

BOARD MEETING OF JANUARY 17, 2012

J. Paul Ozer, Chair



Tom Gann, Vice-Chair
Leslie Bingham Escareño, Member
Lowell Keig, Member
Juan Muñoz, Member

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

A G E N D A

**10:00 a.m.
January 17, 2012**

Capitol Extension, E1.028
1500 North Congress Ave.
Austin, TX

CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM

J. Paul Oxer, Chairman

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 Texas Government Code, Texas Open Meetings Act.

Various action items below, (including consent agenda items and other items) relating to awards or other actions under different programs list specific applicants by name. These lists are informational and do not limit the Board's ability to take action with respect to others under the specific program action items.

Item 1: Approval of the following items presented in the Board materials:				
<i>Executive</i>				Tim Irvine
a) Presentation, Discussion, and Possible Action regarding the Board Minutes Summary for December 15, 2011				Executive Director
<i>Bond Finance</i>				Tim Nelson
b) Presentation, Discussion, and Possible Action authorizing the Notice of Public Hearing for the issuance of Single Family Mortgage Revenue Bonds				Dir. Bond Finance
<i>HOME</i>				Sara Newsom
c) Presentation, Discussion, and Possible Action regarding the 2011 Single Family Homeowner Rehabilitation, Homebuyer Assistance and Tenant Based Rental Assistance Programs contract award recommendations				Dir. HOME Program
Homeowner Rehabilitation Assistance				
2011-0013		City of Carrizo Springs	Carrizo Springs	
2011-0014		City of Taft	Taft	
2011-0015		City of Andrews	Andrews	
d) Presentation, Discussion, and Possible Action on Tax Credit Assistance Program (TCAP) Extensions				
09761		Cevallos Lofts, Ltd.	San Antonio	
09783		Magnolia Trace LP	Dallas	
<i>Community Affairs</i>				Michael DeYoung
e) Presentation, Discussion, and Possible Action to ratify the award of Community Services Block Grant (CSBG) Program funds for Loving, Reeves, Ward, and Winkler counties to the existing West Texas Opportunities, Inc. service area				Dir. Community Affairs

Texas Homeownership				Eric Pike
f) Presentation, Discussion, and Possible Action regarding an application to NeighborWorks America for the National Foreclosure Mitigation Counseling (NFMC) Program, Round 6, and the commitment of up to \$50,000 in Housing Trust Fund monies as matching funds				Dir. Texas Homeownership
Housing Trust Fund				Homero Cabello
g) Presentation, Discussion, and Possible Action to approve a Housing Trust Fund (HTF) Affordable Housing Match contract with Habitat for Humanity of San Antonio, Inc.				Dir. OCI/HTF
Multifamily Finance				Cameron Dorsey
h) Presentation, Discussion, and Possible Action on Housing Tax Credit Program Extensions				Dir. Multifamily Finance
09025		Ysleta del Sur Pueblo Homes I	El Paso	
10033		Sulphur Springs Pioneer Crossing	Sulphur Springs	
10051		Parkway Ranch II	Houston	
10153		Britain Way	Irving	
10169		La Risa	San Antonio	
Neighborhood Stabilization Program				Marni Holloway
i) Presentation, Discussion, and Possible Action regarding the recommendation to approve the Neighborhood Stabilization Program – Program Income (NSP-PI) Reservation System Participants				Dir. NSP
ACTION ITEMS				
Item 2: Financial Administration:				David Cervantes
a) Presentation, Discussion, and Possible Action regarding the Amended FY2012 Operating Budget				Dir. Financial Administration
b) Presentation, Discussion, and Possible Action regarding the Amended FY2012 Housing Finance Budget				
Item 3: Appeals:				Tom Gouris
Appeals of any of the Department's Program or Underwriting Rules				DED Housing Programs
Appeals Timely Filed				
Item 4: Rules:				Jeff Pender
Presentation, Discussion, and Possible Action on the proposed repeal of 10 TAC §1.10, Public Comment Procedures and Topics at Public Hearings and Meetings, and proposed new 10 TAC §1.10, Public Comment Procedures, for publication in the <i>Texas Register</i>				Deputy General Counsel
Item 5: Multifamily Division Items – Tax Credit Program:				Cameron Dorsey
a) Presentation, Discussion, and Possible Action regarding Housing Tax Credit Amendments				Dir. MF Finance
09945		Park Place Apartments	Cleveland	
11105		Aster Villas	Del Rio	
b) Presentation, Discussion, and Possible Action Regarding Waivers and Other Actions to Effectuate Forward Commitment to Champions at Copperidge Awarded during the 2011 Competitive Housing Tax Credit Application Cycle				
11139		Champion Homes at Copperidge	Dallas	
REPORT ITEMS				
1. Status Report on the Implementation of the American Recovery and Reinvestment Act of 2009 (Recovery Act)				Brooke Boston DED Community Based Programs
2. Report on move of bond counsel to Bracewell Giuliani				Jeff Pender

	Deputy General Counsel
3. Report on the approved participants for the Housing Trust Fund Homebuyer Assistance Program, Amy Young Barrier Removal Program and the Texas Bootstrap Loan Program	Homero Cabello Dir. OCI/HTF
4. Status Report on the Preparation of the State of Texas Plan for Fair Housing Choice: Analysis of Impediments	Brenda Hull Dir. Program Services
5. Status Report on two grants received from the Centers for Medicare and Medicaid Services (CMS)	Elizabeth Yevich Dir. HRC
6. TDHCA Outreach Activities, December 2011	Michael Lyttle Dir. Policy & Public Affairs
EXECUTIVE SESSION	
The Board may go into Executive Session (close its meeting to the public):	
1. The Board may go into Executive Session Pursuant to Texas Government Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee	J. Paul Oxer Chairman
2. Pursuant to Tex. Gov't. Code, §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer, including:	
a) <i>The Inclusive Communities Project, Inc. v. Texas Department of Housing and Community Affairs, et al filed in federal district court, Northern District of Texas</i>	
b) <i>Heston Emergency Housing, LP and Naji Al-Fouzan vs. Texas Department of Housing and Community Affairs, Michael Gerber, Martin Rivera, Jr., Marisa Callan, and Timothy Irvine; Civil Action No.</i>	
c) <i>Claim of Gladys House filed with the EEOC;</i>	
d) <i>Complaint of James Reedom filed with U.S. HHS/OCR (No. 09-99008)</i>	
e) <i>TDHCA v. William Ross & Susan Ross; Cause No. D-1-GN-11-002226, filed in district court, Travis County</i>	
3. Pursuant to Tex. Gov't. Code, §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't. Code, Chapter 551; or	
4. Pursuant to Tex. Gov't. Code, §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person.	
5. Pursuant to Tex. Gov't. Code, §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.	
OPEN SESSION	
If there is an Executive Session, the Board will reconvene in Open Session. Except as specifically authorized by applicable law, the Board may not take any actions in Executive Session	
ADJOURN	
<p><i>To access this agenda & details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact Nidia Hiroms, 512-475-3934; TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Nidia Hiroms, 512-475-3930 at least three days before the meeting so that appropriate arrangements can be made.</i></p> <p><i>Personas que hablan español y requieren un intérprete, favor de llamar a Jorge Reyes al siguiente número (512) 475-4577 por lo menos tres días antes de la junta para hacer los preparativos apropiados.</i></p>	

1a

Board Secretary
BOARD ACTION REQUEST
January 17, 2012

Presentation, Discussion, and Possible Action regarding the Board Minutes Summary for December 15, 2011.

RECOMMENDED ACTION

Approve Board Meeting Minutes Summaries for December 15, 2011.

RESOLVED, that the Board Meeting Minutes Summaries for December 15, 2011, as having been specifically approved, is hereby approved as presented.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
BOARD MEETING

December 15, 2011; 9:00 a.m.

1500 North Congress Ave.
Capitol Extension, E1.028
Austin, TX

SUMMARY OF MINUTES

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

The Board Meeting of the Texas Department of Housing and Community Affairs of December 15, 2011, was called to order by J. Paul Oxer, Chair, at 9:01 a.m. It was held at the Capitol Extension, E1.028, 1500 North Congress Ave, Austin, Texas. Roll call certified a quorum was present.

Members Present:

J. Paul Oxer, Chair
Tom H. Gann, Vice Chair
Kent Conine
Leslie Bingham-Escareño
Lowell Keig

PUBLIC COMMENT

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

Presentation by BBC Consulting regarding the Phase 2 Analysis of Impediments to Fair Housing Choice for the State of Texas

Jen Garner, BBC Research and Consulting
Heidi Aggeler, BBC Research and Consulting

Report on the modified and approved 2012 Qualified Allocation Plan (QAP)

Cameron Dorsey, TDHCA, Director Multifamily Finance

CONSENT AGENDA

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Various action items below, (including consent agenda items and other items) relating to awards or other actions under different programs list specific applicants by name. These lists are informational and do not limit the Board's ability to take action with respect to others under the specific program action items.

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

Bond Finance

- a) Presentation, Discussion, and Possible Action on Resolution 12-013 approving the Third Amendment to the Thirtieth Supplemental Residential Mortgage Revenue Bond Trust Indenture which includes modifications to the New Issue Bond Program including extension to December 31, 2012

- b) Presentation, Discussion, and Possible Action on Resolution 12-016 authorizing the conversion of the third tranche of the New Issue Bond Program 2009C (Program 77) and approval of the Single Family Residential Mortgage Revenue Bonds Special Advisor
- c) Presentation, Discussion, and Possible Action on Resolution No. 12-017 authorizing the extension of the Department's Warehousing Agreement including changes relating to the New Issue Bond Program (NIBP) extension

Motion by Mr. Conine to approve Agenda Items 1a, 1b, 1c; duly seconded by Mr. Keig; motion passed unanimously.

Texas Homeownership

- d) Presentation, Discussion, and Possible Action Ratifying the Selection of a Replacement Master Servicer

Compliance and Asset Oversight

- e) Presentation, Discussion, and Possible Action regarding a Waiver Request of 10 TAC Chapter 60, §60.124(b) for Park Place Apartments
- f) Presentation, Discussion, and Possible Action on a material amendment to the Land Use Restriction Agreement for Villages at Snyder
- g) Presentation, Discussion, and Possible Action on a material amendment to the Land Use Restriction Agreement for Wahoo Frazier Townhomes, Monarch Townhomes, Lakeview Townhomes, Carroll Townhomes, Roseland Estates, Roseland Townhomes, and Frazier Fellowship

HOME

- h) Presentation, Discussion, and Possible Action to Approve Amendments to HOME Multifamily Development contracts:

1001002	FDI-Quail Run Apartments	Decatur
1001000	Brookhollow Manor	Brookshire

Multifamily

- i) Presentation, Discussion, and Possible Action regarding of Housing Tax Credit Amendments

060414	Gardens at Tomball	Houston
10178	Cypress Creek at Fayridge	Houston

Neighborhood Stabilization Program

- j) Presentation, Discussion, and Possible Action to approve the Neighborhood Stabilization Program – Program Income (NSP-PI) Reservation System Participants
- k) Presentation, Discussion, and Possible Action to approve a request for amendment to NSP Contract 77090000157 with Travis County Housing Finance Corporation

Mr. Gann recused himself from a vote on Agenda Items 1j and 1k and left the meeting room. Motion by Mr. Conine to approve Agenda Items 1j and 1k; duly seconded by Mr. Keig; motion passed.

Motion by Ms. Bingham-Escareño to approve consent agenda, with the exception of Agenda Items 1a, 1b, 1c, 1j, 1k, which were pulled for further discussion; duly seconded by Mr. Conine; motion passed unanimously.

Chairman Oxer recognized Julie Frank, Senate IGR staff, as being in the audience.

ACTION ITEMS

AGENDA ITEM 2: EXECUTIVE

- a) Presentation, Discussion, and Possible Action regarding the Board Minute Summaries for November 10, 2011

Motion by Ms. Bingham-Escareño to approve; duly seconded by Mr. Conine; passed unanimously.

- b) Presentation, Discussion, and Possible Adoption of Expanded clarification regarding actions taken to award forward commitments
- Motion by Mr. Conine to approve staff's recommendation as presented; duly seconded by Mr. Gann; Mr. Keig abstained from vote; motion passed.**

Chairman Oxer recognized Viveca Martinez, Governor's Office, as being in the audience.

AGENDA ITEM 3: APPEALS:

- a) Presentation, Discussion, and Possible Action on Multifamily Program Appeals:

11203	Woodside Apartments	McKinney
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Linda McMahon, Neighborhood Strategies, provided testimony in support of Woodside Apartments.

Motion by Mr. Conine to grant the appeal; duly seconded by Ms. Bingham-Escareño; motion passed unanimously.

- b) Presentation, Discussion, and Possible Action on Neighborhood Stabilization Program Appeals:
None filed.
- c) Presentation, Discussion, and Possible Action on HOME Program Appeals:
None filed.
- d) Presentation, Discussion, and Possible Action on Underwriting Appeals:
None filed.

AGENDA ITEM 4: BOND FINANCE:

- a) Presentation, Discussion, and Possible Action on Resolution No. 12-014 authorizing the execution of a Universal Cap Escrow Agreement relating to Residential Mortgage Revenue Bonds, Series 2009A/B
Motion by Mr. Gann to approve; duly seconded by Mr. Conine; motion passed unanimously.
- b) Presentation, Discussion, and Possible Action of Resolution 12-015 authorizing the Sale of Certain Mortgage Loans under the Residential Mortgage Revenue Bond Trust Indenture
Motion by Mr. Conine to approve; duly seconded by Ms. Bingham-Escareño; motion passed unanimously.

