	\$	80,615	\$	80,615
19601	18603	McMullen Square	San Antonio	5/23/2019	Closed	100	100	\$ 10,100,000	\$	426,577	\$	425,285
19403		Mesa West Apartments	San Antonio	5/23/2019	Closed	280	280	\$ 35,000,000	\$	2,079,535	\$	2,079,535
19409	18454	Grim Hotel	Texarkana	5/23/2019	Closed	93	93	\$ 15,000,000	\$	1,006,241		1,006,241
19420		Pythian Manor	Dallas	6/27/2019	Closed	76	76	\$ 8,300,000	Ş	387,412		387,412
19414	18433	Dewetter	El Paso	7/25/2019	Closed	98	98	\$ 13,000,000	\$	971,651		1,017,745
19415	18434	Kathy White	El Paso	7/25/2019	Closed	78	78	\$ 11,000,000	\$		\$	478,404
19436		Bridge at Granada	Austin	10/10/2019	Closed	258	233	\$ 26,000,000	\$	1,441,515	\$	1,441,515
19433		Wayman Manor Apartments	Temple	10/10/2019	Closed	160	160	\$ 20,000,000	\$	868,166	\$	863,123
19412		Majestic Ranch	San Antonio	9/5/2019	Closed	288	288	\$ 23,000,000	\$		\$	1,698,636
19419		Palldium Redbird	Dallas	9/5/2019	Closed	300	210	\$ 30,000,000	Ş	1,585,280	\$	1,585,280
19407		Norwood Estates	Austin	10/10/2019	Closed	228	228	\$ 35,000,000	ŝ			1,467,918
19406	17401	Primrose Village	Weslaco	11/7/2019	Closed	242	242	\$ 20,000,000	ŝ	1,240,364	\$	1,240,364
19604		Ventura at Hickory Tree	Balch Springs	11/7/2019	Closed	216	216	\$ 30,000,000	\$	1,886,974	\$	1,886,974
19411	17409	Bridge at Canyon View	Austin	11/7/2019	Closed	215	215	\$ 25,000,000	\$	1,620,343	\$	1,620,343
19444	19605	Oaks on North Plaza	Austin	11/7/2019	Closed	62	62	\$ 15,000,000	\$	489,428	\$	483,704
19443		Spanish Park Apartments	Arlington	12/12/2019	Closed	350	350	\$ 35,000,000	\$	2,047,817	\$	2,047,817
19417		Green Oaks Apartments	Houston	9/5/2019	Closed	177	175	\$ 20,000,000	\$	995,271	\$	995,271
						5,496	5,238	\$ 628,400,000	\$	34,549,732	\$	34,580,645
19434		Limestone Ridge Senior	Austin ETJ	9/5/2019	Approved	225	223	\$ 20,000,000		1,470,110		1,470,110
19430		Kyle Dacy	Kyle ETJ	9/5/2019	Approved	324	324	\$ 50,000,000	\$		\$	1,515,943
19431	18458	Scharbauer Flats	Midland	9/5/2019	Approved	300	300	\$ 40,000,000	\$	2,667,296	\$	2,667,296
19418		Bridge at Loyola Lofts	Austin	10/10/2019	Approved	204	200	\$ 30,000,000	\$	1,382,246	\$	1,475,411
19429	16453	Govalle Terrace	Austin	10/10/2019	Approved	97	96	\$ 13,000,000	\$	829,570	\$	829,570
19437		Residences of Stillwater	Georgetown	10/10/2019	Approved	192	192	\$ 35,000,000	\$	1,154,635	\$	1,154,635
19440		Ventura at Parmer Lane	Austin ETJ	10/10/2019	Approved	216	216	\$ 34,000,000	\$	2,189,841	\$	2,189,841
19441		Decker Lofts	Austin ETJ	10/10/2019	Approved	262	257	\$ 40,000,000	\$	1,822,502	\$	1,822,502
19428		Riverstone	San Marcos	11/7/2019	Approved	336	336	\$ 45,000,000	\$		\$	2,349,942
19439		Estates at Shiloh	Dallas	11/7/2019	Approved	264	239	\$ 25,000,000	\$	1,499,356	\$	1,499,356
19438		Legacy Seniors	Round Rock	11/7/2019	Approved	157	157	\$ 20,000,000	\$		\$	732,029
	17413; 18424	Flora Lofts	Dallas	12/2/2019	Approved	52	52	\$ 15,000,000	\$	748,340		748,340
19468	, 10	The Walzem	San Antonio	12/12/2019	Approved	200	200	\$ 20,000,000	Ş	,	\$	1,326,147
19400	18423	Villas del San Xavier	San Marcos	12/12/2019	Approved	156	156	\$ 25,000,000	ŝ	1,059,750		1,059,750
19470	18456	Jackie Robinson Apartments	El Paso	12/12/2019	Approved	186	186	\$ 20,000,000	ډ \$		\$	1,290,195
19470	10400	Auro Crossing	Austin ETJ	12/12/2019	Approved	256	256	\$ 20,000,000	\$	2,287,808	\$	2,287,808
19467		Auto Crossing Austin Manor Apartment Homes	Austin ETJ	1/16/2020	Approved	236	236	\$ 45,000,000 \$ 35,000,000	ş Ş	2,287,808 2,247,832	ş S	2,287,808 2,241,134
		Austin Manor Apartment nomes	E13	1, 10, 2020		3,707	3,670	\$ 512,000,000	\$	26,580,822	\$	26,660,009
						3,707	3,070	- 512,000,000	Ş	20,300,022	Ŷ	20,000,003
10600		Decemie at Care Manage	San Marcar	1/16/2020	Activo	270	220	ć 41.000.000	ŕ	1 044 074	ć	
19608		Reserve at San Marcos	San Marcos	1/16/2020	Active	376	320	\$ 41,000,000	\$	1,844,071		-
9472		Franklin Park	Austin	1/16/2020	Active	163	163	\$ 15,000,000		749,966		-
19432		St. Johns Square	San Antonio	1/16/2020	Active	252	54	\$ 50,000,000	\$	473,449	\$	-
19442		Richcrest Apartments	Houston	1/16/2020	Active	288	286	TBD	\$	1,974,457		-
19610		Fish Pond at Corpus Christi	Corpus Christi	2/20/2020	Active	112	111	\$ 10,000,000		675,744		-
L9607		Havens at Willow Creek	Houston ETJ	2/20/2020	Active	248	248	\$ 18,000,000	\$	7,694,342	\$	-
19469		EMLI at Pecan Creek	Aubrey	2/20/2020	Active	254	254	\$ 20,000,000	\$		\$	-
						1,693	1,436	\$ 154,000,000	\$	14,896,362	\$	-
		Pecan Grove	Seguin	6/27/2019	Pre-Application	198	198	\$ 26,000,000	\$	1,388,840	\$	-
19606				9/5/2019	Pre-Application	123	98	\$ 18,000,000		690,991		-
		Scott Street Lofts	Houston	5/5/2015								
L9612			Houston South Houston	10/10/2019	Pre-Application	156	156	\$ 16,000,000	\$	983,071	\$	-
19612 19611		Granada Terrace Apartments				156 332	156 332	\$ 16,000,000 \$ 50,000,000			\$ \$	-
19612 19611 19613			South Houston	10/10/2019	Pre-Application				\$	983,071		-
19606 19612 19611 19613 19614 19615		Granada Terrace Apartments 333 Holly	South Houston The Woodlands	10/10/2019 10/10/2019	Pre-Application Pre-Application	332	332	\$ 50,000,000	\$ \$	983,071 2,599,103	\$	

TBD	18619	Waters at Redbud	McKinney	N/A	Withdrawn	148	118	\$ -	\$ 534,132	\$ -
19405		Patriot Pointe	Arlington	5/23/2019	Withdrawn	184	184	\$ -	\$ 1,150,227	\$ -
19426		The Montage	San Antonio ETJ	11/7/2019	Withdrawn	216	216	\$ 20,000,000	\$ 1,445,547	\$ -
19435		Echo East Apartments	San Antonio	12/5/2019	Withdrawn	192	192	TBD	\$ 1,231,341	\$ -
					-	740	710	\$ 20,000,000	\$ 4,361,247	\$ -