AGENDA ITEM 5: TEXAS HOMEOWNERSHIP DIVISION:

- Presentation, Discussion, and Possible Action to publish a Request For Proposal (RFP) for a Market Rate Ginnie Mae (GNMA) Program administrator for the Texas First Time Homebuyer Program
Motion by Mr. Conine to approve; duly seconded by Mr. Gann; motion passed unanimously.

Chairman Oxer recognized Don Bethel, former TDHCA Board Chair/Member, as being in the audience.

AGENDA ITEM 6: RULES:

- a) Presentation, Discussion, and Possible Action to publish a proposed new rule §1.25 for implementing Right of First Refusal at Fair Market Value, for public comment in the *Texas Register*
Motion by Mr. Conine to approve; duly seconded by Ms. Bingham-Escareño; motion passed unanimously.
- b) Presentation, Discussion, and Possible Action to publish proposed amendments to 10 TAC §1.9, Qualified Contract Policy, for public comment in the *Texas Register*
Motion by Mr. Conine to approve staff recommendation as amended; duly seconded by Mr. Gann; motion passed unanimously.
- c) Presentation, Discussion, and Possible Action of a final order adopting amendments to 10 TAC Chapter 5, Subchapter D §§5.402, 5.405 – 5.408, 5.422 – 5.424, and 5.431; and the repeal of §5.426, concerning the Comprehensive Energy Assistance Program (CEAP) relating to the Heating and Cooling Component, for publication in the *Texas Register*
Stella Rodriguez, TACAA, provided testimony relating to the CEAP Rule.
Motion by Mr. Keig to approve staff recommendation; duly seconded by Mr. Conine; motion passed unanimously.

The Board took a brief recess at 10:35 a.m. and resumed at 11:00 a.m.

AGENDA ITEM 7: COMMUNITY AFFAIRS:

- a) Presentation, Discussion, and Possible Action to authorize PY 2012 Comprehensive Energy Assistance Program (CEAP) awards
Motion by Mr. Keig to approve staff recommendation; duly seconded by Ms. Bingham-Escareño; motion passed unanimously.
- b) Presentation, Discussion, and Possible Action to authorize PY 2012 Community Services Block Grant (CSBG) awards
Motion by Mr. Keig to approve staff recommendation as clarified; duly seconded by Mr. Conine; motion passed unanimously.
- c) Presentation, Discussion, and Possible Action on Approving Program Year 2011 Emergency Solutions Grant Program awards 2nd allotment
Motion by Ms. Bingham-Escareño to approve staff recommendation; duly seconded by Mr. Keig; motion passed unanimously.

AGENDA ITEM 8: COMPLIANCE AND ASSET OVERSIGHT:

- a) Presentation, Discussion, and Possible Action on Sheltering A Nation's request for reinstatement under of 10 TAC Chapter 60,

§60.128

WITHDRAWN FROM CONSIDERATION.

- b) Presentation, Discussion, and Possible Action on Spectrum Housing Corporation's request for reinstatement under of 10 TAC Chapter 60, §60.128

WITHDRAWN FROM CONSIDERATION.

AGENDA ITEM 9: HOUSING RESOURCE CENTER:

Presentation, Discussion, and Possible Action on the 2012 State of Texas Low Income Housing Plan and Annual Report (Draft for Public Comment), and proposed amendment to 10 TAC §1.23 2012 State of Texas Low Income Housing Plan and Annual Report (SLIHP), Adoption by Reference, for public comment

Motion by Mr. Gann to approve staff recommendation; duly seconded by Mr. Conine; motion passed unanimously.

AGENDA ITEM 10: MULTIFAMILY TAX CREDIT:

- a) Presentation, Discussion, and Possible Action on Housing Tax Credit Program Extensions
- | | | |
|-------|---------------------------|------------|
| 10096 | The Orchards at Westchase | Houston |
| 10220 | Casa Ricardo | Kingsville |
| 10266 | Travis Street Plaza | Houston |

Motion by Mr. Conine to approve staff recommendations; duly seconded by Ms. Bingham-Escareño; motion passed unanimously.

- b) Presentation, Discussion, and Possible Action on a Determination Notice for Housing Tax Credits with another Issuer
- i. 11402 Fox Run; Orange, Orange County

Sabine-Neches Housing Finance Corporation
Requested Credit Amount \$277,486

Motion by Ms. Bingham-Escareño to approve staff recommendation; duly seconded by Mr. Conine; motion passed unanimously.

- ii. 11403 Village of Kaufman; Kaufman, Kaufman County
North Central Texas Housing Finance Corporation
Requested Credit Amount \$182,429

Motion by Mr. Gann to approve staff recommendation; duly seconded by Mr. Conine; motion passed unanimously.

- iii. 11404 Buckeye Trail Commons; Dallas, Dallas County
Housing Options, Inc.
Requested Credit Amount \$1,087,609
- iv. 11405 Buckeye Trail Commons II; Dallas, Dallas County
Housing Options, Inc.
Requested Credit Amount \$576,007

Debbie Quituqua, Dallas Housing Authority, provided testimony in support of Buckeye Trail Commons.

Motion by Mr. Conine to approve staff recommendations for 11404 and 11405, with waivers for 11404; duly seconded by Ms. Bingham-Escareño; motion passed unanimously.

EXECUTIVE SESSION

At 11:20 a.m. Chairman Oxer convened the Executive Session.

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

1. The Board may go into Executive Session Pursuant to Texas Government Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;
2. Pursuant to Tex. Gov't. Code, §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer, including:
 - a) *The Inclusive Communities Project, Inc. v. Texas Department of Housing and Community Affairs, et al* filed in federal district court, Northern District of Texas

- b) *Heston Emergency Housing, LP and Naji Al-Fouzan vs. Texas Department of Housing and Community Affairs, Michael Gerber, Martin Rivera, Jr., Marisa Callan, and Timothy Irvine; Civil Action No. H-11-1121 in the United States District Court for the Southern District of Texas, Houston Division*
 - c) *Claim of Gladys House filed with the EEOC;*
 - d) *Complaint of James Reedom filed with U.S. HHS/OCR (No. 09-99008)*
 - e) *TDHCA v. William Ross & Susan Ross; Cause No. D-1-GN-11-002226, filed in district court, Travis County*
3. Pursuant to Tex. Gov't. Code, §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't. Code, Chapter 551; or
 4. Pursuant to Tex. Gov't. Code, §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person.
 5. Pursuant to Tex. Gov't. Code, §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

OPEN SESSION

At 12:32 p.m. Chairman Oxer reconvened the Open Session and announced that no action had been taken during the Executive Session and certified that the posted agenda had been followed.

AGENDA ITEM 11: BOARD:

Action on any items coming out of Executive Session

Motion by Mr. Gann to appoint Ms. Bingham-Escareño to chair the committee to conduct the annual personnel review for Sandy Donoho, Internal Auditor; duly seconded by Mr. Conine; motion passed unanimously.

Motion by Mr. Conine to appoint Mr. Oxer to conduct the personnel review for Timothy K. Irvine, Executive Director; duly seconded by Ms. Bingham-Escareño; motion passed unanimously.

REPORT ITEMS

1. Status report on the Housing Tax Credit Exchange Program and Portfolio
2. Status Report on the Implementation of the American Recovery and Reinvestment Act of 2009 (Recovery Act)
3. Status Report on the approval of HOME Program Reservation System Participants
4. TDHCA Outreach Activities, November 2011

ADJOURN

Since there was no other business to come before the Board, the meeting was adjourned at 12:40 p.m. on December 15, 2011.

Michele Atkins, Assistant Board Secretary

For a full transcript of this meeting, please visit the TDHCA website at www.tdhca.state.tx.us

1b

**BOND FINANCE DIVISION
BOARD ACTION REQUEST
January 17, 2012**

Presentation, Discussion, and Possible Action authorizing the Notice of Public Hearing for the issuance of Single Family Mortgage Revenue Bonds

RECOMMENDED ACTION

Authorize the publication of the Notice of Public Hearing for the issuance of Single Family Mortgage Revenue Bonds, for publication in the *Texas Register* and newspapers throughout the state.

WHEREAS, this notice is published and the hearing is to be held in satisfaction of the requirements of §147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the exclusion from gross income for federal income tax purposes of interest on the Bonds;

RESOLVED, that as approved and presented at the TDHCA Board meeting, the Department is hereby authorized to publish notice in the *Texas Register* and newspapers throughout the state, and hold a public hearing.

BACKGROUND

This Notice of Public Hearing is being held with respect to a plan of financing that consists of the issuance, on one or more separate dates, of tax-exempt residential mortgage revenue bonds in the maximum aggregate face amount of \$400,000,000 during calendar year 2012. The proceeds of the Bonds will be used directly to make single family residential mortgage loans in an aggregate estimated amount of \$400,000,000. All of such single family residential mortgage loans will be made to eligible very low, low and moderate income homebuyers for the purchase of homes located within the State of Texas. The hearing will be held in late January or early February 2012.

This Notice is required to be published in the *Texas Register* and in newspapers throughout the state. Anticipated costs for newspaper publications are expected to be approximately \$20,000.

1c

**HOME DIVISION
BOARD ACTION REQUEST
JANUARY 17, 2012**

Presentation, Discussion, and Possible Action regarding the 2011 Single Family Homeowner Rehabilitation, Homebuyer Assistance and Tenant Based Rental Assistance Programs contract award recommendations

RECOMMENDED ACTION

WHEREAS, the Department received three applications for funding under the 2011 HOME Single Family Notice of Funding Availability for Contract Award (NOFA), and has reviewed and determined that funding is available to award the three applications their requested funds, and,

RESOLVED, that the award of contracts to City of Taft, City of Carrizo Springs, and City of Andrews totaling \$1,626,000 in project funds and \$60,000 in administrative funds, resulting in assistance for 18 low income households, are hereby approved as presented to this meeting.

BACKGROUND

Staff is recommending the award of applications received in response to the 2011 HOME Single Family Programs NOFA for Contract Award. The award recommendations total \$1,626,000 in project funds and \$60,000 in administrative funds to assist 18 households for the applicants listed below:

City of Taft
Located in Taft, Texas
Service Area: City of Taft

Applicant will receive \$542,000 in project funds and \$20,000 in Administrative funds to provide rehabilitation or reconstruction assistance to six homes owned by low-income households that are in significant disrepair.

City of Carrizo Springs
Located in Carrizo Springs, Texas
Service Area: City of Carrizo Springs

Applicant will receive \$542,000 in project funds and \$20,000 in Administrative funds to provide rehabilitation or reconstruction assistance to six homes owned by low-income households that are in significant disrepair.

City of Andrews
Located in Andrews, Texas
Service Area: City of Andrews

Applicant will receive \$542,000 in project funds and \$20,000 in Administrative funds to provide rehabilitation or reconstruction assistance to six homes owned by low-income households that are in significant disrepair.

The Department executed its 2011 HOME Grant Agreement with HUD, allowing the availability of HOME funds to be programmed for various uses in accordance with the HUD- approved 2011 Consolidated Plan One-Year Action Plan (OYAP). The 2011 allocation for the HOME Investment Partnerships Program is \$39,180,788; \$11.4 million has been allocated for multifamily activities and \$9,000,000 is programmed for contract awards for specific Single Family activities. On September 15, 2011, the Board approved a revision to add the remaining balance of \$12,132,695 for single family activities from the 2011 HUD HOME allocation to the HOME Single Family Programs Reservation System Notice of Funding Availability (NOFA).

The 2011 Single Family Programs NOFA, which was approved on September 15, 2011, and published in the Texas Register on September 30, 2011, made available approximately \$9,000,000 of HOME funds as follows: Approximately \$7,000,000 for Homeowner Rehabilitation Assistance, approximately \$1,000,000 for Homebuyer Assistance, and approximately \$1,000,000 for Tenant-Based Rental Assistance. Funds under this NOFA were subject to the Regional Allocation Formula (RAF) and were restricted by Program Activity and Uniform State Service Region. On November 1, 2011, the RAF set-aside expired and funds not awarded or requested were made available statewide for any activity specified in the NOFA. Applications will continue to be accepted until 5:00 pm, April 30, 2012. After this date, funds not requested may be redirected and made available under the HOME Reservation System.

The availability and use of these funds are subject to the Department's 2010 HOME Program Rule at 10 TAC Chapter 53, as amended, and the federal regulation governing the HOME Program at 24 CFR Part 92.

Funds available under the Single Family Programs NOFA for Contract Award are \$9,000,000. If the above listed applications are approved, the available remaining balance will be \$7,374,000.

Staff recommends approval of funding for these applicants. The recommendation is conditioned on a previous participation review conducted by the Compliance and Asset Oversight Division, and no issues of material non-compliance, unresolved audit findings or questioned or disallowed costs being identified.

1d

HOME DIVISION
BOARD ACTION REQUEST
January 17, 2012

Presentation, Discussion, and Possible Action on Tax Credit Assistance Program (TCAP) Extensions

RECOMMENDED ACTION

Approve the request for an extension related to a TCAP allocation.