TOTAL 11,937 11,360 \$ 1,446,400,000 \$ 83,597,979 \$ 61,240,654



4% (Non-Competitive) Housing Tax Credit Program 2020 Application Status Log

	Previous		Development	Board Meeting Date	Application		Total Low-	Bond Reservation	Re	quested HTC	Reco	ommend HTC
TDHCA #	TDHCA #	Development Name	City	(MM/DD/YYYY)	Status	Total Units	Income Units	Amount		Amount		Amount
20429	19452	Las Palmas	La Feria	1/16/2020	Approved	36	35	\$39,120,000 (portfolio)	\$	87,983	\$	87,983
20422	19445	Brush Country Cottages	Dilley	1/16/2020	Approved	28	28		\$	89,069	\$	89,069
20423	19446	Chula Vista	San Diego	1/16/2020	Approved	44	44	-	\$	149,982	\$	149,982
20424	19447	Cielo Lindo	Edcouch	1/16/2020	Approved	34	34	-	\$	101,022	\$	101,022
20425	19448	La Estancia	Sebastian	1/16/2020	Approved	32	32	-	\$	101,210	\$	101,210
20426	19449	La Posada I & II	Ela	1/16/2020	Approved	74	74		\$	208,076	\$	208,076
20427	19450	La Reina	La Villa	1/16/2020	Approved	30	30		\$	65,586	\$	65,586
20428	19451	La Sombra	Donna	1/16/2020	Approved	50	50	-	\$	118,354	\$	118,354
20430	19453	Leuty Avenue	Justin	1/16/2020	Approved	24	24		\$	80,261		80,261
20431	19454	Los Laureles	Edcouch	1/16/2020	Approved	23	23		\$	88,153		88,153
20432	19455	Los Naranjos	Alton	1/16/2020	Approved	30	30		ŝ	67,810		67,810
20432	19455	Oak Haven	Donna	1/16/2020	Approved	24	24		Ś	63,090	\$	63,090
20433	19450	Raintree	Alamo	1/16/2020	Approved	32	32	-	ş Ş	,	\$ \$	82,925
								-				
20435	19458	Seagraves Gardens	Seagraves	1/16/2020	Approved	32	32	-	\$	91,709	\$	91,709
20436	19459	Silver Trail	Menard	1/16/2020	Approved	24	24	-	\$	67,091		67,091
20437	19460	The Village	Tomball	1/16/2020	Approved	64	64	-	\$	172,768	\$	172,768
20438	19461	Valley View	Valley View	1/16/2020	Approved	24	24		\$	78,834		78,834
20439	19462	Villa Vallarta	Rio Grande City	1/16/2020	Approved	40	40	-	\$	122,529	\$	122,529
20440	19463	Vista Verde	Cotulla	1/16/2020	Approved	24	24	-	\$	82,514		82,514
20441	19464	Willowick	Gainesville	1/16/2020	Approved	60	60		\$	171,018		171,018
20442	19465	Windmill	Giddings	1/16/2020	Approved	28	28		\$	77,926	\$	77,926
20443	19466	Windwood I & II	Kingsland	1/16/2020	Approved	68	68	-	\$	151,618	\$	151,618
						825	824	\$ 39,120,000	\$	2,319,528	\$	2,319,528
20400		Palladium West Francis	Midland	3/19/2020	Active	240	188	\$ 25,000,000	\$	1,499,588	\$	-
20401		Palladium Port Aransas	Port Aransas	3/19/2020	Active	183	165	\$ 19,000,000	\$	1,241,287	\$	-
20417		St. Joe Apartments	Houston	3/19/2020	Active	307	307	\$ 51,757,648	\$	4,596,000	\$	-
20412		1604 Lofts Apartments	San Antonio	3/19/2020	Active	324	324	\$ 38,000,000	\$	1,899,524	\$	-
20414		The Arbor at Wayforest	Houston	3/19/2020	Active	192	192	\$ 20,000,000	\$	1,262,807	\$	-
20407		New Hope Housing Avenue J	Houston	2/20/2020	Active	100	100	\$ 23,000,000	\$	1,290,647	\$	-
20405		Gala at Fate	Fate	3/19/2020	Active	185	185	\$ 25,000,000	\$	1,173,150	\$	-
20408		Vi Collina	Austin	3/19/2020	Active	170	170	\$ 24,000,000	\$	1,340,220	\$	-
20406		Gala at Central Park Apartments	Hurst	3/19/2020	Active	94	94	\$ 15,000,000	\$	486,783	\$	-
20415		Avenue on 34th Apartments	Houston	3/19/2020	Active	70	56	\$ 8,000,000	\$	324,609	\$	-
20404 20402		Tampico Apartments	San Antonio The Woodlands	3/19/2020	Active Active	200 332	136 332	\$ 23,000,000 \$ 50,000,000	\$ \$	740,772 2,513,320	\$ \$	-
		333 Holly		3/19/2020								-
20410 20416		Traders Flats The Estates at Owen Tech	San Antonio Austin	3/19/2020 3/19/2020	Active Active	324 174	324 174	\$ 38,000,000 \$ 20,000,000	\$ \$	1,846,377 1,239,589	\$ \$	-
20416		Mckinney Flats	McKinney	3/19/2020	Active	205	205	\$ 20,000,000 \$ 32,000,000	ې \$	1,239,589	ې \$	-
20409		The Pines	The Woodlands	3/19/2020	Active	152	152	\$ 30,000,000 \$	ş Ş	1,393,849	ې \$	-
20403		Kitty Hawk Flats Apartments	San Antonio	3/19/2020	Active	239	239	\$ 28,000,000	\$	1,482,838	ŝ	-
20411		Park at 38 Thirty	San Antonio	3/19/2020	Active	196	196	\$ 25,000,000 \$ 25,000,000	\$	1,482,838	\$ \$	-
20418		Residences at Merritt Hill	Rowlett	3/19/2020	Active	260	260	\$ 25,000,000 \$ 33,000,000	ې \$	1,027,837	ş Ş	-
20413		Oaks on Clark	San Antonio	3/19/2020	Active	260	260 80	\$ 33,000,000 TBD	ş Ş	1,888,671 592,136	\$ \$	-
20600	19611	Granada Terrace Apartments	Houston	3/19/2020	Active	156	156	TBD	\$ \$	908,195	\$	-
20603	19612	Scott Street Lofts	Houston	3/19/2020	Active	130	98	TBD	ŝ	678,924	\$	-
20005	13012	SCOLL SUCCE LOILS	nouston	5/15/2020	Active	4,306	4,133		\$	30,892,165		-
					TOTAL	5.131	4,957	\$ 566,877,648	ć	33,211,693	ć	2.319.528
					IJIAL	5,131	4,957	φ 500,877,648	Ş	55,211,093	Ş	2,319,328

7b

BOARD ACTION REQUEST

SPECIAL INITIATIVES DIVISION

JANUARY 16, 2020

Presentation, discussion, and possible action on an order adopting the repeal of 10 TAC Chapter 90, Migrant Labor Housing Facilities, an order adopting new 10 TAC Chapter 90, Migrant Labor Housing Facilities and directing publication in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code §2306.053, the Texas Department of Housing and Community Affairs (the Department) is authorized to adopt rules governing the administration of the Department and its programs;

WHEREAS, staff recommends to the Board that there is a continuing need for this rule to exist, which is to ensure compliance with Tex. Gov't Code Chapter 2306, Subchapter LL, for which these rules establish the administrative procedures and substantive requirements, as required by statute;

WHEREAS, at the Board meeting of October 5, 2019, the Board approved the publication of the repeal and proposed new 10 TAC Chapter 90, Migrant Labor Housing Facilities, and the proposed rule was published for public comment in the Texas Register on October 25, 2019; and

WHEREAS, public comment was accepted from October 25, 2019, through November 25, 2019, and reasoned responses to the public comment which was received is now being presented for adoption;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the repeal of 10 TAC Chapter 90, Migrant Labor Housing Facilities and adoption of new 10 TAC Chapter 90, Migrant Labor Housing Facilities; in the form presented to this meeting, to be published in the *Texas Register* and in connection therewith, make such non-substantive technical corrections, or preamble-related corrections, as they may deem necessary to effectuate the foregoing, including the preparation of the subchapter specific preambles.

BACKGROUND

Tex. Gov't Code Chapter 2306, Subchapter LL (§§2306.921-2306.930), provides for the Department to serve as the agency that provides Licenses to any person or entity that establishes, maintains or operates a Migrant Labor Housing Facility, and outlines requirements relating to license applications, inspections, failing to meet standards, re-inspection, License issuance and term, License posting, fees, and suspension or revocation of License.

While Tex. Gov't Code Chapter 2306, Subchapter LL, provides for the direction and authority of the licensing activity of Migrant Labor Housing Facilities, it does not provide the administrative specificity to fully implement this activity. As such, these rules set Department policy only so far as they provide the administrative implementation of the statutory activity.

Staff recommends that these rules be retained, but that this be accomplished through repeal of the existing rule and the adoption of a new rule. The key changes to the new rule as originally proposed were: the addition of a purpose statement for the rule; removal of definitions that were redundant with statute; addition a definition for the new term "Provider" and previously undefined term "License"; addition of new clarifying language addressing Applicable Standards; significantly streamlining the Facility Standards section to allow it to better align with federal ETA and OSHA facility standards applicable to housing for workers in Texas under H2-A visas; revisions to the fee structure that provided for a reduced application fee when a property already has a current inspection from another State or Federal agency to prevent Providers being discouraged from pursuing a License because of possible cost; revisions to the inspection timeline to reduce the likelihood of a timing conflict with other agencies inspections; updating the process for handling complaints; adding administrative flexibility in the use of the applicable forms; matching the regulatory penalties with those established in the statute; and, improving readability and clarity.

The proposed rule was published in the *Texas Register* on October 25, 2019, for public comment through November 25, 2019, and seven commenters provided comments on numerous issues. Staff recommends changes to the proposed rule as published in the Texas Register in order to address some of the public comments. A blacklined version of the proposed rule is provided; reflecting changes to the proposed rule based upon the public comment and reasoned response provided by staff.

Attachment 1: Preamble, including required analysis, for the adoption of the repeal of 10 TAC Chapter 90, Migrant Labor Housing Facilities

The Texas Department of Housing and Community Affairs (the Department) adopts the repeal of 10 TAC Chapter 90, Migrant Labor Housing Facilities, \$\$0.1 - 90.8, Migrant Labor Housing Facilities Rule. The purpose of the repeal is to eliminate an outdated rule while adopting a new updated rule under separate action. The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221. Mr. Bobby Wilkinson, Executive Director, has determined that, for the first five years the repeal will be in effect:

1. The repeal does not create or eliminate a government program, but relates to the repeal, and simultaneous adoption making changes to the licensing of Migrant Labor Housing Facilities.

2. The repeal does not require a change in work that will require the creation of new employee positions, nor will the repeal reduce workload to a degree that any existing employee positions are eliminated.

3. The repeal does not require additional future legislative appropriations.

4. The repeal does not result in an increase in fees paid to the Department but does include a decrease in fees paid to the Department for applicant's that have recently been inspected by another State or Federal agency.

5. The repeal is not creating a new regulation, except that it is being replaced by a new rule simultaneously to provide for revisions.

6. The action will repeal an existing regulation, but is associated with a simultaneous readoption with reasoned response changes based on public comment to the existing Migrant Labor Housing Facilities Rule.

7. The repeal will not increase nor decrease the number of individuals subject to the rule's applicability.

8. The repeal will not negatively nor positively affect this state's economy.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIES AND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002. The Department has evaluated this repeal and determined that the repeal will not create an economic effect on small or micro-businesses or rural communities.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The repeal does not contemplate or authorize a taking by the Department, therefore no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6). The Department has evaluated the repeal as to its possible effects on local economies and has determined that for the first five years the repeal will be in effect there will be no economic effect on local employment; therefore no local employment impact statement is required to be prepared for the rule.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the repeal is in effect, the public benefit

anticipated as a result of the repealed section would be an elimination of an outdated rule while adopting a new updated rule under separate action. There will be no economic costs to individuals required to comply with the repealed section.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the repeal is in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC COMMENT AND REASONED RESPONSE. The public comment period was held from October 25, 2019, through November 25, 2019, to receive input on the proposed repealed rule. One comment on the repeal was received. The comment was provided by Kathy Tyler in conjunction with her comment on the new rule.

Comment Summary: Commenter stated her opposition "to the repeal of 10 TAC Chapter 90 if it lessens the standards of living conditions on licensed facilities, as the new updated rules propose, and thus impacts the health and safety of workers."

Staff Response: The repeal is necessary in order to effect the proposed changes to the current regulation, including allowing an in-person, on-site inspection conducted by the Texas Workforce Commission (TWC) for federal purposes to be acceptable for the state license through the Department. The TWC inspection along with the certification by the provider of the housing as to 11 specific Texas requirements that may exceed (or are not included in) the federal requirements will replace a second inspection by the Department. The additional 11 requirements maintain key protections provided in the current rule, and are of interest to the state of Texas to preserve. The change in approach is expected to result in more migrant housing facilities seeking licensure under the requirements and resident protections of the state's licensing program and thus expand the impact of the licensing program on the health and safety of agricultural workers living temporarily in farmworker housing. Repeal and replacement of the current 10 TAC Chapter 90 is recommended by staff as proposed.

STATUTORY AUTHORITY. The repeal is made pursuant to TEX. GOV'T CODE §2306.053, which authorizes the Department to adopt rules. Except as described, herein the repealed rule affects no other code, article, or statute.

10 TAC Chapter 90, Migrant Labor Housing Facility
§90.1. Definitions.
§90.2. Facilities.
§90.3. Licensing.
§90.4. Records.
§90.5. Complaints.
§90.6. Administrative Penalties and Sanctions.
§90.7. Dispute Resolution, Appeals, and Hearings.
§90.8. Forms.

Attachment 2: Preamble, including required analysis, for adopting new 10 TAC Chapter 90, Migrant Labor Housing Facilities Rule

The Texas Department of Housing and Community Affairs (the Department) adopts, with changes, new 10 TAC, Chapter 90, §§90.1 – 90.9, Migrant Labor Housing Facilities Rule. In accordance with Tex. Gov't Code Chapter 2306, Subchapter LL, a person may not establish, maintain, or operate a Migrant Labor Housing Facility without obtaining a License from the Department, and Subchapter LL further outlines requirements relating to the application, inspection, fees, and suspension of Licenses. The purpose of the proposed new chapter is to provide compliance with Tex. Gov't Code Chapter 2306, Subchapter LL, and update the rule to add the purpose of the rule, remove definitions redundant with statute, add a definition for the term "Provider" and previously undefined term "License," add a section addressing Applicable Standards, significantly reduce and streamline the section that had provided Facility standards, revise the fee structure for a reduced application fee in certain circumstances to prevent Providers being discouraged from pursuing a License because of possible cost, revise the inspection timeline to ensure timeliness and reduce the likelihood of a timing conflict, update the process for handling complaints, update the applicable forms, and improve readability and clarity. Tex. Gov't Code §2001.0045(b) does not apply to the rule proposed for action because it is exempt under both §2001(0045(c)(6) which exempts rule changes necessary to protect the health, safety, and welfare of the residents of this state, and §2001.0045(c)(9), which exempts rule changes necessary to implement legislation. Compliance with the proposed rule is intended to ensure adherence to reasonable standards to benefit the health, safety, and welfare of those migrant laborers housed in the Facilities required to be licensed. Tex. Gov't Code Chapter 2306, Subchapter LL, provides for the implementation of this activity. The Department has analyzed this rulemaking and the analysis is described below for each category of analysis performed.

a. GOVERNMENT GROWTH IMPACT STATEMENT REQUIRED BY TEX. GOV'T CODE §2001.0221. Mr. Bobby Wilkinson, Executive Director, has determined that, for the first five years the proposed rulemaking would be in effect:

1. The proposed rule does not create or eliminate a government program, but relates to the readoption of this rule, which makes changes to an existing activity, the licensing and oversight of certain Migrant Labor Housing Facilities.

2. The proposed rule does not require a change in work that would require the creation of new employee positions. While some additional work by the Department will be required associated with the acceptance of additional license applications and fees, added inspections, and follow-up of compliance with possible inspections findings, the Department anticipates handling this additional work with existing staff resources. The rule changes do not reduce work load such that any existing employee positions could be eliminated.

3. The proposed rule does not require additional future legislative appropriations.

4. In accordance with Tex. Gov't Code §2306.929, the Department is authorized to set the license fee in an amount not to exceed \$250. Since 2006, this rule has had the fee set at \$250, and the Department is not suggesting changing this basic fee though is proposing a lower fee for certain recently-inspected Facilities. The Department does anticipate an increase in the possible fees received, as there is a more targeted initiative to encourage those Providers that are currently not licensed to apply for licensure, which would increase fee receipts. As an offset to this potential increase and to the extent that the Department can utilize the inspections conducted by other state agencies and thereby limit the cost by eliminating the duplication of work, the

Department is proposing to reduce the fee for new Licensees where they already have a satisfactory housing inspection by another state or federal agency.

5. The proposed rule is not creating a new regulation, except that it is replacing a rule being repealed simultaneously to provide for revisions.

6. The proposed rule will not limit or repeal an existing regulation, but can be considered to "expand" the existing regulations on this activity because the proposed rule clarifies the scope of facilities, standards, and individuals subject to the rule. Many Providers of such housing may have been unaware of the need to obtain a License from the Department, and were unaware of the possibility that housing that met the standards of the Department of Labor might not also meet the Texas licensing standards. This addition to the rule is necessary to clarify the statutory scope of Providers that must be licensed and ensure compliance with Tex. Gov't Code, Chapter 2306, Subchapter LL.

7. The proposed rule does increase the number of individuals subject to the rule's applicability as described in item 6 above.

8. The proposed rule may be considered to have a negative effect on the state's economy because of the potential expense for employers to bring their Migrant Labor Housing Facility into compliance with the requirements of the rule and statutorily-required licensure. Alternatively, the rule could also impact an employer's ability to procure the labor needed, which may affect the overall productivity of their industry and contribution to the state economy. This is an unavoidable consequence of the statute. The Department is not able to quantify or determine at this time the extent of Providers that are not currently licensed and the extent to which their Facilities are not up to licensure standard.

b. ADVERSE ECONOMIC IMPACT ON SMALL OR MICRO-BUSINESSES OR RURAL COMMUNITIESAND REGULATORY FLEXIBILITY REQUIRED BY TEX. GOV'T CODE §2006.002. The Department has evaluated this rule and determined that:

1. TDHCA has, in drafting this proposed rule, attempted to reduce any adverse economic effect on small or micro-business or rural communities while remaining consistent with the statutory requirements of Tex. Gov't Code, ch. 2306, subchapter LL.