WHEREAS, the Board requires compliance with the deadlines it sets through its Board Resolutions and Policies as well as with deadlines set in Contracts (TCAP Written Agreements), executed by the Department's duly authorized representative, and authorizes the Executive Director to approve reasonable extensions of such deadlines when requested with good cause prior to the deadline, and

WHEREAS, an applicant provided good cause for granting an extension; therefore,

It is hereby:

RESOLVED, that the extensions presented in this meeting relating to Applications No. 09761 Cevallos Lofts and No. 09783 Magnolia Trace are hereby approved.

BACKGROUND

Pertinent facts about the request for extension are as follows:

**TCAP No. 09761, Cevallos Lofts
Construction Completion Extension**

Pursuant to paragraph (8)(b) of the TCAP Policy Supplement, "Unless otherwise changed by agreement of the parties in a Contract and approved by the Board, performance under the Contract will be evaluated with the following benchmarks:...(iv) Completion of construction and receipt of certificates of occupancy, or certification of completion by an architect for rehabilitation, must occur within 24 months of the date of actual closing." The completion of construction deadline was changed by agreement of the parties in the Contract to "'Construction Completion Date' means the date upon which the architect for the Development Owner certifies that construction of the Development is substantially complete and that the Development is ready for its intended use as further evidenced by receipt of final certificates of occupancy (or the jurisdictional equivalent) by the earlier of November 30, 2011 or the first Business Day following 24 months from Closing."

Pursuant to paragraph (8)(c) of the TCAP Policy Supplement, "The Executive Director may collectively provide up to one six-month extension to the end date of any Contract. Any additional time extension granted by the Executive Director shall include a statement by the Executive Director relating to unusual, non foreseeable, or extenuating circumstances that warrant more than a six-month extension. If the extension is longer than six months and the Executive Director determines

that a statement related to unusual, non-foreseeable, or extenuating circumstances cannot be issued, it will be presented to the Board for approval, approval with modifications, or denial of the requested extension.” Staff has confirmed that the Executive Director granted two (2) previous extensions of the original November 30, 2011 submission deadline, first to December 15, 2011 and then to December 31, 2011. The requested additional extension to January 15, 2012 is not six months beyond the original deadline. Furthermore, no penalty is prescribed by program policy for failing to meet the deadline.

Summary of Request: Due to federal requirements under TCAP, construction of the development could not begin until the TCAP loan closed on April 6, 2010, allowing for only a 20-month construction period. Physical construction was completed during the week of December 19, 2011, prior to the second extension date. However, a third extension is requested as a precaution for possible delays in receiving Final Certificates of Occupancy as required to meet the TCAP Written Agreement definition of Construction Completion Date.

Therefore, based on the information provided, the owner requests the Board’s approval to extend the applicable deadline to January 15, 2012.

Owner: Cevallos Lofts, Ltd.

General Partner: Cevallos Lofts GP, LLC

Developer: NRP Holdings, LLC and San Antonio Housing Trust Public Facility Corporation

Principals/Interested Parties: Debra Guerrero, John Kenny

City/County: San Antonio/Bexar

Set-Aside: N/A

Type of Area: Urban

Type of Development: New Construction

Population Served: General

Units: 63 TCAP/HTC units and 189 market rate units

TCAP Allocation: \$7,000,000

Allocation per TCAP/HTC Unit: \$111,111

Extension Request Fee Paid: N/A

Original Deadline: November 30, 2011

New Deadline Requested: January 15, 2012

New Deadline Recommended: January 15, 2012

Previous Extensions: (2) December 15, 2011 and December 31, 2011

TCAP No. 09783, Magnolia Trace

Construction Completion Extension

Pursuant to paragraph (8)(b) of the TCAP Policy Supplement, “Unless otherwise changed by agreement of the parties in a Contract and approved by the Board, performance under the Contract will be evaluated with the following benchmarks:...(iv) Completion of construction and receipt of certificates of occupancy, or certification of completion by an architect for rehabilitation, must occur within 24 months of the date of actual closing.” The completion of construction deadline was changed by agreement of the parties in the Contract to “‘Construction Completion Date’ means the date upon which the architect for the Development Owner certifies that construction of the Development is substantially complete and that the Development is ready for its intended use as

further evidenced by receipt of final certificates of occupancy (or the jurisdictional equivalent) by the earlier of November 30, 2011 or the first Business Day following 24 months from Closing.”

Pursuant to paragraph (8)(c) of the TCAP Policy Supplement, “The Executive Director may collectively provide up to one six-month extension to the end date of any Contract. Any additional time extension granted by the Executive Director shall include a statement by the Executive Director relating to unusual, non foreseeable, or extenuating circumstances that warrant more than a six-month extension. If the extension is longer than six months and the Executive Director determines that a statement related to unusual, non-foreseeable, or extenuating circumstances cannot be issued, it will be presented to the Board for approval, approval with modifications, or denial of the requested extension.” Staff has confirmed that the Executive Director granted two (2) previous extensions of the original November 30, 2011 submission deadline, first to December 15, 2011 and then to December 31, 2011. The requested additional extension to January 15, 2012 is not six months beyond the original deadline. Furthermore, no penalty is prescribed by program policy for failing to meet the deadline.

Summary of Request: Due to federal requirements under TCAP, construction of the development could not begin until the TCAP loan closed on October 13, 2010, allowing for only a 13-month construction period. Physical construction was completed on October 31, 2011, prior to the second extension date. However, a third extension is requested as a precaution for possible delays in receiving Final Certificates of Occupancy as required to meet the TCAP Written Agreement definition of Construction Completion Date.

Therefore, based on the information provided, the owner requests the Board’s approval to extend the applicable deadline to January 15, 2012.

Owner: UHF Magnolia Trace LP

General Partner: UHF Magnolia Trace Housing, LLC (United Housing Foundation, Inc.)

Developer: United Housing Foundation, Inc.

Principals/Interested Parties: Brad Kyles and R. Neil Crouch

City/County: Dallas/Dallas

Set-Aside: N/A

Type of Area: Urban

Type of Development: New Construction

Population Served: Elderly

Units: 112 TCAP/HTC units

TCAP Allocation: \$2,488,000

Allocation per TCAP/HTC Unit: \$22,215

Extension Request Fee Paid: N/A

Original Deadline: November 30, 2011

New Deadline Requested: January 15, 2012

New Deadline Recommended: January 15, 2012

Previous Extensions: (2) December 15, 2011 and December 31, 2011

1e

COMMUNITY AFFAIRS DIVISION

BOARD ACTION REQUEST

January 17, 2012

Presentation, Discussion, and Possible Action to ratify the award of Community Services Block Grant (CSBG) Program funds for Loving, Reeves, Ward, and Winkler Counties to the existing West Texas Opportunities, Inc. service area.

RECOMMENDED ACTION

RESOLVED, that the award made to West Texas Opportunities, Inc., a Community Services Block Grant eligible entity, to administer the CSBG program in Loving, Reeves, Ward, and Winkler counties, is hereby ratified and approved as presented to this meeting.

BACKGROUND

On July 14, 2011 the Community Council of Reeves County based in Pecos, Texas voluntarily relinquished CSBG program and funds. The Department issued a Request for Applications for a permanent replacement provider to cover Loving, Reeves, Ward, and Winkler counties. In response to the Request for Applications, the Department received an application from West Texas Opportunities, Inc. to cover Loving, Reeves, Ward, and Winkler counties.

The applicant has been reviewed by the Compliance and Asset Oversight Division and no issues of material non-compliance, unresolved audit findings or questioned or disallowed costs have been identified.

Based on the application review by the Department, as previously authorized by the Board at the October 4, 2011 Board meeting, the Executive Director awarded these funds to West Texas Opportunities, Inc. as the eligible entity to be awarded the CSBG contract for Loving, Reeves, Ward, and Winkler counties, effective January 1, 2012, through December 31, 2012, for the initial amount of \$581,846.

Staff is requesting Board ratification of this award.

1f

TEXAS HOMEOWNERSHIP DIVISION

BOARD ACTION REQUEST

January 17, 2012

Presentation, Discussion, and Possible Action regarding an application to NeighborWorks America for the National Foreclosure Mitigation Counseling (NFMC) Program, Round 6 and commitment of up to \$50,000 in Housing Trust Fund (HTF) monies as matching funds.

RECOMMENDED ACTION

WHEREAS, NeighborWorks America has released a funding announcement for NFMC Round 6;

WHEREAS, the Department may partner with HUD-Approved Housing Counseling Agencies to prepare an application for these funds;

RESOLVED, the Executive Director or his designee is hereby authorized on behalf of the Department to submit an application for funding to NeighborWorks America, and

FURTHER RESOLVED, up to \$50,000 in HTF deobligated monies will be committed in the NFMC Round 6 application and, if awarded, used for the NFMC Round 6 Program.

BACKGROUND

At the TDHCA Governing Board meeting of September 4, 2008, staff received approval to use up to \$250,000 in deobligated HTF monies for match to secure foreclosure mitigation assistance through the NFMC Program. Since 2008, the Department has used \$174,123 of the HTF monies as match for the NFMC Program, bringing \$1,619,440 in federal NFMC funds to the State of Texas. The matching funds were used to reimburse for additional counseling sessions, provide additional program-related support and defray administrative costs. Any additional counseling sessions provided by HTF monies were restricted to households earning 80 percent of the area median family income. In 2011, the remaining \$75,877 in HTF monies was deobligated in order to close out the program year.

NeighborWorks America is offering a Round 6 application cycle, opening the application on January 3, 2012, and accepting applications until January 30, 2012. Applicants for NFMC funding must provide 20 percent match for the first \$500,000 in funding they receive. After \$500,000, the required match drops to 10 percent. Staff requests permission to use up to \$50,000 from the HTF deobligated funds for the NFMC Round 6 application and, if awarded NFMC Round 6, for use in the program. Successful NFMC applicants will be awarded funds for reimbursement of counseling sessions completed between October 1, 2011, and December 31, 2012. The timeframe for which match may be provided is April 1, 2011, to December 31, 2012.

TDHCA received awards for NFMC Rounds 2, 3, 4, and 5. The NFMC Program, administered through NeighborWorks America, has been providing funding to HUD-Approved Housing Counseling Agencies for foreclosure counseling. Working with borrowers and their lenders/servicers, counseling agencies funded through this program have used a wide range of situation-appropriate strategies to help reach resolutions to prevent foreclosure and set counseled borrowers back on a path to long-term affordability of their mortgages. The Texas State Affordable Housing Corporation (TSAHC), a partner in the administration of the NFMC program, has provided \$73,825 in matching funds and the Sub-grantees have committed \$73,939 in matching funds or in-kind match to date.

Although the NFMC Round 5 funding will expire on June 30, 2012, the heightened need for these services caused by national economic problems that have affected Texas, despite its stronger economic posture than other states, has not abated. Of the total households served through TDHCA’s NFMC program, 2,043 (77 percent) have reported that a loss or reduction of income is the primary reason for default on the mortgage. This service is a key component to maintaining affordable homeownership in Texas.

TDHCA’s NFMC program has had a total of 15 Sub-grantees across Texas and provided counseling to 2,839 households. Of those, 325 households were served by using matching funds. More than two-thirds of the homeowners served have been low income. More than half of the homeowners have been ethnic minorities (self-identified as Hispanic), and more than a third have been racial minorities (self-identified as a race other than “white”).

The foreclosure rate of households that received counseling is approximately 2.2 percent (62 households); this percentage is slightly higher than the statewide average foreclosure rate of 1.9 percent, even though all of these borrowers were already in financial distress and at risk of imminent foreclosure when they sought help from the NFMC program. Eighty-seven percent of households were more than 30 days late on their mortgages when they began the counseling process. The most successful tool used by counseling agencies has been initiating a forbearance agreement or initiating a repayment plan, which was successful for 377 households. Other tools commonly used include negotiation of mortgage modifications (361 households) and bringing the mortgage current (261 households). Due to the nature of the counseling process, counseling may continue for many months while the counselors and homeowners negotiate with the servicer. The outcomes of the counseling sessions are illustrated in the table below.

Counseling Outcome-NFMC, Rounds 2, 3 and 4	Households
Bankruptcy	108
Brought mortgage current (with or without rescue funds)	261
Counseled and referred to another organization for assistance (e.g. legal, social service, emergency)	55
Currently in negotiation with servicer; outcome unknown	1,202
Currently Receiving Foreclosure Prevention/Budget Counseling	155
Foreclosure put on hold/moratorium	15
Homeowner started counseling process but did not continue	104
Homeowner(s) sold property (not short sale)	24
Initiated forbearance agreement/repayment plan	377

Mortgage Foreclosed	62
Mortgage Modified	361
Mortgage refinanced	15
Other (e.g. obtained partial claim loan, executed a deed-in-lieu, lost home to tax sale or condemnation)	63
Pre-foreclosure sale/short sale	37
Total	2,839

Subject to Board approval and anticipating a very rapid application process and timeline, TDHCA has provided information to HUD-Approved Housing Counseling Agencies within the State to have interested agencies at the ready to participate in TDHCA's grant application. The number of counseling sessions proposed to be completed within the grant period will determine the exact application amount and resulting match requirement. As part of an ongoing partnership, TSAHC has committed to provide funds for the grant match requirement along with TDHCA and to continue its administrative role.

1g

HOUSING TRUST FUND
BOARD ACTION REQUEST
January 17, 2012

Presentation, Discussion, and Possible Action to approve a Housing Trust Fund (HTF) Affordable Housing Match contract with Habitat for Humanity of San Antonio, Inc.

RECOMMENDED ACTION

Approve the original HTF award recommendation from the 2010-2011 Affordable Housing Match Program Notice of Funding Availability (NOFA), and authorize staff to execute a \$125,000 Affordable Housing Match Program contract with Habitat for Humanity of San Antonio, Inc.

RESOLVED, that the award of a contract with Habitat for Humanity of San Antonio, Inc. totaling \$125,000 in Affordable Housing Match funds, resulting in assistance to 43 low-income households and the leverage of \$1,000,000 in non-Department funds, is hereby approved as presented to this meeting and staff authorized to proceed with the issuance of a contract with the applicant.

BACKGROUND

On July 30, 2009, the Notice of Funding Availability of \$750,000 for the 2010-2011 Affordable Housing Match Program was approved by the Board as part of the 2010-2011 Housing Trust Fund Plan. The purpose of the Affordable Housing Match Program is to provide Texas nonprofits and rural municipalities who deliver affordable housing with the cash match that is required in non-Department federal and private funding applications. The Program assists eligible entities in being more competitive when seeking funding for low-income affordable housing activities. Match awards would ultimately increase affordable housing opportunities throughout the State of Texas.

On September 9, 2010, the Department's Governing Board approved the 2010-2011 Affordable Housing Match Program commitment of \$125,000 to Habitat for Humanity of San Antonio ("Habitat"). Habitat's original proposal to the Department was to secure \$125,000 in HTF Match funds to include in their proposal requesting \$1.2M from the City of San Antonio's HOME Program. The proposed low-income housing project is to install infrastructure (drainage, sewer, utilities, drives, sidewalks) for the Coleman Ridge Subdivision in Bexar County.

The original HTF Match award was contingent on Habitat applying to the City of San Antonio HOME Program within 12 months (by September 30, 2011), and submitting notice of the award within 18 months (by March 31, 2012).

On October 3, 2011, Habitat successfully executed a HOME contract with the City of San Antonio within the required 18-month timeframe. However, between the time the Board approved the Match funds commitment in September 2010 and the time the City of San Antonio HOME Contract was executed in October 2011, some unforeseen changes caused a reduction in estimated unit delivery and leveraged funds for the proposed project as outlined in the chart below.

Provisions	Proposed in September 2010	Finalized in October 2011	Reason for Modification
Number of units in subdivision	60	43	Upon further inspection by engineers, topography and sewer/drainage location resulted in loss of 17 lots
Amount of leveraged funds from Primary Funding Source (City of San Antonio)	\$1,200,000	\$1,000,000	City of S.A. waived \$200,000 in fees for the project, which lowered Habitat's HOME funds request by \$200,000
Per Unit Investment	HTF Match award: \$2,083 per unit City HOME funds: \$20,000 per unit	HTF Match award: \$2,907 per unit City HOME funds: \$23,256 per unit	HTF Match award: Increase of \$824 per unit City HOME funds: increase of \$3,256 per unit

The reduction in units was unanticipated and the reduction in leveraged funds represents efficiency in the overall project development costs, due to city fee waivers. Even with these adjustments, this request for match would have been recommended for approval in September 2010 as a successful application. Therefore, staff recommends that the Department execute a Match contract with Habitat for the full \$125,000 commitment because the completion of the affordable housing project is contingent upon the Department's original investment of \$125,000.

1h

MULTIFAMILY FINANCE DIVISION

BOARD ACTION REQUEST

January 17, 2012

Presentation, Discussion, and Possible Action on Housing Tax Credit Program Extensions

RECOMMENDED ACTION

Approve the requests for an extension related to 2009 and 2010 Housing Tax Credit Program allocations.

WHEREAS, the Board requires compliance with the deadlines it sets through its Qualified Allocation Plan (QAP) and authorizes the Executive Director to approve reasonable extensions of such deadlines with good cause when requested prior to the deadline, and

WHEREAS, the Board may consider and approve with good cause or deny extensions of deadlines requested after the deadline, and

WHEREAS, five (5) applicants have requested additional extensions in excess of 6 months, and provided good cause for granting the extension and paid the required \$2,500 extension request fee as applicable; therefore,

It is hereby:

RESOLVED, that the extensions presented in this meeting relating to Applications No. 09025 Ysleta del Sur Pueblo Homes I, 10033 Sulphur Springs Pioneer Crossing, 10051 Parkway Ranch II, 10153 Britain Way, and 10169 La Risa Apartments are hereby approved as presented to this meeting.

BACKGROUND

Pertinent facts about the requests for the extensions are as follows:

HTC No. 09025 Ysleta del Sur Pueblo Homes I
Extension to Submit the Cost Certification

Pursuant to §49.15(b)(2) of the 2009 Qualified Allocation Plan, “Required cost certification documentation must be received by the Department no later than January 15 following the year the Credit Period begins.” The Owner elected to begin the Credit Period in 2010; therefore, the cost certification package was due on January 15, 2011. No penalty is prescribed by program rules for failing to meet the deadline.

Summary of Request: The reason given for this request was that the construction of the community service facility was not completed until February 23, 2011; therefore, the third party accountant did not complete the audit of the costs until April 2011. Additionally, the Owner indicated they were required to make several LURA modifications which further delayed the completion and submission of the cost certification package. The Owner has indicated the Department completed the initial inspection of the property and there were no tenant file or physical inspection findings.

Therefore, the Owner requests the Board’s approval to extend the applicable deadline to October 19, 2011, the date that the cost certification was submitted.

Owner:	Ysleta del Sur Pueblo, LP.
General Partner:	Ysleta del Sur Pueblo
Developer:	Ysleta del Sur Pueblo
Principals/Interested Parties:	Santiago Bustamante, David Bland, and Travois, Inc.
City/County:	El Paso/El Paso
Set-Aside:	N/A
Type of Area:	Urban
Type of Development:	New Construction
Population Served:	General Population
Units:	60 HTC units
2009 Allocation:	\$781,794
Allocation per HTC Unit:	\$13,030
Extension Request Fee Paid:	\$2,500
Current Deadline:	January 15, 2011
New Deadline Requested:	October 19, 2011
New Deadline Recommended:	October 19, 2011
Previous Extensions:	N/A

HTC No. 10033 Sulphur Springs Pioneer Crossing
Commencement of Substantial Construction Extension

Pursuant to §50.14(b)(4) of the 2010 Qualified Allocation Plan, the Development Owner must submit evidence of having commenced and continued substantial construction activities. The evidence to support the satisfaction of this requirement must be submitted to the Department no later than July 1 of the year following the execution of the Carryover Allocation Document.

Summary of Request: The original commencement of substantial construction (COC) deadline was July 1, 2011. The Owner requested to extend the deadline to December 31, 2011, which was approved by the Department on August 1, 2011. The Owner is now requesting an additional extension to March 15, 2012, which effectively takes their total request over six (6) months; therefore, Board approval is required.

The reason given for the additional request is that the Owner was unable to close on the Development's financing until December 22, 2011 due to a variety of factors. The Development initially received a 2011 forward commitment; however, when credits became available the Owner utilized the 2010 credits in lieu of the forward commitment and rushed to meet carryover in 2010. Other factors include delays in receiving NEPA clearance in association with the HOME loan and finalizing the equity commitment. Additionally, as a condition of the equity commitment, the Owner was required to add a more experienced developer to the ownership structure, which was approved by the Department on December 20, 2011.

The Owner has indicated that has construction has commenced, all permits have been issued, and the partnership agreement has been executed. They have also confirmed that the development is still on target to meet its placed in service requirement.

Owner:	SS Seniors, LLC
General Partner:	Gossett Lane, LLC
Developer:	Accent Developer, LLC
Principals/Interested Parties:	Noorallah Jooma, Dennis Hoover, Danna Hoover, Ben Farmer, Paul Farmer, and HVM Enterprises, LLC
City/County:	Sulphur Springs/Hopkins
Set-Aside:	N/A
Type of Area:	Urban
Type of Development:	New Construction
Population Served:	Seniors
Units:	80 HTC units
2010 Allocation:	\$920,795
Allocation per HTC Unit:	\$11,510
Extension Request Fee Paid:	\$2,500
Original Deadline:	July 1, 2011
New Deadline Requested:	March 15, 2012
New Deadline Recommended:	March 15, 2012
Previous Extensions:	(1) December 31, 2011

HTC No. 10051 Parkway Ranch II
Commencement of Substantial Construction Extension

Pursuant to §50.14(b)(4) of the 2010 Qualified Allocation Plan, the Development Owner must submit evidence of having commenced and continued substantial construction activities. The evidence to support the satisfaction of this requirement must be submitted to the Department no later than July 1 of the year following the execution of the Carryover Allocation Document.

Summary of Request: The original commencement of substantial construction (COC) deadline was July 1, 2011. The Owner requested to extend the deadline to December 31, 2011, which was approved by the Department on May 4, 2011. The Owner is now requesting an additional extension to February 29, 2012, which effectively takes their total request over six (6) months; therefore, Board approval is required.

The reason given for the additional request is that the Owner was unable to close on the construction loan until mid-September 2011; therefore, additional time is needed to complete all of the COC requirements.

The Owner has indicated that the partnership agreement is executed and construction loan closed, all permits have been issued, grading is completed, Right of Way access received, and fifty (50) percent of the utilities are available at the property. They have also confirmed that the Development is still on target to meet its placed in service requirement.

Owner:	Parkway Ranch II, Ltd.
General Partner:	GP Parkway II, LLC
Developer:	Parkway II Development, LLC
Principals/Interested Parties:	W. Barry Kahn, John E. Hettig, Patricia Boyd, and Grace/Parkway Sevices, LLC
City/County:	Houston/Harris
Set-Aside:	N/A
Type of Area:	Urban
Type of Development:	New Construction/Single-Family
Population Served:	General
Units:	80 HTC units
2010 Allocation:	\$962,945
Allocation per HTC Unit:	\$11,510
Extension Request Fee Paid:	\$2,500
Original Deadline:	July 1, 2011
New Deadline Requested:	February 29, 2012
New Deadline Recommended:	February 29, 2012
Previous Extensions:	(1) December 31, 2011

HTC No. 10153 Britain Way
Commencement of Substantial Construction Extension

Pursuant to §50.14(b)(4) of the 2010 Qualified Allocation Plan, the Development Owner must submit evidence of having commenced and continued substantial construction activities. The evidence to support the satisfaction of this requirement must be submitted to the Department no later than July 1 of the year following the execution of the Carryover Allocation Document.

Summary of Request: The original commencement of substantial construction (COC) deadline was July 1, 2011. The Owner requested to extend the deadline to December 1, 2011, which was approved by the Department on July 8, 2011. The Owner is now requesting an additional extension to April 1, 2012, which effectively takes their total request over six (6) months; therefore, Board approval is required.

The reason given for the additional request is that the ownership was unable to close on the Development's financing until December 14, 2011 due to drawn-out negotiations between their lenders; therefore, additional time is needed to meet the twenty (20) percent construction expenditure requirement for Rehabilitation Developments.

The Owner has indicated that construction commenced on December 15, 2011, all permits have been issued, and the partnership agreement and construction loan have been executed. The additional time needed is due to the initial relocation of the tenants. They have also confirmed that the development is still on target to meet its placed in service requirement.

Owner:	Irving Britain Way Apartments, LP
General Partner:	Irving Britain Way Development, LLC
Developer:	Om Housing, LLC
Principals/Interested Parties:	Deepak P, Sulakhe
City/County:	Irving/Dallas
Set-Aside:	N/A
Type of Area:	Urban
Type of Development:	Acq/Rehab
Population Served:	General
Units:	168 HTC units
2010 Allocation:	\$1,627,680
Allocation per HTC Unit:	\$9,689
Extension Request Fee Paid:	\$2,500
Original Deadline:	July 1, 2011
New Deadline Requested:	April 1, 2012
New Deadline Recommended:	April 1, 2012
Previous Extensions:	(1) December 1, 2011

HTC No. 10169 La Risa
Commencement of Substantial Construction Extension

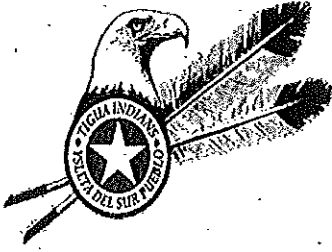
Pursuant to §50.14(b)(4) of the 2010 Qualified Allocation Plan, the Development Owner must submit evidence of having commenced and continued substantial construction activities. The evidence to support the satisfaction of this requirement must be submitted to the Department no later than July 1 of the year following the execution of the Carryover Allocation Document.

Summary of Request: The original commencement of substantial construction (COC) deadline was July 1, 2011. The Owner requested to extend the deadline to December 31, 2011, which was approved by the Department on June 3, 2011. The Owner is now requesting an additional extension to February 28, 2012, which effectively takes their total request over six (6) months; therefore, Board approval is required.

The reason given for the additional request is that the Owner was unable to close on the Development's financing, which includes a HUD 221(d)(4) loan, until October 17, 2011; therefore, additional time is needed to meet the twenty (20) percent construction expenditure requirement for Rehabilitation Developments.

The Owner has indicated that construction has commenced, all permits have been issued, and the partnership agreement and construction loan have been executed. They have also confirmed that the Development is still on target to meet its placed in service requirement.