2. None of the adverse effect strategies outlined in this subsection are applicable.

3. Based on raw data regarding H2-A visas that required housing inspections, there could be between 200 and 400 small or micro-businesses initially subject to the proposed rule, not already licensed and compliant. The latest United States Department of Agriculture Census of Agriculture reports Texas as having 1,610 farms with migrant workers and the same Census shows that approximately 29% of all Texas farms with hired workers have three or more workers, which results in a potential impact on 467 small businesses in total. The Department has determined that there may be adverse economic effects on small or micro-businesses for those Providers of migrant labor housing that are not currently providing housing to their laborers that will meet the proposed standard, but these economic effects are an unavoidable consequence of the statute. A minimal fee of \$250 is in the existing rule and this is not being increased so does not present a new cost, other than for those not previously licensed. The proposed rule does include a \$175 reduction in the cost of a License for applicants who have recently been inspected by and provide a copy of a satisfactory housing inspection by another State or Federal agency. The economic impact of the rule beyond the fee can vary significantly per Provider depending on the extent to which their Facilities are not up to standard. Because the amount of work and materials needed to bring a Facility up to standard can vary dramatically from a Facility only needing to make a few minor repairs, to a possibly significant renovation of Facilities, an estimate is not able

to be calculated. Moreover, though employers of workers on H2-A visas are required to provide housing to their workers, the Department cannot estimate the economic impact of the proposed rule if agricultural employers who currently provide housing to migrant laborers decide to cease providing housing rather than comply with the licensure standards.

The rule is not directly applicable to rural communities, other than through the likelihood that business entities that are subject to this rule may be more likely to be located in those communities. However, for the reasons stated above, the economic consequences of the proposed changes are limited and unpredictable, thus no economic impact of the rule is projected for rural communities.

(3-a) The proposed rule identifies the applicable federal standard for housing of farm workers, where applicable, and an additional 11 requirements, which have already been part of the rule, but that may exceed or not be contained in one or both of the federal standards. Further, though federal requirements exempt places of public accommodation (such as hotels) from inspection, the proposed rules account for the statutory requirements regarding licensure of Facilities by placing the onus on a housing Provider, for example an agricultural employer (who contracts for Facilities used by migrant workers), to obtain a License and facilitate an inspection of such a Facility – which would include rental accommodations such as a hotel.

The purpose of Tex. Gov't Code, Ch. 2306, subchapter LL, is clearly grounded in protection of the health, safety, and welfare of migrant farm workers. Tex. Gov't Code §2306.925 provides the Department with regulatory flexibility to define "the reasonable minimum standards of construction, sanitation, equipment, and operation" in order for a Migrant Labor Housing Facility to receive a License. These minimum federal standards are set out in 29 CFR §§500.130 and 500.132–500.135, (the Employment and Training Administration (ETA) and Occupational Safety and Health Administrations (OSHA) housing standards also referred to as the "ETA and OSHA Housing Standards" respectively), and the proposed rule eliminates the exception for inspecting public accommodations provided in 29 CFR §500.131, and adds 11 additional standards – all grounded in enhanced health and safety. In accordance with the requirements of this analysis, the proposed rule uses "regulatory methods that will accomplish the objectives of the applicable rules while minimizing adverse impacts on small businesses," but this analysis accepts that any additional regulations that increase health and safety standards accomplish the objectives of the statute at a cost above the "minimum" required by federal regulation.

c. TAKINGS IMPACT ASSESSMENT REQUIRED BY TEX. GOV'T CODE §2007.043. The proposed rule does not contemplate or authorize a taking by the Department, therefore no Takings Impact Assessment is required.

d. LOCAL EMPLOYMENT IMPACT STATEMENTS REQUIRED BY TEX. GOV'T CODE §2001.024(a)(6). The Department has evaluated the rule as to its possible effects on local economies and has determined that for the first five years the rule will be in effect the proposed rule may have a negative effect on a local economy and its employment if the local Providers in that community conclude that to bring their Facilities into compliance would be cost prohibitive, impact their hiring decisions, and/or impact their ability to procure the labor needed. These issues could possibly effect the overall productivity of their business and impact on local employment. The extent of how many Providers are in a given local economy, and the extent to which that Providers' Facilities would not meet standards, cannot be readily quantified or determined at this time for any given community. Tex. Gov't Code §2001.022(a) states that this "impact statement must describe in detail the probable effect of the rule on employment in each geographic area

affected by the rule..." Considering that the licensing standards in the new rule have largely been in effect for several years, there are no "probable" effects of the new rules on particular geographic regions.

e. PUBLIC BENEFIT/COST NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(5). Mr. Wilkinson has determined that, for each year of the first five years the new section is in effect, the public benefit anticipated as a result of the new section will be increased assurance of the health, safety, and welfare of migrant labor workers that are provided housing by their employers. The possible economic costs to any individuals required to comply with the new section will be the \$75 to \$250 fee for those Providers not already licensed, the up to \$200 per day fee for non-compliance and the cost of improvements needed to bring a Facility into compliance.

f. FISCAL NOTE REQUIRED BY TEX. GOV'T CODE §2001.024(a)(4). Mr. Wilkinson also has determined that for each year of the first five years the new section is in effect, enforcing or administering the new section does have some foreseeable implications related to costs or revenues of the state or local government: The minimal revenue to the state of \$75 to \$250 per application and up to \$200 per day fines for non-compliance will be used to offset additional expenses associated with inspection travel for each application. The other costs to administer the increased activity are being absorbed within current resources by the Department. There are no foreseeable implications relating to cost or revenues of local governments from enforcing or administering the proposed rule.

PUBLIC COMMENT AND REASONED RESPONSE. The public comment period was held from October 25, 2019, through November 25, 2019, to receive input on the new rule. Seven commenters provided public comment: (1) Daniela Dwyer and David Mauch, Texas RioGrande Legal Aid, (2) Scott Evans and Jarrod Sharp, Federation of Employers and Workers of America, (3) Ryan Skrobarczyk, Texas Nursery & Landscape Association, (4) Jay Bragg, Texas Farm Bureau, (5) J. Kelley Green, Texas Cotton Ginners' Association, (6) Steve Verett and Kody Bessent, Plains Cotton Growers, Inc., and (7) Kathy Tyler

The comment summaries and reasoned responses are organized below in order of appearance in the rule. Recommended revisions to the rule are reflected in response to the comments as applicable.

General Comments

Commenter Summary: Commenter (2), (3), (4), (5) and (6) expressed support and appreciation for the efforts to eliminate the duplication of inspection and reduction in fees for H2A employers given the existence of the Texas Workforce Commission (TWC) inspection and the Department of Labor (DOL) audit or enforcement inspections that are materially the same as the inspection conducted by TDHCA.

Staff Response: Staff appreciates the comments and anticipates these changes will improve the number and quality of licensees in the long run.

Commenter Summary: Commenter (1) expressed general concern that the Department is accommodating H2A employers to close the gap between federal and more stringent state standards. The commenter further predicts two negative outcomes of the proposed changes to

be a decrease in the quality of housing and a drastic decrease in the amount of resources dedicated to enforcement. Commenter (7) echoed these general concerns when opposing the reduction in licensing fees being charged to recently-inspected License applicants saying that the Department needs the additional funds to assure current and future implementation and enforcement of the regulations.

Staff Response: There is no evidence that suggests that the elimination of duplicative inspections or a reduction of individual licensing fees will have a negative effect on the quality of housing or the enforcement of regulations. On the contrary, the expansion of the number of licensed housing units and greater recognition of the licensing requirements should continue to improve the identification and quality of housing available to migrant farmworkers. The current increase in the number of licensees has occurred in large part due to the Department's efforts to make it easier for the H2A employers to find out about and apply for the migrant labor housing facility license. The Department has been making licensing easier for H2A employers by emailing electronic versions of the application form directly to H2A employers and allowing employer to use one license to cover scattered site building locations (all of which get inspected individually but under one license and fee). This outreach and accommodation effort has been a significant reason for a more than fivefold increase in licensees and an even greater increase in number of buildings that have been inspected and come under the license program. The proposed changes will continue to provide for an annual in-person inspection for each building under license by a state or federal agency. As more providers become aware of the licensing requirements in Texas, the total number of facilities inspected annually should increase since places of public accommodation and other facilities that might not be inspected annually under federal requirements will be subject to inspection by the Department under the licensing program. Staff has recommended no change as a result of this comment.

§90.1 Purpose.

Comment Summary: Commenter (1) questioned the accuracy of the purpose statement, which they believe should better reflect "access to safe and decent housing" and should avoid discussion of alignment with federal standards for migrant farmworker housing, contending that the state regulations were created specifically to provide greater protections for workers than those available under federal law. The commenter goes on to provide descriptions of five instances where the commenter represented farm workers regarding poor living conditions. Commenter (3) and (4) expressed appreciation for the clarity that is being provided to acknowledge the intent of TDHCA to align state and federal regulatory programs to improve efficiency and to eliminate duplicative efforts.

Staff Response: This new section, §90.1 Purpose, was revised to its current form after an initial draft generated concerns by and discussions with Commenter (1). The purpose clause provides the justification and aim for the rule or in this case the revisions to the rule, but is a plain reference to state statute and related federal regulation without presumptions as to legislative intent. No revisions to the rule based on the comments for this subsection are recommended.