Owner:	VDC Babcock, LP
General Partner:	VDC Babcock GP, LLC
Developer:	VDC La Risa, LLC
Principals/Interested Parties:	Manish Verma, Arun Verma, Neilesh Verma, ALT Jerry Du Terroil, Affordable Housing Services, Inc., VDG Development, Ltd. and VDG Development GP, LLC
City/County:	San Antonio/Bexar
Set-Aside:	N/A
Type of Area:	Urban
Type of Development:	Acq/Rehab
Population Served:	General
Units:	237 HTC units
2010 Allocation:	\$1,954,346
Allocation per HTC Unit:	\$8,246
Extension Request Fee Paid:	\$2,500
Original Deadline:	July 1, 2011
New Deadline Requested:	February 28, 2012
New Deadline Recommended:	February 28, 2012
Previous Extensions:	(1) December 31, 2011



Ysleta Del Sur Pueblo Housing Department

332 Alton Griffin • P.O. Box 17579 • El Paso, Texas 79907 • Ph. (915) 859-9196 • Fax (915) 860-7069

December 9, 2011

Texas Department of Housing and Community Affairs
Attn: Kent Bedell, Multifamily Housing Specialist
221 E. 11th Street
Austin, TX 78701

Re: Cost Certification Extension Request for
Ysleta del Sur Pueblo Homes I (TDHCA File # 08301/09025)

Mr. Bedell,

The Ysleta del Sur Pueblo (YDSP) officially requests an extension for the Ysleta del Sur Pueblo Homes I project (TDHCA File # 08301/09025) to the January 15, 2011 Cost Certification deadline for projects seeking a credit year of 2010. Following TDHCA's review of the Cost Certification package submitted October 19, 2011, the Pueblo was notified by the Real Estate Analysis Division that in order to begin the credit period in 2010, the project would have had to submit the Cost Certification package to TDHCA no later than January 15, 2011. Based on conversations that we had with TDHCA staff at the end of 2010 and in the first quarter of 2011, we were mistakenly under the impression that the Cost Certification was not due until December 2011.

Several other factors led us to believe that the Cost Certification package would not be due until the end of this calendar year. First, while all of the 30 duplexes were placed in service prior to December 31, 2010, the community service facility included as part of the project was not complete until February 23, 2011. Second, because the community service facility was not completed until late February, the final cost certification prepared by our tax credit accountant could not be finalized until the entire project was fully complete. It wasn't until April 2011 that the accountant was able to certify to all of the final project costs. Third, YDSP submitted the LURA to TDHCA in February 2011. We received a call from the Department in March 2011 informing us the package had been received but that its review would be delayed due to TDHCA being in the process of making changes to the LURA format. We next received a message from

TDHCA in August 2011 requesting that the signature pages be resigned because the forms submitted in February were now outdated. TDHCA provided the final draft of the LURA for YDSP's signature on November 28, 2011. YDSP notified TDHCA of corrections to the LURA Appendices on 11/29/11. TDHCA made the necessary corrections and YDSP submitted the final LURA to TDHCA's legal department on November 30, 2011 for TDHCA's countersignature. A TDHCA-signed version of the LURA has not been received by YDSP as of today's date.

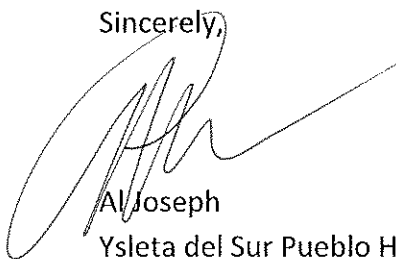
The fact that Exhibit 19 of the Cost Certification package required a copy of the fully executed and recorded LURA and YDSP had not yet received TDHCA's countersigned LURA only served to support YDSP's understanding that the Cost Certification package would not have been due until the end of 2011.

It is critical that our project's credit year begin in 2010 as we agreed in the Amended and Restated Agreement of Limited Partnership with our investor (Raymond James Tax Credit Funds) that we deliver no less than \$95,553 in tax credits for 2010. Presently, based on the actual placed in service dates of the 30 duplexes, which started as early as July 16, 2010, and the corresponding move-ins by tenants, we are projecting just over \$100,000 in credits to be delivered to Raymond James. If the project's first year credit period were adjusted to 2011, then Raymond James would assess YDSP a negative adjuster of \$67,000.

We respectfully ask that TDHCA retroactively grant us an extension to the Cost Certification deadline. Enclosed with this extension request is a check in the amount of \$2,500. YDSP is very proud of the success of its first LIHTC project. TDHCA's compliance division completed the initial inspection of the project and was pleased with the overall status of the project. There were no tenant file or physical inspection findings noted during the initial compliance inspections.

Please let us know if you have any questions or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Al Joseph', with a long horizontal flourish extending to the right.

Al Joseph
Ysleta del Sur Pueblo Housing Department Director

**SS Seniors, LLC
P.O. Box 113267
Burnet, Texas 78611**

December 14th, 2011

By Email to tim.irvine@tdhca.state.tx.us
Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 east 11th Street
Austin, TX 78701-2410

RE: Commencement of Substantial Construction for Sulphur Springs Pioneer Crossing for Seniors
TDHCA # 10033

Dear Mr. Irvine:

I am writing this letter on behalf of SS Seniors, LLC (the "Owner") of that certain project known as Sulphur Springs Pioneer Crossing for Seniors Apartments, a new construction project (the "Project") to request that you or the Board of TDHCA grant a two-month extension of substantial construction for the Project.

On June 27, 2011, the Owner requested that an extension of commencement of substantial construction be granted from the original date of July 1, 2011 to December 31, 2011. That extension was required because of delays beyond the Owner's control in receiving NEPA clearance. That extension was granted by you and said extension was dated August 1, 2012. A copy of that extension is attached.

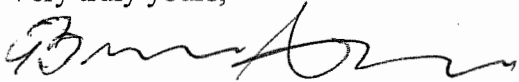
I am now requesting an additional two-month extension due to many factors which delayed closing on the Tax Credit Equity and the HOME loan that were part of this transaction. This Project was one that had originally been awarded a 2011 forward commitment. However, in December of 2011, when tax credits became available, the Owner stepped in and took the 2010 credits and hurried to meet Carryover. Therefore, this was a very late award. Because of that, everything has been delayed.

As previously noted, the NEPA clearance took until late summer of 2011. The Owner was not able to finalize the Equity Letter of Intent until October of 2011. One of the requirements was the addition of a more experienced developer into the transaction. Once that was determined, a Transfer Application had to be prepared and provided to the TDHCA Staff, and that Transfer is still pending. All of the transaction team has been working diligently to close the Equity Funding, Construction Loan and HOME Loan by December 20, 2011, including staff at the department, and we believe that will be accomplished. However, that means that construction will only be able to commence sometime after December 20, 2011. While we will have achieved construction commencement, we do not believe that it will be possible to achieve commencement of substantial construction by December 31, 2011, despite our best efforts.

In an abundance of caution, I am requesting that an extension be approved to February 28th, 2011 to meet commencement of substantial construction

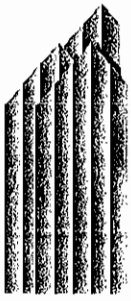
If you have any questions or need further information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Benjamin Farmer", with a long, sweeping horizontal stroke at the end.

Benjamin Farmer – Member
Gossett Lane, LLC - GP
SS Seniors, LLC

cc: Kent Bedell



HETTIG/KAHN HOLDINGS, INC

December 16, 2011

Ms. Meg Tynan
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Parkway Ranch II, Ltd.
TDHCA #10051

Dear Meg,

Parkway Ranch II closed its construction loan in mid-September and is well underway. Most underground work is completed and slab will start being poured in the next few weeks. Completion will be by mid-late summer next year.

We previously received an extension to December 31 for Commencement of Substantial Construction. As of this date, we have not quite reached 10% of construction completion and hereby request an additional 60 day extension. Enclosed is our check for \$2,500 as required.

Thank you for your assistance.

Very truly yours,

W. Barry Kahn

WBK/ad

Enclosures



November 30, 2011

Mr. Kent Bedell
Multifamily Housing Specialist
Texas Department of Housing and Community Affairs
PO Box 13941
Austin, TX 78711

RE: Extension Request for HTC Project #10153, Britain Way

Dear Mr. Bedell:

On behalf of Irving Britain Way Apartments, LP, Om Housing, LLC, and Deepak Sulakhe, I am writing to request an extension until April 1, 2012 of the Commencement of Substantial Construction deadline for Britain Way, a 168-unit project designed to serve families in Irving, Texas.

Our permits have been issued and construction is to begin on December 15, 2011. We intend to complete construction by October 26, 2012 as stated in our General Contractor agreement. We are in the process of closing with PNC Bank and will be able to provide documentation for substantial commencement by the end of this month, including a partnership agreement and loan commitments. Finally, Reznick has already started our 10% test documentation, due at the end of December 2011 and we anticipate no problem with that deadline.

Please let me know if you need any documentation for the project or have any questions. I can be reached via email or telephone at 512/698-3369.

Thank you in advance for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Andre', is written over a light blue horizontal line.

Sarah Andre
Consultant to the Project



December 15th, 2011

Mike Jones
U.S. Department of Housing and Urban Development
801 Cherry Street, Unit#45, Suite 2500
Fort Worth, Texas 76102

RE: Britain Way Apartment Rehabilitation – Soft Start letter
Job#: 10152

Dear Mr. Jones,

Please be advised that as of December 15, 2011 CANV Construction has an office set up on site in Building 1942, unit 144 and has begun work on the Britain Way Apartment Rehabilitation.

If I can be of further assistance please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Richard Heidenreich".

Richard Heidenreich
BGO Architects

December 13, 2011

Kent Bedell
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

**Re: Request of Extension of Deadline for Commencement of Substantial Construction
La Risa, TDHCA #10169**

Dear Mr. Bedell,

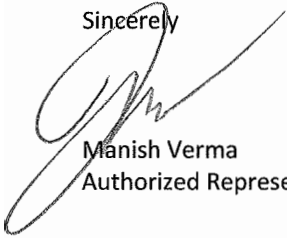
VDC Babcock, LP would like to submit an extension request for the "Commencement of Substantial Construction" deadline for the above referenced project.

This project is HUD financed. Due to delays with the HUD approval process, we were unable to close on our HUD 221 d(4) loan until October 17, 2011. As a result, we are not able to meet the "Commencement of Substantial Construction" requirement of being 20% complete (as required for rehabilitation projects) by December 31, 2011.

We request that our "Commencement of Substantial Construction" deadline be extended until February 28, 2012. We are presently ahead of schedule, and will meet the placed in service deadline of December 31, 2012.

Please let me know if you have any questions or need any additional information. Thank you for your time and consideration.

Sincerely

A handwritten signature in black ink, appearing to read 'Manish Verma', is written over the word 'Sincerely'.

Manish Verma
Authorized Representative

1i

TEXAS NEIGHBORHOOD STABILIZATION PROGRAM

BOARD ACTION REQUEST

January 17, 2012

Presentation, Discussion, and Possible Action regarding the recommendation to approve the Neighborhood Stabilization Program – Program Income (NSP-PI) Reservation System Participants.

RECOMMENDED ACTION

WHEREAS, the Department anticipates that it will receive funds from loan repayments and deobligated funds under the Neighborhood Stabilization Program (NSP) and that it will need to redistribute such funds in accordance with NSP rules and regulations, and;

WHEREAS, program income received will be made available to Reservation System Participants, in order that it can be used efficiently; therefore be it

RESOLVED, that the NSP Reservation System Participant, Legacy Community Development Corporation, be and hereby is approved as presented to this meeting.

BACKGROUND

The Neighborhood Stabilization Program (NSP) is a HUD-funded program authorized by HR 3221, the “Housing and Economic Recovery Act of 2008” (HERA), as a supplemental allocation to the Community Development Block Grant (CDBG) Program through an amendment to the existing State of Texas 2008 CDBG Action Plan. The purpose of the program is to redevelop into affordable housing, or acquire and hold, abandoned and foreclosed properties in areas that are documented to have the greatest need for arresting declining property values as a result of excessive foreclosures.

As NSP subgrantees move forward with completion of their NSP projects, significant program income will be generated through the resale of properties to income-eligible households. A portion of funds will be received as mortgage loan payments from households at or below 50% AMFI that have accessed NSP permanent financing, along with loan payments from subrecipient organizations that are providing rental housing to low-income households. The balance of the program income available for redistribution will be generated by loan repayments as subrecipients sell non-set-aside homes to households over 50% AMFI.

On January 20, 2011, the Board approved the NSP1-Program Income NOFA, a revision to the NOFA was approved by the Board at its September 15, 2011 meeting. The application form was posted to the NSP webpage and applications are continuing to be accepted. One entity submitted an application to participate in the NSP Reservation System, and is recommended for conditional approval, pending clearance of administrative deficiencies.

Application Number	Applicant Name	NSP Activity
2011-509	Legacy Community Development Corporation	Use B – Purchase and Rehabilitation Use E: Redevelopment

2a

FINANCIAL ADMINISTRATION DIVISION

BOARD ACTION REQUEST

January 17, 2012

Presentation, Discussion, and Possible Action regarding the Amended FY2012 Operating Budget

RECOMMENDED ACTION

RESOLVED, that the amendment to the FY 2012 Operating Budget, in the form presented to this meeting, is hereby approved.