§90.2 Definitions.

Comment Summary: Commenter (4) appreciates the new definition of Provider but suggests "additional language is needed to make it clear that employers of migrant workers that do not

arrange for housing are NOT [housing] providers." Commenter (2) believes it important to clarify that a worker providing their own housing for their family is not considered a Provider.

Staff Response: This new definition already excludes anyone that does not provide or arrange for housing for Migrant Agricultural Workers, and "arranged" has been changed to reflect the statutory term "established." Thus, a Provider would not include an employer of Migrant Agricultural Workers that does not provide housing to their employees (presuming that they are not required by another law or regulation to provide such housing). The clarification regarding a worker providing housing for their own family is included in §90.3 and discussed further below. Given the request for clarification to the definition, additions were made to ensure that the term focused on those whom the rule seeks to regulate that actually "provide" housing to Migrant Agricultural workers by establishing the place where they will live during their work. This may include direct employers (e.g. the farm owner) or indirect employers (e.g. an individual or group that supplies labor to farms), but only if a place to temporarily live is actually provided to the Workers. But the term "Provider" would not include common short-term property rental owners and operators who are not engaged in the agricultural industry. Staff proposes the following change to the definition of Provider:

(11) Provider--any Person who provides for the use of a Migrant Labor Housing Facility by Migrant Agricultural Workers, whether the Facility is owned by the Provider, or is contractually obtained for (or otherwise <u>establishedarranged by</u>) by the Provider. <u>An agricultural industry employer or a contracted or affiliated entity may be a Provider if it owns, contracts, or pays for the use of a Migrant Labor Housing Facility by Migrant Agricultural Workers, regardless of whether any rent or fee is required to be paid by a Worker. A common short-term property rental owner or operator that does not exclusively rent to Migrant Agricultural Workers. The Provider is the operator under Tex. Gov't Code §2306.928.</u>

§90.3. Applicability.

Comment Summary for §90.3 (a) and (d): Commenter (1) appreciates the clarification provided in the proposed rule that the law does apply to hotel/public accommodations and will continue to require inspections of same, but expressed concern that the §90.3 (a) and (d) limit §2306.922 by excluding entities that do not contract directly with growers or farm labor contractors. In addition, the commenter contends that Tex. Gov't Code § 2306.922 does not limit the liability to only one party or provide for excluding the owner of a property who house migrant workers but do not have a contractual relationship with them for employment. They also express concern that some farm labor contractors are also workers themselves and may be willing to provide unsafe housing for themselves and relatives they employ thereby undermining the Department's goals.

Commenter (2) requested clarification in second sentence of the proposed §90.3 (d) because it unnecessarily further defines "Facility" rather than providing an exception to the term "Provider" or a separate applicability clause for workers housed by a family member in a mobile residence on land owned by someone else. Further concern was expressed that an employer or owner of the land in such a situation may be required to have a license. Commenter (3) appreciates the attempted clarity but questions the idea behind overruling the exception for public

accommodations, such as hotels, that is explicitly provided for under the federal rule. They also believe additional clarity should be included to eliminate any possible confusion about the guarantee that no structure, trailer or vehicle is required to be licensed if provided by the worker's family.

Staff Response: The language in this section clarifies that inspection and licensing requirements do not apply to a property owner or operator that is unrelated to their tenant's employment, or where the tenant is providing their own housing on someone else's property. It is recognized that while places of public accommodation are excluded from additional inspection at the federal level, no such exception exists in the state statute. However, the ability to license, inspect, and hold a party responsible for the condition of a dwelling does require a significant legal connection between the person to be licensed and that dwelling. The concept of a "Provider" and a contractual relationship was placed in the rule to signify this significant legal connection. Without such a connection, the Commenter's reading of the statute would lead to nonsensical results: a hotel operator or private lessor could lease rooms to anyone who asks to rent the room and can pay, but would need to inquire as to each guest whether they happen to satisfy the definition of "Migrant agricultural worker" to determine whether leasing to two or more such guests for three days would require a special license to be obtained pre-occupancy. Contrary to the commenters assertion, the language in §90.3(a) does not further limit the licensing requirement, especially given the clarifying changes to the definition of "Provider" and this subsection, but in combination with rest of the section it clarifies who is responsible for having a license. The proposed clarification will reduce confusion over who is responsible and reduce redundant licensing of both the Provider and a property owner or operator. The exceptions for worker controlled housing is intended to only apply when the worker is housing their own family and not in a situation where a farm labor contractor hires workers and houses unrelated employees. Staff does agree that further clarification based on the comments provided would be helpful and proposes the following additional changes to these sections including the separation of a portion of the language in clause (d) to be enumerated as clause (e) and a the prior clause (e) to be renumbered as clause (f):

(a) All Migrant Labor Housing Facilities in the state of Texas, which may include hotels and other public accommodations if owned by or contracted for by <u>Providers employers in the agricultural or agriculturally related industry to house Workers</u>, must be inspected and comply with the requirements in this chapter and 29 CFR §§500.130, 500.132 - 500.135, without the exception provided in 29 CFR §500.131.

...

(d) Owners or operators of homeless shelters, public camp grounds, youth hostels, hotels and other public or private accommodations that do not contract for services with agricultural employers or other Providers to house Workers are not required to be licensed. Further, because a "Facility" under Tex. Gov't Code §2306.921(1) requires both elements of one or more structures, trailers, or vehicles, as well as the land appurtenant, In addition, no

(e) No License would be required by where a Worker is housed exclusively with or his/her Family using their his/her own structure, trailer, or vehicle, but temporarily residing on the land of another.

(e) (f) A Facility may include multiple buildings on scattered or noncontiguous sites, as long as the scattered sites are in a reasonable distance from each other, and the work location and the buildings are operated as one Facility by the Provider.

Comment Summary for §90.3 (b): Commenter (1) suggests the language in §90.3(b) impermissibly narrows the intent of the statute by not being inclusive of anyone other than the employers and suggests that this section requires a contractual relationship between the employer and worker to obligate a Provider to obtain a license for housing.

Staff Response: This subsection (b) does not limit the prior subsection (a) or limit the term Provider in any way but rather it specifically speaks to a specific subset of Providers, agricultural employers. This subsection clarifies when an agricultural employer is a Provider of housing, even if they do not own the housing facility, they are the responsible party for having a license. Since this section is only speaking to this subset of Providers, it does not need to be made broader to include other persons as proposed by the commenter, as doing so would add confusion to explanatory purpose of this subsection. Requiring or even allowing for the regular occurrence of multiple licenses for the same facility is redundant and is an inefficient use of limited inspection and licensing resources. Moreover, Commenter's concern that a "formal written contractual relationship" may not exist is not the requirement in the rule, and if an employer (as postulated by Commenter) were to hire a farm labor provider to house and deliver workers to the worksite, the financial arrangement between the employer and the farm labor provider who secured the dwelling would (under the proposed rule) could still make the employer a "Provider" of housing, and responsible for obtaining a license. Any confusion over who is held accountable for licensing or for the provisions of this regulation will be determined by the Department and its Board in accordance with the rules. No revisions to the rule based on the comments for this subsection are recommended.

§90.4. Standards and Inspections.

Comment Summary: Commenter (1) contends that two major existing state protections have been excluded from the proposed regulations. Namely, they have stated that four-burner stoves would no longer be required and that a vector control plan for vermin infestation would no longer be required. They contend that the exclusion of each of these requirements will cause a health risk to residents. They also contend that the revised standards omit the reference to the Texas Commission on Environmental Quality (TCEQ) Public Drinking Water Standard and suggest the federal regulation is vague as to what drinking water standard is required. Commenter (7) suggested that it is unclear whether the inclusion of the 11 additional standards beyond the ETA and OSHA standards will protect the health and safety of Texas migrant farmworkers as well as the current regulations protect them and therefore believes the Department should continue to ensure compliance with all the current standards.

Commenter (3) appreciates the effort to streamline standards and encourages the clear delineation of standards that are distinct from the federal standards. They also recommend avoiding adding future standards, which may conflict with federal standards or represent burdens, which might prevent employers from securing otherwise safe housing. Commenter (4) also appreciates the clarity and move toward consistency with federal regulation and suggests that §90.4(a) should have language added to make it clear that TDHCA will accept inspections from other applicable state/federal agencies <u>as per §90.5(g) Licensing</u> of this rule.

Staff Response: Staff surveyed several high quality national chain extended stay hotels and was unable to find one that had more than a two burner stove as standard equipment in a unit. Staff believes that Providers who use hotels or motels that meet the federal and local standards for temporary housing and provide either two burner stoves or, in the alternative, furnish all meals for workers should be allowed to use such housing accommodations. The four-burner stove requirement appears in neither the ETA or OSHA standard though extensive cooking facility requirements exist in both. Similarly federal standards requiring a vector control plan are limited, but both require that the facility be free of insects, rodents and other vermin (24 CFR 654.415 and 29 CFR1910.142 (j). The parameters of a vector control plan in the existing rule are not well defined and it is the outcome of having no pests in the facility that is of measurable importance. The water standards required under TCEQ are of the same enforceability whether they are referenced in this rule or not because they apply to all water supplies and are enforced through TCEQ. Finally, this subsection of the rule speaks to the form of acceptance of inspections conducted by other state or federal agencies on behalf of the Department as being on forms promulgated by those agencies. The actual acceptance of such inspections is already included in other parts of this rule so that adding additional language in this section is not necessary. Therefore, staff is not recommending revisions to the rule based on the comments in this subsection.