BACKGROUND

On July 28, 2011, the Board approved a \$31.1 million Operating Budget. The budget included funding for base operations as well as supplementary funding to support activities associated with the Housing and Economic Recovery Act of 2008 (HERA), and the American Recovery and Reinvestment Act of 2009 (ARRA).

Since the adoption of the budget, the Department has determined that additional resources are needed to carry out the Neighborhood Stabilization Program (NSP - HERA). The increase in contracts transferred from the Texas Department of Rural Affairs (TDRA) has provided a need for two additional full-time equivalents (FTEs) to manage those contracts. This resulted in a net increase of \$210,706 in the NSP budget funded from NSP Administrative funds previously directed to TDRA.

Additionally, the Department received funding for two FTEs from the Texas Department of Aging and Disability Services (DADS) for the "Money Follows the Person" Program. For FY 2012, the Housing Resource Center budget will increase to cover funding for the additional 2 FTEs and related miscellaneous expenses.

For FY 2012, the General Appropriations Act (GAA) permits the Department 366 FTEs, 314 of which are considered Cap FTEs. The budget approved in July did not include positions or funding for 12 cap FTEs; in this Amendment five of those twelve are being funded to fill positions across the agency. The remaining seven FTEs will remain unfunded.

This amendment also includes budgetary changes to accomplish the following organizational restructures within the Department:

- The original budget for the Analysis for Impediments (AI) is being reduced from \$600,000 to \$341,650 based on the contract awarded. Savings from the AI is being used to fund the five previously unfunded FTEs noted above. These FTEs are located in Legal Services, Asset Management and Compliance, and the Housing Resource Center.
- The Multifamily Finance Production Division is restructured to manage HOME and NSP multifamily projects.
- The Program Services Division is reflected now as under the direction of the Chief of Agency Administration instead of the Housing Programs Director. Other staff from the Executive Office, the HOME Division and the Texas Homeownership Division have been relocated to the Program Services Division and the budgetary changes associated with those position transfers are reflected in those areas.

- Audit costs previously paid from direct federal funds in the July operating budget are now being paid with indirect-earned federal funds. This is a result of a recommendation made by the State Auditor’s Office/KPMG during their Single Audit OMB A-133 review.

SUMMARY

The proposed amendment will increase the budget from \$31,079,646 to \$31,438,818, a change of \$359,172 or 1.2%. In the chart below a “CAP” FTE is an employee (full-time equivalent) that is within the specific appropriated limits set by the Legislature. An “Article IX temporary employee” is an FTE beyond those appropriated limits that is entirely federally funded used to carry out new federal programs or address disasters. In summary, the amendment will accomplish the following:

	Description	Expense Type	Amount
1.	Addition of 4 Article IX temp employees to support NSP and DADS interagency contract (Article IX, § 6.10(f) and (g) (SB 1, 82 nd Legislature, regular session).	Salaries/ Payroll Related Costs	\$304,327
2.	Funding for 5 CAP FTEs; Legal Services, Asset Management and Compliance and Housing Resource Center	Salaries/ Payroll Related Costs	\$258,350
3.	Reduction in original budget primarily for Analysis for Impediments	Statistical Analysis	(\$245,442)
4.	Travel, Materials and Supplies and other miscellaneous expenses related to the 2 FTEs to be funded with the DADS Interagency Contract	Various	\$41,937
	Total		\$359,172

If the Board approves this amendment to the FY 2012 Operating Budget, the Department will provide the budget to the Governor’s Office and the Legislative Budget Board.

Texas Department of Housing and Community Affairs

Appropriation Year 2011/2012 - Amendment #1

Comparison by Expense Object

	2012 Budget as Approved 7/28/2011	2012 Budget Amendment #1	Variance	Percentage Change
	(a)	(b)	(b-a)	
Salaries and Wages	\$ 17,820,107	\$ 18,270,249	\$ 450,142	2.5%
Payroll Related Costs	4,774,202	4,886,737	112,535	2.4%
Travel In-State	1,034,125	1,057,364	23,239	2.2%
Travel Out-of-State	125,394	125,394	-	0.0%
Professional Fees	4,417,500	4,172,058	(245,442)	-5.6%
Material and Supplies	689,844	690,999	1,155	0.2%
Repairs/Maintenance	642,540	645,273	2,733	0.4%
Printing and Reproduction	85,169	88,064	2,895	3.4%
Rentals and Leases	228,131	232,654	4,523	2.0%
Membership Fees	99,502	99,502	-	0.0%
Staff Development	228,600	230,920	2,320	1.0%
Insurance/Employee Bonds	100,404	100,406	2	0.0%
Employee Tuition	23,530	23,530	-	0.0%
Advertising	82,600	82,600	-	0.0%
Freight/Delivery	46,478	46,478	-	0.0%
Temporary Help	194,451	194,449	(2)	0.0%
Furniture and Equipment	68,975	70,944	1,969	2.9%
Communication and Utilities	311,775	314,877	3,102	1.0%
Capital Outlay	80,420	80,420	-	0.0%
State Office of Risk Management	25,900	25,900	-	0.0%
Total Department	\$ 31,079,646	\$ 31,438,818	\$ 359,172	1.2%
FTE's	287.00	296.00	9.00	3.1%
Method of Finance:				
GR-General Revenue - Dedicated	\$ 1,380,291	\$ 1,387,665	\$ 7,374	0.5%
GR-Earned Federal Funds	1,765,117	2,174,236	409,119	23.2%
GR-ARRA Stimulus Earned Federal Funds	440,726	440,383	(343)	-0.1%
Federal Funds-Non-ARRA/DRD/HERA	7,077,188	6,625,329	(451,859)	-6.4%
Federal Funds-ARRA Stimulus	4,957,030	4,856,587	(100,442)	-2.0%
Federal Funds-Neighborhood Stabilization Program	1,368,846	1,654,599	285,753	20.9%
Appropriated Receipts - Housing Finance	13,510,560	13,594,964	84,404	0.6%
Appropriated Receipts - Manufact. Housing	510,557	510,557	-	0.0%
Interagency Contracts	69,330	194,497	125,167	180.5%
Total, Method of Finance	\$ 31,079,646	\$ 31,438,818	\$ 359,172	1.2%

Note: Appropriated Receipts - Housing Finance include Bond Administration Fees, Housing Tax Credit Fees and Compliance Fees.

Texas Department of Housing and Community Affairs

Appropriation Year 2011/2012 - Amendment #1

Comparison by Division

	2012 Budget as Approved 7/28/2011 (a)	2012 Budget Amendment #1 (b)	Variance (b-a)	Percentage Change	2012 Budget as Approved 7/28/2011 (d)	2012 Budget #1 (e)	Variance (e-d)
Housing Programs Division:							
Multifamily Finance Production	\$ 1,397,262	\$ 1,300,973	\$ (96,288)	-6.9%	14.0	15.0	1.0
HOME Program	1,467,835	1,255,045	(212,789)	-14.5%	18.0	16.0	(2.0)
Real Estate Analysis	843,001	841,099	(1,902)	-0.2%	11.0	11.0	0.0
Neighborhood Stabilization Program	890,403	1,101,109	210,706	23.7%	14.0	16.0	2.0
Total, Housing Programs Division	4,598,501	4,498,227	(100,274)	-2.2%	57.0	58.0	1.0
Compliance and Asset Oversight	3,183,063	3,224,865	41,802	1.3%	38.0	39.0	1.0
Community Based Programs Division:							
Community Affairs Administration	420,701	334,935	(85,766)	-20.4%	4.0	3.0	(1.0)
Community Services Programs	1,239,609	1,127,092	(112,517)	-9.1%	16.0	16.0	0.0
Energy Assistance	5,071,808	4,833,641	(238,167)	-4.7%	40.0	40.0	0.0
Section 8	478,415	456,203	(22,212)	-4.6%	7.0	7.0	0.0
Housing Resource Center	737,342	988,434	251,092	34.1%	7.0	12.0	5.0
ARRA Accountability and Oversight	140,512	140,169	(343)	-0.2%	2.0	2.0	0.0
Office of Colonia Initiatives/HTF	791,076	792,843	1,767	0.2%	10.0	10.0	0.0
Total, Community Based Programs Division	8,879,464	8,673,318	(206,146)	-2.3%	86.0	90.0	4.0
Executive Administration:							
Executive Office	494,087	493,390	(697)	-0.1%	4.0	4.0	0.0
Board	95,058	95,058	-	0.0%			
Legal Services	997,651	1,025,634	27,983	2.8%	6.0	7.0	1.0
Internal Audit	405,247	404,382	(865)	-0.2%	5.0	5.0	0.0
Policy and Public Affairs	459,599	458,738	(861)	-0.2%	5.0	5.0	0.0
Total, Executive Administration	2,451,641	2,477,201	25,560	1.0%	20.0	21.0	1.0
Agency Administration:							
Director's Office of Financial Administration	404,723	404,026	(697)	-0.2%	4.0	4.0	0.0
Accounting Operations	836,209	1,238,723	402,514	48.1%	12.0	12.0	0.0
Financial Services	986,095	1,001,602	15,507	1.6%	11.0	11.0	0.0
Loan Services	588,504	587,122	(1,382)	-0.2%	8.0	8.0	0.0
Purchasing and Facilities Management	581,095	579,704	(1,391)	-0.2%	9.0	9.0	0.0
Human Resources	335,384	334,687	(697)	-0.2%	4.0	4.0	0.0
Information Systems	1,500,668	1,497,382	(3,286)	-0.2%	19.0	19.0	0.0
Bond Finance	468,092	467,395	(697)	-0.1%	4.0	4.0	0.0
Texas Homeownership Program	721,027	589,457	(131,570)	-18.2%	5.0	4.0	(1.0)
Program Services	690,559	897,953	207,394	30.0%	10.0	13.0	3.0
Total, Agency Administration	7,112,355	7,598,050	485,695	6.8%	86.0	88.0	2.0
Capital Budget (Note: \$14,580 in MH 2012 budget)	80,420	80,420	-	0.0%			
Payroll Related Costs	4,774,202	4,886,737	112,534	2.4%			
Total, Department	\$ 31,079,646	\$ 31,438,818	\$ 359,172	1.2%	287.0	296.0	9.0
Total, Method of Finance							
GR-General Revenue - Dedicated	\$ 1,380,291	\$ 1,387,665	\$ 7,374	0.5%			
GR-Earned Federal Funds	1,765,117	2,174,236	409,119	23.2%			
GR-ARRA Stimulus Earned Federal Funds	440,726	440,383	(343)	-0.1%			
Federal Funds-Non ARRA/DRD/HERA	7,077,188	6,625,329	(451,859)	-6.4%			
Federal Funds-ARRA Stimulus	4,957,030	4,856,587	(100,442)	-2.0%			
Federal Funds-Neighborhood Stabilization Program	1,368,846	1,654,599	285,753	20.9%			
Appropriated Receipts - Housing Finance	13,510,560	13,594,964	84,404	0.6%			
Appropriated Receipts - Manufact. Housing	510,557	510,557	-	0.0%			
Interagency Contracts	69,330	194,497	125,167	180.5%			
Total, Method of Finance	\$ 31,079,646	\$ 31,438,818	\$ 359,172	1.2%			

Note: Appropriated Receipts - Housing Finance include Bond Administration Fees, Housing Tax Credit Fees and Compliance Fees.

2b

FINANCIAL ADMINISTRATION DIVISION

BOARD ACTION REQUEST

January 17, 2012

Presentation, Discussion, and Possible Action regarding the Amended FY2012 Housing Finance Budget

RECOMMENDED ACTION

RESOLVED, that the amendment to the FY 2012 Housing Finance Budget, in the form presented to this meeting, is hereby approved.

BACKGROUND

In accordance with Section 2306.113 of the Texas Government Code, the Department shall create a separate annual budget for the Housing Finance Division to certify the housing program fee revenue that supports the Department. This budget is a subset of the whole operating budget and shows the Housing Finance revenues that support the operating budget. Consistent with the Operating Budget amendment presented on this agenda, the attached budget reflects the amended amounts for the Housing Finance Budget.

SUMMARY

The proposed amendment will increase the Housing Finance Budget from \$13,510,560 to \$13,594,964, a change of \$84,404.

If the Board approves this amendment to the FY 2012 Housing Finance Budget, the Department will provide the budget to the Governor's Office and the Legislative Budget Board.



Housing Finance Budget Appropriated Receipts

September 1, 2011 thru August 31, 2012

Amendment #1

Budget Categories	Executive Administration	Agency Administration	Housing Programs Division	Community Based Programs	Compliance and Asset Oversight	Capital Budget	Payroll Related Costs	Total
Salaries	1,332,886	3,985,572	1,565,906	553,254	1,731,210			9,168,828
Payroll Related Costs	-	-	-	-	-		1,308,780	1,308,780
Travel In-State	58,261	40,175	24,650	23,000	191,400			337,486
Travel Out-of-State	48,885	18,062	11,000	2,000	6,540			86,487
Professional Fees	400,500	360,209	225,400	1,638	316,750			1,304,497
Materials/Supplies	34,200	122,626	43,472	7,757	34,886			242,942
Repairs/Maintenance	33,392	160,526	48,091	32,442	53,267			327,718
Printing and Reproduction	9,017	14,424	4,162	3,459	8,637			39,699
Rental/Lease	5,787	49,439	13,054	11,324	15,189			94,792
Membership Dues	8,500	28,305	24,500	250	4,680			66,235
Staff Development	49,100	50,000	24,000	3,000	8,400			134,500
Insurance/Employee Bonds	4,705	27,003	7,642	3,527	8,306			51,183
Employee Tuition	-	1,500	6,000	-	2,400			9,900
Advertising	900	67,400	1,875	-	1,000			71,175
Freight/Delivery	7,250	16,778	2,250	250	1,500			28,028
Temporary Help	30,268	36,638	18,150	4,762	12,960			102,777
Furniture/Equipment	6,365	15,682	3,843	1,774	5,164		-	32,828
Communications/Utilities	18,644	38,602	25,698	18,438	27,489			128,871
Capital Outlay	-	-	-	-	-	42,261		42,261
State Office of Risk Management	971	9,575	1,685	-	3,747			15,978
Total	2,049,631	5,042,515	2,051,378	666,874	2,433,525	42,261	1,308,780	13,594,964

Method of Finance:

Bond Administration Fees	2,429,198
Housing Tax Credit Fees	2,011,394
Compliance Fees	2,680,642
Appropriated Receipts - Central Support	6,473,730
Total, Method of Finance	13,594,964

Note: Appropriated Receipts include Bond Administration Fees, Housing Tax Credit Fees, and Multifamily Compliance Fees

3

NONE AT THE TIME OF THIS
POSTING

4

LEGAL SERVICES DIVISON

BOARD ACTION REQUEST

January 17, 2012

Presentation, Discussion, and Possible Action on the proposed repeal of 10 TAC §1.10, Public Comment Procedures and Topics at Public Hearings and Meetings, and the proposed new 10 TAC §1.10, Public Comment Procedures, for publication in the *Texas Register*.

Requested Action

RESOLVED, that the proposed repeal of 10 TAC §1.10, Public Comment Procedures and Topics at Public Hearings and Meetings, and the proposed new 10 TAC §1.10, Public Comment Procedures, are hereby ordered and it is approved, together with the preambles presented to this meeting, for publication in the *Texas Register*.

FURTHER RESOLVED, that the Executive Director and his designees be and each of them is hereby authorized, empowered and directed, for and on behalf of the Department, to cause the proposed repeal and the proposed new rule, in the form presented to this meeting, to published in the *Texas Register* for public comment and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

Background

Texas Government Code §§2306.032(f) and 2306.066(d) require the Department's board to provide opportunities for the public to participate and comment at board meetings, allowing for both comment on specific agenda items and general public comment relating to matters within the Board's jurisdiction. To meet these requirements the Board has adopted 10 TAC §1.10, providing a general outline for the public comment process. In addition, the Board has adopted Resolution #08-011 implementing specific time limits and other details, pursuant to §1.10.

In an effort to ensure that there is a fair and manageable public comment process, staff is recommending that the current rule be repealed and replaced with the attached proposed new rule. If the Board adopts the proposed new rule, the current Resolution #08-011 will no longer be necessary and should be rescinded. The following is a summary of the major changes to the public comment process that would be affected if the proposed new rule were to be adopted:

1. The concepts of "general public comment" and "specific public comment" are introduced. General public comment is comment related to the general business of the department (described in the statute as matters within the board's jurisdiction) but not related to a specific posted item. General public comment will be heard at the end of the action items.

Specific public comment is comment on a particular item posted for board action and will be heard at the time of the posted item.

2. The use of witness affirmation forms is eliminated and replaced with a process requiring speakers to queue up and allowing them to decide among themselves the speaking order if they wish.
3. The rules do not apply to or limit the amount of time that a party to an appeal may use to present their case.
4. Persons not speaking and wishing to register their position for or against a particular action may register their positions with the board Secretary or another person designated by the chair who will have that person read into the record the names and positions taken.
5. The Board chair may limit comment in a manner that is not biased towards pro or con positions based on certain reasonable factors.
6. Persons wishing to provide printed materials to the Board must provide the materials to staff not less than 5 business days prior to the meeting. In exceptional circumstances, as determined by the chair of the board, a person may be able to provide materials at the Board meeting provided several conditions are met.

Attachment A: Preamble and Proposed Repeal of 10 TAC 1, §1.10, Public Comment Procedures and Topics at Public Hearings and Meetings.

The Texas Department of Housing and Community Affairs (“Department”) proposes the repeal of 10 TAC Chapter 1, §1.10, concerning Public Comment Procedures and Topics at Public Hearings and Meetings. Repeal of the rule is necessary because the Department is separately proposing a new rule which significantly changes the scope and content of the current rule.

Mr. Timothy K. Irvine, Executive Director, has determined that for each year of the first five-year period the proposed repeal is in effect there will be no fiscal implications for state or local governments as a result of the repeal.

Mr. Irvine has also determined that for each year of the first five years the repeal is in effect the public benefit anticipated as a result of the repeal will be an opportunity to improve the efficiency of public comment at board meetings. There are no probable economic costs to persons required to comply with the repeal. The proposed repeal will not impact local employment.

The proposed repeal will not have an adverse economic effect on small businesses or micro-businesses. The proposed repeal will not affect a local economy.

The public comment period is between January 27, 2012 to February 21, 2012. Written comments may be submitted to Texas Department of Housing and Community Affairs, P.O. Box 13941, Austin, Texas 78711-3941, ATTN: Jeffrey Pender, Deputy General Counsel; by email to the following address: tdhcarulecomments@tdhca.state.tx.us; or by FAX to (512) 469-9606. **ALL COMMENTS MUST BE RECEIVED BY 5:00 PM February 21, 2012.**

The repeal is proposed pursuant to authority under §§2306.032 and 2306.066(d) of the Texas Government Code, which generally requires the board to adopt rules to give the public a reasonable amount of time for testimony at meetings.

The proposed repeal affects no other code, article or statute.

§1.10. Public Comment Procedures and Topic at Public Hearings and Meetings.

This proposed repeal has been reviewed by legal counsel and found to be within the Department’s authority to adopt.

Attachment B: Preamble and Proposed New 10 TAC Chapter 1, §1.10, Public Comment Procedures.

The Texas Department of Housing and Community Affairs (“Department”) proposes new 10 TAC Chapter 1, §1.10, concerning Public Comment Procedures. The purpose of this rule is to improve the efficiency of the receipt of public comment at meetings of the board by eliminating witness affirmation forms; implementing a queue process; taking public comment on posted items only when the item is called; allowing persons who wish to comment but will not be speaking, to register their position with the board secretary; allowing the board chair to adjust comment procedures during a board meeting under certain conditions; and requiring those wishing to provide printed materials to the board, to provide them 5 business days in advance of the meeting.

Mr. Timothy K. Irvine, Executive Director, has determined that for each year of the first five-year period the proposed new section is in effect there will be no fiscal implications for state or local governments as a result of enforcing or administering the new section.

Mr. Irvine has also 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 the more efficient and effective receipt of public comment by the board.

The proposed new section will not have an adverse economic effect on small businesses or micro-businesses. The proposed new section will not affect a local economy. The proposed sections will not impact local employment, and there will be no probable economic costs to persons required to comply with the proposed new section.

The public comment period is between January 27, 2012 to February 21, 2012. Written comments may be submitted to Texas Department of Housing and Community Affairs, PO Box 13941, Austin, Texas 78711-3941, ATTN: Jeffrey Pender, Deputy General Counsel; by email to the following address: tdhcarulecomments@tdhca.state.tx.us; or by FAX to (512) 469-9606. **ALL COMMENTS MUST BE RECEIVED BY 5:00 PM February 21, 2012.**

The new section is proposed pursuant to authority under §2306.032 and §2306.066(d) of the Texas Government Code, which generally requires the board to adopt rules to give the public a reasonable amount of time for testimony at meetings.

The proposed new section affects no other code, article, or statute.

§1.10. Public Comment Procedures.

(a) Purpose. The purpose of this section is to establish procedures for hearing public comments at meetings open to the public held by the Texas Department of Housing and Community Affairs in accordance with §2306.032(f) and §2306.066(d) of the Texas Government Code.

(b) Procedures for taking public comment.

(1) At each meeting open to the public the board shall provide opportunity for members of the public to make:

(A) General public comment, such as reports, recommendations, or other testimony on matters of relevance to the Department's business or to request that the board place specific items on future agendas for consideration, after the board has taken action on all posted agenda items on which it intends to take action; and

(B) Specific public comment on each posted agenda item after the presentation made by department staff and motions made by the board. For purposes of this rule the board may consider the staff's presentation to be staff's written presentation in the board's meeting book and posted on the Department's website.

(2) The opportunity for general public comment under paragraph (1)(A) of this subsection may not be used to advocate for or against any specific action relating to any award, the opportunity for any such testimony to be limited to the appointed time when action on such matter is formally considered as a posted agenda item.

(3) At the time general or specific public comment is taken, speakers shall queue up behind the podium or other place designated for speakers. They may, if they wish, agree among themselves on an order in which they will speak. If a large number of speakers wish to testify, the chair may, in his or her reasonable discretion, establish appropriate limits on the total amount of time to be devoted to testimony on any given item or items. As each individual speaker begins his or her testimony, they shall state on the record their name and on whose behalf they are speaking.

(4) Individuals not speaking who wish to register positions for or against a posted agenda may register their positions, for or against, with the secretary of the meeting, or another person designated by the chair, on a form, which the person wishing to register must sign, stating their name, who they represent, the action item, and their position. At the end of the public comment on the item the chair will have registered positions for and against read into the record.

(5) Additional limits on public comment.

(A) The board chair, in her/his sole discretion, may additionally limit the number and length of presentations of public comment, both general and specific, at any time during a meeting based on a consideration of:

(i) the number of persons wishing to give public comment;

(ii) the number of agenda items to be heard;

(iii) the time available for the meeting; and

(iv) the risk of losing a quorum of board members.

(B) If the board chair limits presentations, she or he will not limit them in a manner that inappropriately favors a particular point of view.

(C) The board chair may, in her or his reasonable discretion, grant deference to elected officials and other persons who have traveled great distances.

(6) Presenting printed materials. An individual providing testimony to the board may provide printed materials only if they are provided as outlined in subparagraphs (A) – (C) of this paragraph:

(A) In order to ensure that members of the board and the public are given an opportunity to review any such materials, they must be provided to the Department staff not less than five (5) business days prior to the meeting at which they are to be used. They must be made available in Acrobat electronic format;

(B) Department staff will post such materials to the department's website no later than three (3) business days prior to the meeting at which they are to be used;

(C) In exceptional circumstances the chair may, in her/his sole discretion, provided no member of the board objects, allow materials to be provided at a meeting in hard copy format provided:

(i) they are not so voluminous as to cause inordinate delay while members of the board and public review them;

- (ii) they are provided in hard copy format to all members of the public in attendance; and
- (iii) they are provided to staff in pdf format for inclusion in the electronic records of board materials available to the public via the Department's website.
- (7) The fact that an individual provides testimony to the board shall not establish any presumption that a board member or the board collectively gave particular weight or credence to that testimony.

This proposed new section has been reviewed by legal counsel and found to be within the Department's authority to adopt.

5a

**MULTIFAMILY FINANCE DIVISION
BOARD ACTION REQUEST
January 17, 2012**

Presentation, Discussion, and Possible Action regarding Housing Tax Credit Amendments.

RECOMMENDED ACTION

WHEREAS, Housing Tax Credit Application 09945 (FKA 08304), Park Place Apartments, was approved as an acquisition/rehabilitation Development with a total Net Rentable Area of 46,452 square feet; and

WHEREAS, the Development Owner is seeking approval to reduce the NRA from 46,452 square feet to 43,752; therefore,

It is hereby:

RESOLVED, that staff's recommendation regarding approval of the amendment relating to Application #09945, Park Place Apartments be and hereby is approved as presented to this meeting.

BACKGROUND

The Owner's letter requested approval to amend the net rentable area (NRA) of the Development from 46,452 square feet approved at application to 43,752 as built (a 5.8% reduction). The letter explains that Park Place Apartments is an acquisition/rehabilitation development and that none of the units or buildings have been expanded or reduced. The discrepancy in NRA, according to the letter, is due to inaccurate reporting from the previous owner. The Real Estate Analysis division staff did not evaluate the reported NRA when determining financial feasibility, but relied on the cost estimates identified in the Property Condition Assessment (PCA) as its basis for cost. The reduction in NRA will therefore have no implication on the underwritten cost of the Development.

The amendment request cited program staff's write-up and subsequent Board approval of the Leona Apartments (HTC No. 09943) amendment on June 30, 2011. Staff's write up stated that "deviation of unit measurements is common in Rehabilitation Developments, and likely was a result of previous marketing of the units." Program rules state that a reduction of NRA greater than three (3) percent requires Board approval. Staff confirmed that the units have not been actually resized and accordingly recommends the amendment be approved.

Owner: CHC PP, LLC
General Partner: Community Housing Concepts Properties, LLC
Developer: Steele CHC Projects, LLC
Principals/Interested Parties: Hud Karshmer, Community Housing Concepts Inc.
Syndicator: N/A (Exchange)
Permanent Lender: US Bank
Permanent Lender: Community Housing Concepts Inc.
Other Funding: Tax Credit Exchange
City/County: Cleveland, Liberty County
Set-Aside: Tax Credit Exchange
Type of Area: Urban
Region: 6
Type of Development: Acquisition/Rehabilitation
Population Served: Family
Units: 60
2009 Exchange Allocation: \$4,334,582
Allocation per Unit: \$72,243 funds per unit
Prior Board Actions: 07/2008 – Approved award of tax credits
11/2009 – Awarded Exchange Funds
REA Findings: No negative impact from the changes was found.