§90.5. Licensing.

Comment Summary: Commenter (5) pointed out that the prior rule contained a requirement that the Department had 14 days to issue a letter informing the applicant of any corrections or additions needed for the application. In a process where time is of essence, it would make sense to have some sort of a time limit on this part of the process, and 14 days seems like a reasonable amount of time.

Staff Response: Staff agrees with the importance of performance timelines in the inspection and licensing process. Whenever possible, TDHCA inspection staff has provided deficiency concerns or findings during or immediately at the end of the inspection as standard operating procedure. In rare instances where the licensee or licensee representative is not present during the inspection, the inspector follows up with deficiency concerns and if they are not immediately addressed they would be forwarded to the home office for disposition. The prior rule did include a 14 day timeline for the Department to notify a prospective licensee regarding the need for corrections or additions but did not provide a consequence for not meeting this timeline, i.e. the license was not obligated to be issued nor did the deficiency become cleared as a result of missing this timeline so the existence of the inspections done by other agencies in lieu of redundant TDHCA inspections, the confusion with regard to missing this deadline could be even more confusing. Because of the additional confusion that could exist with the outcome of this deadline, staff recommends that it remain part of internal standard operating procedures, and not part of the rule. No revisions to the rule in this subsection are recommended.

Comment Summary for §90.5 (d) and (g): Commenter (4) believes the changes proposed with regard to the fee and inspections are reasonable and should help reduce cost and regulatory burdens of the program without sacrificing the intent of the statute. Commenter (2) and (3) appreciate the fee reduction and elimination of duplicative inspections but have concern regarding when a TDHCA inspection or re-inspection and higher fee would be determined. They

reference §90.5 (d) which currently states: "However, if an inspection or re-inspection by the Department is required at the sole determination by the Department, the full application fee will apply." The concern here is that no criteria or discernable standard has been provided by the Department to determine when an inspection or re-inspection by TDHCA will be required. At the very least, they suggest, causal factors that would justify utilization of this provision should be provided through interagency guidance.

Commenter (1) indicates that the proposed fee reduction, reflected in §90.5 (d), for TWC inspected facilities will drastically reduce funding for the Department's enforcement of the statute. Commenter (1) appreciates the attempt by the Department to efficiently utilize limited resources and not duplicate inspections however, they believe the proposed use of an attestation by the Provider with regard to meeting the additional state standards is not a reasonable method in which to generate compliance. They state if attestation is maintained as a method of acceptance: that documentary evidence should be required for each and all attestation elements; that attestations should be required under penalty of perjury; and, that the timing of acceptance of an existing federal inspection should only allow one that has be conducted within the past 90 days.

Commenter (3) appreciates the Department's acceptance of inspections completed under the H2A program and allowing employers to affirm they are compliance with additional TDHCA standards.

Staff Response: Staff agrees that additional clarification or guidance may need to be developed to help describe when a separate inspection will be required, however as this is a new process and we will be accepting inspection forms from inspectors we do not know and with which we have little to no regular interaction, all of the possible reasons for an additional independent inspection cannot easily be identified. At the current time, staff believes additional inspections will be required when any of the following issues may exist and cannot be corrected quickly: a complaint has been received or a recent past pattern of complaints or deficiencies (corrected through attestation) exists with an applicant; a copy of the license application including attestations is incomplete; or, the federal inspection is incomplete, illegible, beyond the 90 day timeliness criteria or not made available to the Department. The Department will make reasonable efforts to resolve the issue(s), for example, by seeking to obtain a legible copy of the completed federal inspection from the applicant or the agency conducting the inspection. In addition, having a timely inspection is in the interest of the Department, the residents, and the Provider. This is especially true for the Provider, since penalties can be assessed for operating a facility without a current license. Thus, it could be cost effective for the Provider to have an independent TDHCA inspection and pay the additional \$175 where a complaint for operating an unlicensed facility has been received by the Department and a \$200 per day penalty could be assessed while waiting for a copy of the completed federal inspection. With regard to concerns about relying upon the attestation of the Provider, the Department recognizes that most Providers seeking a license are desirous of providing safe and decent housing in compliance with all rules and regulations and will respond truthfully to the information provided in the application. Moreover, with the improved ability for residents to know their rights and report housing that does not meet the Texas standards, identification of such housing will be much easier, and thus the identification of Provider's who do not provide truthful attestations will also be more evident. No revisions to the rule in this subsection are recommended.

§90.6. Records.

Comment Summary for subsection §90.6 (a): Commenter (5) identified that the term "premises" is not defined in the requirement that "Each Licensee shall maintain on premises, available for inspection by the Department, the following records:" and recommends that the words "maintain on premises," be replaced with "be maintained and". Commenters (2), (3) and (4) also suggests the words "on premises" be deleted.

Staff Response: Staff agrees with the commenters that the term premises is not defined and could mean the Provider's premises, which could be located in another state or for a scattered site could unnecessarily require duplicate records at each site. Staff Recommend the first sentence be changed as follows:

(a) Each Licensee shall maintain on premises, and upon request make available for inspection by the Department, the following records:

Comment Summary for subsection §90.6 (a)(4): Commenter (5) asked for the end of the sentence to be clarified as follows: "and any correspondence <u>to</u> or from such approving or permitting authorities"

Staff Response: Staff agrees with the change, appreciates its identification and recommends it.

Comment Summary for subsection §90.6 (c): Commenter (1) appreciates and supports the requirement to post an informational poster and decal at the housing site to verify that the housing has been inspected and to advise workers of their rights.

Staff Response: Staff appreciates the comment which requires no further change.

§90.7. Complaints.

Comment Summary for subsection §90.7 (g)(6): Commenter (5) identified the phrase "or appeal" to be redundant in that sentence.

Staff Response: Staff agrees with the redundant language and recommends the following change:

(6) The timeframe for the Licensee either to agree to the recommended corrective action, and accept the administrative penalties and/or sanctions, or <u>to</u> appeal or to appeal the matter.

§90.8. Administrative Penalties and Sanctions.

Comment Summary: Commenters (2) and (3) suggested that in §90.8(b) a penalty should only begin to be assessed once notice of the violation has been provided by the Department. Commenter (2) suggests the penalty should only be assessed after an ability to cure the violation has been provided and Commenter (3) recommends the penalty be waived for a fee accrued after notice but corrected in a time appropriate manner. Commenter (2) suggests the following specific change: "For each violation of the Act or rules a penalty of up to \$200 per day per violation may be assessed after a notice of violation has been duly executed and delivered to the Licensee, and a reasonable opportunity has been provided to correct the violation." This would allow for a circumstance based cure period so that the Provider would have sufficient time to make repairs in the case of a catastrophic incident, such as a hurricane, occurring between the time of the original housing inspection and the violation. Commenter (4) believes the change in fines for violation from up to \$200 to up to \$200 per day per violation is significant and that the intent of such a penalty structure should be compliance not punitive. Commenter (4) suggests the following language: (b) For each violation of the Act or rules a penalty of up to \$200 per day

per violation may be assessed <u>after the date that it is documented that the Provider is made</u> <u>aware of the deficiency by either the TDHCA or a current tenant.</u>

Commenter (1) appreciates the clarification with the per-day per-violation but is concerned about discussions regarding further clarification as to the starting point of the penalty when a violation is known to exist prior to the date which a grower is given official notice by the Department of a violation. They express concern that the proposed clarifications will decrease the housing Providers' day-to-day concern about housing conditions and that they may delay resolving known violations until they get notified by the Department. Commenter (7) suggests adding that assessments of violation penalties shall be up to \$200 per day per violation and *per resident*.

Staff Response: The phrasing of the proposed rule is taken directly from Tex. Gov't Code §2306.933. Though the limitations suggested by some commenters regarding knowledge and notice of violations may ultimately bear on the sufficiency of evidence to sustain a fine and the decision regarding which violations to prosecute (either through the Department's process or through a local County Attorney), the rule, as proposed, does not limit the scope of what violations can be prosecuted. Accordingly, no revisions to the rule in this subsection (beyond non-substantive clarification) are recommended.

STATUTORY AUTHORITY. The new rule is proposed pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules. Except as described, herein the adopted new rule affects no other code, article, or statute. The agency certifies that legal counsel has reviewed the new rule and found it to be within the state agency's legal authority to adopt.

10 TAC Chapter 90 Migrant Labor Housing Facilities

§90.1 Purpose.

The purpose of Chapter 90 is to establish rules governing Migrant Labor Housing Facilities that are subject to being licensed under Tex. Gov't Code Chapter 2306, Subchapter LL (§§2306.921-2306.933). It is recognized that alignment of state requirements with the federal standards for migrant farmworker housing that must be inspected in order to participate in other state and federal programs, such as with the U. S. Department of Labor's H2-A visa program, and allows for cooperative efforts between the Department and other state and federal entities to share information. This will reduce redundancies and improve the effectiveness of the required licensing.

§90.2. Definitions.

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise. Additionally, any words and terms not defined in this section but defined or given specific meaning in Tex. Gov't Code Chapter §§2306.921-2306.933, are capitalized. Other terms in 29 CFR §§500.130-500.135, 20 CFR §§654.404 et seq., and 29 CFR §1910.142 or used in those sections and defined elsewhere in state or federal law or regulation, when used in this chapter, shall have the meanings defined therein, unless the context herein clearly indicates otherwise.

(1) Act--the state law that governs the operation and licensure of Migrant Labor Housing Facilities in the state of Texas, found at Tex. Gov't Code, §§2306.921 - 2306.933.

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

(3) Business Day--any day that is not a Saturday, Sunday, or a holiday observed by the State of Texas.

(4) Business hours--8 a.m. to 5 p.m., local time.

(5) Department--The Texas Department of Housing and Community Affairs.

(6) Director--The Executive Director of the Department.

(7) Family--a group of people, whether legally related or not, that act as and hold themselves out to be a Family; provided, however, that nothing herein shall be construed as creating or sanctioning any unlawful relationship or arrangement such as the custody of an unemancipated minor by a person other than their legal guardian.

(8) License--the document issued to a Licensee in accordance with the Act.

(9) Licensee--any Person that holds a valid License issued in accordance with the Act.

(10) Occupant--any person, including a Worker, who uses a Migrant Labor Housing Facility for housing purposes.

(11) Provider--any Person who provides for the use of a Migrant Labor Housing Facility by Migrant Agricultural Workers, whether the Facility is owned by the Provider, or is contractually obtained for-(or otherwise establishedarranged by) by the Provider. An agricultural industry employer or a contracted or affiliated entity may be a Provider if it owns, contracts, or pays for the use of a Migrant Labor Housing Facility by Migrant Agricultural Workers, regardless of whether any rent or fee is required to be paid by a Worker. A common short-term property rental owner or

operator that does not exclusively rent to Migrant Agricultural Workers is not a Provider solely because they have rented to Migrant Agricultural Workers. The Provider is the operator under Tex. Gov't Code §2306.928.

(12) Worker--A Migrant Agricultural Worker, being an individual who is:

(A) Working or available for work seasonally or temporarily in primarily an agricultural or agriculturally related industry, and

(B) Moves one or more times from one place to another to perform seasonal or temporary employment or to be available for seasonal or temporary employment.

§90.3. Applicability.

(a) All Migrant Labor Housing Facilities in the state of Texas, which may include hotels and other public accommodations if owned by or contracted for by <u>Providers employers in the agricultural</u> or agriculturally related industry to house Workers, must be inspected and comply with the requirements in this chapter and 29 CFR §§500.130, 500.132 - 500.135, without the exception provided in 29 CFR §500.131.

(b) Where agricultural employers own, lease, rent, or otherwise contract for Facilities "used" by individuals or Families that meet the criteria described in the Act, the employer as Provider of said housing, "establishes" and becomes the "operator" of a Migrant Labor Housing Facility, and is the responsible entity for obtaining and "maintaining" the License on such Facility, as those terms are used in Tex. Gov't Code §2306.921 - .922.

(c) An applicant for a License must facilitate an inspection by the Department with the owner of the property(s) at which the Migrant Labor Housing Facility is located.

(d) Owners or operators of homeless shelters, public camp grounds, youth hostels, hotels and other public or private accommodations that do not contract for services with agricultural employers or other Providers to house Workers are not required to be licensed. Further, because a "Facility" under Tex. Gov't Code §2306.921(1) requires both elements of one or more structures, trailers, or vehicles, as well as the land appurtenant, <u>In addition</u>, no

(e) No License would be required by where a Worker is housed exclusively with or his/her Family using their his/her own structure, trailer, or vehicle, but temporarily residing on the land of another.

(e) (f) A Facility may include multiple buildings on scattered or noncontiguous sites, as long as the scattered sites are in a reasonable distance from each other, and the work location and the buildings are operated as one Facility by the Provider.

§90.4. Standards and Inspections.

(a) Facilities must follow the appropriate housing standard as defined in 29 CFR §500.132, (the Employment and Training Administration (ETA) and Occupational Safety and Health Administrations (OSHA) housing standards also referred to as the "ETA and OSHA Housing Standards"). The inspection checklists setting forth those standards are available on the Department's website at https://www.tdhca.state.tx.us/migrant-housing/index.htm.

(b) Inspections of the Facilities of applicants for a License and Licensees may be conducted by the Department under the authority of Tex. Gov't Code §2306.928 upon reasonable notice and using the appropriate inspection forms noted in subsection (a) of this section. Inspections may be

conducted by other State or Federal agencies, on behalf of the Department, on forms promulgated by those agencies.

(c) In addition to the standards noted in subsection (a) of this section, all Facilities must comply with the following additional state standards:

(1) Facilities shall be constructed in a manner to insure the protection of Occupants against the elements. Facilities shall be maintained in good repair and in a sanitary condition. All doors to the exterior shall have working locks and all windows shall have working interior latches. Each unit shall have a working smoke detector. Fire extinguishing equipment shall be provided in an accessible place located within 100 feet from each Facility. Such equipment shall provide protection equal to a 2 1/2 gallon stored pressure of five gallon pump type water extinguisher.

(2) Combined cooking, eating, and sleeping arrangements must have at least 100 SF per person (aged 18 months and older); the portion of the Facility for sleeping areas must include at least 50 SF per person.

(3) Facilities for Families with children must have a separate room or partitioned area for adult Family members.

(4) In dormitory-type facilities, separate sleeping accommodations shall be provided for each sex. In Family housing units, separate sleeping accommodations shall be provided for each Family unit.

(5) Facilities previously used to mix, load, or store pesticides and toxic chemicals may not be used for cooking, dishwashing, eating, sleeping, housing purposes, or other similar purposes.

(6) In a central mess or multifamily feeding operation, the kitchen and mess hall shall be constructed in accordance with any applicable local or state rules on food services sanitation.

(7) Beds, bunks, or cots shall have a clear space of at least 12 inches from the floor. Triple-deck bunks shall be prohibited. Single beds shall be spaced not closer than 36 inches laterally or end to end. Bunk beds shall be spaced not less than 48 inches laterally or 36 inches end to end. There shall be a clear ceiling height above a mattress of not less than 36 inches. The clear space above the lower mattress of the bunk beds and the bottom of the upper bunk shall not be less than 27 inches.

(8) Communal bathrooms shall have a minimum of one showerhead per 10 persons and one lavatory sink per six persons. Showerheads shall be spaced at least three feet apart to insure a minimum of nine square feet of showering space per showerhead.

(9) In all communal bathrooms separate shower stalls shall be provided.

(10) Mechanical clothes washers shall be provided in a ratio of one per 50 persons. In addition to mechanical clothes washers, one laundry tray per 100 persons shall be provided. In lieu of mechanical clothes washers, one laundry tray or tub per 25 persons may be provided.

(11) All Facility sites shall be provided with electricity. The electrical systems shall conform to all applicable codes and shall be sufficient to provide the electricity with sufficient amperage to operate all required and available features, including but not limited to lighting, stoves, hot water heaters, heating systems, portable heaters, refrigeration, and such other devices as may be connected to wall type convenience outlets.

§90.5. Licensing.

(a) Tex. Gov't Code, §2306.922 requires the licensing of Migrant Labor Housing Facilities.

(b) Any Person who wants to apply for a License to operate a Facility may obtain the application form from the Department. The required form is available on the Department's website at https://www.tdhca.state.tx.us/migrant-housing/index.htm.

(c) An application must be submitted to the Department prior to the intended operation of the Facility, but no more than 60 days prior to said operation.

(d) The fee for a License is \$250 per year, except in such cases where the Facility was previously inspected and approved to be utilized for housing under a State or Federal migrant labor housing program, and that such inspection conducted by a State or Federal agency is provided to the Department. Where a copy of such inspection conducted by a State or Federal agency is less than 90 days old, has no material deficiencies or exceptions, and is provided to the Department prior to the Department's scheduled inspection, the application fee shall be reduced to \$75. However, if an inspection or re-inspection by the Department is required at the sole determination by the Department, the full application fee will apply. The License is valid for one year from the date of issuance unless sooner revoked or suspended.

(e) Fees shall be tendered by check, money order, or via an online payment system (if provided by the Department), payable to the Texas Department of Housing and Community Affairs. If any check or other instrument given in payment of a licensing fee is returned for any reason, any License that has been issued in reliance upon such payment being made is null and void.

(f) A fee, when received in connection with an application is earned and is not subject to refund. (g) Upon receipt of a complete application and fee, the Department shall review the existing inspection conducted by a State or Federal agency, if applicable and/or schedule an inspection of the Facility by an authorized representative of the Department. Inspections shall be conducted during Business Hours on weekdays that the Department is open, and shall cover all units that are subject to being occupied. Inspections by other State or Federal agencies in accordance with the requirements in 29 CFR §§500.130 - 500.135 may be accepted by the Department for purposes of this License, only if notice is given to the Department prior to the inspection in order for the Department to consider the inspection as being conducted by an authorized representative of the Department in accordance with Tex. Gov't Code §2306.928. In addition, a certification of the additional state standards described in 10 TAC §90.4(c), relating to Standards and Inspections, must be provided by the applicant, along with any supplemental documentation requested by the Department, such as photographs.

(h) The Person performing the inspection on behalf of the Department shall prepare a written report of findings of that inspection.

(1) If the Person performing the inspection finds that the Migrant Labor Housing Facility, based on the inspection, is in compliance with 10 TAC §90.4, relating to Standards and Inspections, and the Director finds that there is no other impediment to licensure, the License will be issued.

(2) If the Person performing the inspection finds that although one or more deficiencies were noted that will require timely corrective action which may be confirmed by the Provider without need for re-inspection, and the Director finds that there is no other impediment to licensure, the License will be issued subject to such conditions as the Director may specify. The applicant may, by signed letter, agree to these conditions, request a re-inspection within 60 days from the date of the Director's letter advising of the conditions, provide satisfactory documentation to support the completion of the corrective action as may be required by the Department, or treat the Director's imposing of conditions as a denial of the application.

(3) If the Person performing the inspection finds that although one or more deficiencies were noted that will require timely corrective action, the deficiencies are of such a nature that a reinspection is required, the applicant shall address these findings and advise the inspector or Department, within 60 days from the date of written notice of the findings, of a time when the Facility may be re-inspected. If a re-inspection is required, the License will not be eligible for the reduced fee described in subsection (d) of this section and the balance of the \$250 fee must be remitted to the Department prior to the re-inspection. If Occupants are allowed to use the Facility in violation of these rules, and pay a fee to the Department of up to \$200 per day of operation through the date the Facility is approved by the inspector, and eligible for licensing. If the results of the re-inspection are satisfactory and the Director finds that there is no other impediment to licensure, the License will be issued. If it is the determination of the Director that the applicant made all reasonable efforts to complete any repairs and have the property re-inspected in a timely manner, the penalty for operating a Facility without a License may be reduced to an amount determined by the Director, but not less than \$200.

(4) If the person performing the inspection finds that the Migrant Labor Housing Facility is in material noncompliance with §90.4 of this chapter, relating to Standards and Inspections, or that one or more imminent threats to health or safety are present, the Director may deny the application. In addition, the Department may also take action in accordance with §90.8, relating to Administrative Penalties and Sanctions of this chapter.

(i) If the Director determines that an application for a License ought to be granted subject to one or more conditions, the Director shall issue an order accompanying the License, and such order shall:

(1) Be clearly incorporated by reference on the face of the License;

(2) Specify the conditions and the basis in law or rule for each of them; and

(3) Such conditions may include limitations whereby parts of a Migrant Labor Housing Facility may be operated without restriction and other parts may not be operated until remedial action is completed and documented in accordance with the requirements set forth in the order.

(j) Correspondence regarding an application should be addressed to: Texas Department of Housing and Community Affairs Attention: Migrant Labor Housing Facilities PO BOX 12489 AUSTIN Austin, TX 78711-2489

(k) The Department shall issue a letter informing the applicant of what is needed to complete the application and/or if a deviation found during the inspection requires a correction in order to qualify for issuance of a License.

(I) An applicant or Licensee that wishes to appeal any order of the Director, including the appeal of a denial of an application for a License or an election to appeal the imposing of conditions upon a License, may appeal such order by sending a signed letter to the Director within thirty (30) days from the date specified on such order, indicating the matter that they wish to appeal.

§90.6. Records.

(a) Each Licensee shall maintain on premises, and upon request make available for inspection by the Department, the following records:

(1) Copies of all correspondence to and from the Department. This shall include the current designation of each Provider;

(2) A current list of the Occupants of the Facility and the date that the occupancy of each commenced;

(3) Documentation establishing that all bedding facilities were sanitized prior to their being assigned to the current occupant; and

(4) Copies of any and all required federal, state, or local approvals and permits, including but not limited to any permits to operate a waste disposal system or a well or other water supply, and any correspondence to or from such approving or permitting authorities.

(b) All such records shall be maintained for a period of at least three years.

(c) A Licensee shall post in at least one conspicuous location in a Facility or in at least one building per site for a scattered site Facility:

(1) A copy of the License;

(2) A decal provided by the Department with the licensing program logo and the year for which the License was granted; and,

(3) A poster provided by the Department or the following notice in at least 20 point bold face type: If you have concerns or problems with the condition or operation of this Facility or your unit, the Texas Department of Housing and Community Affairs (the Department) is the state agency that licenses and oversees this Facility. You may make a complaint to the Department by calling, toll-free, 1-833-522-7028, or by writing to Migrant Labor Housing c/o TDHCA, P.O. Box 13941, Austin, TX 78711-3941. This office has staff that speaks Spanish. To the fullest extent that we can, we will keep your identity confidential. The Department's rules prohibit any Facility or Provider from retaliating against you for making a complaint. Si Usted tiene preocupaciones o problemas con la condición u operación de esta instalación o su unidad, el Departamento de Vivienda y Asuntos Comunitarios del Estado de Texas (El Departamento o TDHCA) es la agencia que da licencia y supervisa esta instalacion. Usted puede mandar sus quejas al Departamento por teléfono gratuitamente por marcando 1-833-522-70280 escribiendo a Migrant Labor Housing c/o TDHCA, P.O. Box 13941, Austin, TX 78711-3941. La oficina tiene personas que hablan español. A lo mas posible que podemos, protegeremos su identidad. Las regulaciones del Departamento prohíben cualquier represalias por la instalación opor el operador contra personas que se quejen contra ellos.

§90.7. Complaints.

(a) If the Department receives any complaint, it shall investigate it by appropriate means, including the conducting of a complaint inspection. Any complaint inspection will be conducted after giving the Provider notice of the inspection and an opportunity to be present. The complainant will be contacted by the Department as soon as possible but no later than 10 days of making a complaint and such a call may be relayed to local authority(s) if a possible life threatening safety or health issue is involved.

(b) A Licensee, through its Provider, shall be provided a copy of any complaint (or, if the complaint was made verbally, a summary of the matter) and given a reasonable opportunity to respond. Generally, this shall be 10 business days.

(1) Complaints may be made in writing or by telephone to 1-833-522-7028.

(2) Complaints may be made in English, Spanish, or other language.

(3) To the fullest extent permitted by applicable law, the identity of any complainant shall be maintained as confidential (unless the complainant specifically consents to the disclosure of their identity or requests that the Department disclose their identity).

(4) Licensees and Providers shall not engage in any retaliatory action against an Occupant for making a complaint in good faith.

(c) If any complaint involves matters that could pose an imminent threat to health or safety, all time frames shall be accelerated, and such complaint shall be addressed as expeditiously as possible.

(d) The Department may conduct interviews, including interviews of Providers and Occupants, and review such records as it deems necessary to investigate a complaint.

(e) The Department shall review the findings of any inspection and its review and, if it finds a violation of the Act or these rules to have occurred, issue a notice of violation.

(f) A notice of violation and order will be sent to the Licensee to the attention of the Provider.

(g) The notice of violation will set forth:

(1) The complaint or other matter made the subject of the notice;

(2) The findings of fact;

(3) The specific provisions of the Act and or these rules found to have been violated;

(4) The required corrective action;

(5) Any administrative penalty or other sanction to be assessed; and

(6) The timeframe for the Licensee either to agree to the recommended corrective action, and accept the administrative penalties and/or sanctions, or <u>to</u> appeal or to appeal the matter.

(h) The order will set forth:

(1) The complaint or other matter made the subject of the order;

(2) The findings of fact;

(3) The specific provisions of the Act and or these rules found to have been violated;

(4) The required corrective action;

(5) Any administrative penalty or other sanction assessed; and

(6) The date on which the order becomes effective if not appealed or otherwise resolved.

(i) Complaints regarding Migrant Labor Housing Facilities will be addressed under this section, and <u>not</u> §1.2 of this title, <u>relating to</u> concerning Department Complaint System to the Department, is not applicable.

§90.8. Administrative Penalties and Sanctions.

(a) When the Director finds that the requirements of the Act or these rules are not being met, he or she may assess administrative penalties or impose other sanctions as set forth <u>in subsections</u> (b)-(d) of this section below. Nothing herein limits the right, as set forth in the Act, to seek injunctive relief.

(b) For each violation of the Act or rules a penalty of up to \$200 per day per violation may be assessed.

(c) For violations that present an imminent threat to health or safety, if not promptly addressed, the Director may suspend or revoke the affected License.

(d) Administrative penalties assessed regarding Migrant Labor Housing Facilities will be addressed exclusively under this section, and <u>not</u> 10 TAC Chapter 2, relating to Enforcement, is not applicable.