October 28, 2011

Mr. Valentin DeLeon
 Multifamily Housing Specialist
 Texas Department of Housing and Community Affairs
 221 E. 11th Street
 Austin, TX 78701

Re: Park Place Apartments – Exchange Program #15090009945 – CMTS #4641

Dear Mr. DeLeon,

On behalf of CHC PP LLC (Park Place Apartments/Owner), I am writing to request an amendment to the Owner's application to TDHCA, in which the Owner committed to providing a net rentable square footage of 46,452. (Please note, the Construction Inspection report from TDHCA stated that our original application had a total of 47,748 sq ft, however, this is in error as the original application and TCEP application (attached) show 46,452.). The Owner is requesting the net rentable square footage indicated in its original application be amended to:

36 1-bedroom/1-bath units at 636 sq. ft.
 16 2-bedroom/1-bath units at 812 sq. ft.
8 3-bedroom/2-bath units at 983 sq. ft.
 60 Total units **43,752 total sq ft**

This amendment request is necessary because Park Place Apartments is an existing housing complex that was acquired from a third-party seller. The application to TDHCA, including the reported unit measurements, was completed based on information made available by the previous owner. The Owner did not know during the tax credit application process that the unit size was inaccurately reported by the previous owner, and only became aware of such upon acquiring the property and beginning unit construction. Physical limitations preclude any change to the unit size as part of the rehabilitation, and altering the unit mix to meet the commitment made in the Owner's application is physically impossible.

As an acquisition/rehab project, Park Place Apartments was acquired as originally built and there was never an intention communicated to TDHCA that the property's original structure and/or individual unit sizes would be altered during rehab. The Owner did not submit a construction plan, scope of work, or budget that involved any alteration of the structure or individual unit sizes.

In a Notice of Board Decision regarding an amendment request for Leona Apartments (HTC No. 09943), which shares the same General Partner and Developer as Park Place, TDHCA staff determined that *“deviation of unit measurements is common in rehabilitation developments, and likely was a result of previous marketing of the units. Staff reaffirms rehabilitation developments are exempt from minimum size requirements.”* We are hopeful that the same exemption applies to Park Place since it is also a rehabilitation development.

The actual rentable square footage of Park Place Apartments is 43,752 sq ft, which represents an overall 5.8% reduction from the Owner's original application. As explained above, this inaccuracy was a result of measurements reported by the previous owner, and it is physically impossible to provide the unit size mix shown in the original application. However, the Owner does not believe this reduction materially alters the development in a negative manner for the following reasons:

- Discrepancy in unit size measurements could be a result of marketing efforts by the previous owner, in addition to differing measurement standards (i.e. interior wall, middle of wall, etc.);
- The overall number of units available and the unit mix has not changed from the original application;
- The unit sizes have not been altered in reality, and continue to provide the same amount of sufficient living space to residents as they did prior to rehab; and
- The reduction between the promised and actual square footage to each individual unit is fairly minimal and does not negatively impact tenants who reside in those units.

The owner is committed to working with TDHCA to provide the most accurate information possible and to fulfill all commitments made during the application process. Though rehabilitation projects are exempt from minimum size requirements, we understand that a reduction of 3% or more in the square footage of units is considered a material alteration and requires an amendment to the Owner's application.

Though there was no actual reduction in unit size, and the units have been operating sufficiently at their current sizes since the property was built in 1983, it is physically impossible to fulfill the net rentable square footage committed to in the Owner's application to TDHCA. Therefore, we are submitting this amendment request for your consideration, and appreciate your understanding of this matter. If you have any questions or concerns, do not hesitate to contact me.

Sincerely,



Sarah H. Andre
Consultant

cc: Chad Asarch

Volume 1, Tab 2. Populations Served

Part B. Rent Schedule (Cont.)

HOUSING	TC30%	9	
	TC40%	0	
	TC50%	15	
	TC60%	36	
	TAX	HTC LI Total	60
CREDITS	TCEO	0	
	MR	0	
	MR Total	0	
		TC Total	60
MORTGAGE	MRB30%	0	
	MRB40%	0	
	MRB50%	0	
	MRB60%	0	
REVENUE	MRB LI Total	0	
	MRBMR	0	
BOND	MRBMR Total	0	
	MRB Total	0	

HOUSING	HTF30%	0	
	HTF40%	0	
	HTF50%	0	
	HTF60%	0	
	TRUST	HTF80%	0
FUND	HTF LI Total	0	
	MR	0	
	MR Total	0	
		HTF Total	0
HOME	HOME HH	0	
	HOME LH	0	
	HOME LI Total	0	
	MR/EO	0	
	MR	0	
	MR Total	0	
		HOME Total	0
OTHER	Total OT Units	60	

Note: Pursuant to 49.9(h)(7)(C), any local, state or federal financing identified in this section which restricts household incomes at any AMGI lower than restrictions required pursuant to the Rules must be identified in the Rent Schedule and the local, state or federal income restrictions must include corresponding rent levels that do not exceed 30% of the income limitation in accordance with §42(g), Internal Revenue Code. The income and corresponding rent restrictions will be continuously maintained over the compliance and extended use period as specified in the LURA.

**MULTIFAMILY FINANCE DIVISION
BOARD ACTION REQUEST
January 17, 2012**

Presentation, Discussion, and Possible Action regarding Housing Tax Credit Amendments.

RECOMMENDED ACTION

WHEREAS, Housing Tax Credit Application 11105, Aster Villas, received a forward commitment from the Board on October 4, 2011; and

WHEREAS, the Board awarded a forward commitment with the assumption that the City of Del Rio would provide \$180,000 loan as evidence of support; and

WHEREAS, the Development Owner is seeking Board approval to decline the loan from the City of Del Rio in light of the current economic hardships faced by the city; therefore,

It is hereby:

RESOLVED, that the amendment relating to Application #11105, Aster Villas be and hereby is _____ as presented to this meeting.

BACKGROUND

The owner's letter of request stated that the Development would like to forgo the \$180,000 construction loan from the City of Del Rio in light of the current economic hardships faced by the city. Subsequently, Aster Villas will forfeit the eighteen (18) selection points awarded under §49.9(a)(5) of the 2011 QAP for Funding from a Local Government Instrumentality. Region 11 received a forward commitment in 2010 which utilized 69% of the region's 2011 available funds. Aster Villas was the only viable rural application in region eleven (11) at the end of the application round, but requested over \$600,000 more in funds than were available in the region at the time of application. The Development was awarded a forward commitment by the Governing Board at the October 4th meeting. The Board's decision to forward commit funds out of the 2012 credit ceiling was based on factors other than score and the prescribed staff prioritization processes for funds that are unspent in a region. However, the Applicant cited the City's commitment of funds and support as a reason the Board should approve a forward commitment. Additionally, the support provided by the City was identified as one of three reasons cited for granting the forward in the Board's motion to approve forward commitments. No documentation regarding the city's approval of the proposed loan or their continued support

have been provided, but staff understands that the city's support for the development and the potential loan still exists.

Underwriting staff has confirmed that the loss of \$180,000 would not threaten to the viability of the transaction, and the City of Del Rio continues to support the transaction. However, staff acknowledges that the Board's decision to forward commit funds was made under certain assumptions, and any material changes under those assumptions should be brought back to the Board for approval.

Owner:	RST Aster Villas, LP
General Partner:	Aster Villas Housing, LLC
Developer:	Roundstone Development, LLC
Principals/Interested Parties:	Clifton Phillips, Roundstone Development/Aster Villas Housing LLC
Syndicator:	RBC Capital Markets
Permanent Lender:	Sterling Bank
Interim Lender:	Sterling Bank, N.E. Millworks, LLC
Other Funding:	N/A
City/County:	Del Rio, Val Verde County
Set-Aside:	Rural
Type of Area:	Rural
Region:	11
Type of Development:	New Construction
Population Served:	Family
Units:	80
2011 Allocation:	\$1,034,797
Allocation per Unit:	\$12,935 credits per unit
Prior Board Actions:	10/2011 – Awarded forward commitment
REA Findings:	No negative impact from the changes was found.

November 21, 2011

Mr. Tim Irvine
Executive Director
Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, Texas 78701


RE: Amendment to Application
Aster Villas, TDHCA #11105

Dear Mr. Irvine,

I am writing on behalf of RST Aster Villas, LP to request an amendment to our tax credit application for Aster Villas (#11105), Del Rio, Texas. In our original tax credit application, we listed a loan from City of Del Rio, in the amount of \$180,000, as a source in addition to our construction loan. As our tax credit application was the only application in the region, received a forward commitment and, in light of the current economic climate, we would like to request that the City of Del Rio not provide the loan as detailed in our application. These funds will not be needed as a source during construction and the amendment will prevent us from putting an additional strain on local governmental resources.

We appreciate your time and consideration of this amendment request. As part of this requested amendment, we have enclosed the appropriate fee. Should you need any additional information or clarification regarding this request, please do not hesitate to contact me at (972) 243-4205 or via email cep@rstdev.com.

Sincerely,
RST Aster Villas, LP
By: RST Aster Villas Housing, LLC, its GP
By: Roundstone Development, LLC, its sole member



Clifton Phillips
President

11-22-11 10:02:07 AM

Volume 4, Tab 5

COMMITMENT OF DEVELOPMENT FUNDING FROM LOCAL POLITICAL SUBDIVISION (50.9)(i)(5)

 Development Based Rental Subsidy

Total Amount of Remaining Subsidy (from Aug. 1, 2011 through expiration of contract):

3. Evidence of Funding. One of the following must be submitted behind this exhibit.

Copy of commitment of funds. The commitment must include a statement that any funds committed were not first provided to the Unit of General Local Government by the Applicant, the Developer, Consultant, Related Party or any individual or entity acting on behalf of the proposed Application unless the Applicant itself is a Unit of General Local Government or subsidiary.

Copy of the application to the funding entity and a letter from the funding entity indicating that the application was received. The Application should include the amount and terms of the proposed funding. For in-kind contributions and development based rental subsidies, a letter from the Unit of General Local Government substantiating the value of the contribution must be provided.

A letter from the funding entity indicating that the award of funds with respect to the funding cycle for which the Applicant intends to apply for will be made by August 1, 2011 along with a statement from the Applicant with respect to the loan amount to be applied for and the specific requested terms.

4. Eligible Points. Check one box (do not round).

6 points for a total contribution of at least \$900 (or \$450 for Rural Developments or Developments located in non-participating jurisdictions) per unit

12 points for a total contribution of at least \$2,250 (or \$1,125 for Rural Developments or Developments located in non-participating jurisdictions) per unit

18 points for a total contribution equal to or greater than \$4,500 (or \$2,250 for Rural Developments or Developments located in a non-participating jurisdiction)



PLACE EVIDENCE TO SUPPORT THE POINTS REQUESTED UNDER THIS SELECTION CRITERIA BEHIND THIS TAB, EVEN IF IT WAS PROVIDED EARLIER IN THE APPLICATION

RST Aster Villas, LP
1750 Valley View Lane, Suite 420
Dallas, TX 75234
Phone: 972-243-4205 Fax: 972-423-4267

February 15, 2011

Robert Eads
City Manager
City of Del Rio
109 West Broadway
Del Rio, TX 78840

RE: Loan Request for TDHCA # 11105
Aster Villas

Dear Mr. Eads:

I am writing to you as the City Manager for the City of Del Rio, Texas to ask for your consideration in providing a loan for the Aster Villas affordable housing community. RST Aster Villas, LP will be submitting an application to the Texas Department of Housing and Community Affairs (TDHCA) for an allocation of Low Income Housing Tax Credits, which will comprise the majority of the sources of funds used to finance the proposed community.

The tax credits are awarded based on a competitive scoring system which is integrated into the application process. One of the major scoring items is "The Commitment of Development Funding by Local Political Subdivisions" whose language has been included in this mailing. This category measures the local support afforded by local government organizations to the proposed development. We are seeking the maximum amount of points available in order to field a competitive application, 18 points, by asking for funding in the amount of \$2,250 per unit or more. In this particular case, we are asking for a loan in the amount of \$180,000.00 to assist our development. The loan would need to have a term that is at a minimum one year or the Placed in Service Date of the Development (whichever is longer) and be at an interest rate of the Applicable Federal Rate or below (determined at closing).

At this time, we are asking for a letter from you stating that you have received our application/request for this loan which we will then include in our application to the TDHCA. Should we be fortunate enough to receive an allocation of tax credits in July, we would then move forward with the actual commitment and funding of the loan in that month.

As you are aware, the Aster Villas apartments will be located at approximately the 2800 block of Veterans Boulevard in Del Rio and will consist of 80 family rental units, all of which will serve residents earning at or below 60% of the area's median income.

Should you require any additional information, please do not hesitate to contact me at (972) 243-4205 ext. 305.

Sincerely,
RST Aster Villas, LP

A handwritten signature in blue ink, appearing to read "Clifton Phillips", enclosed within a large, hand-drawn oval.

Clifton Phillips
President of Sole Member of GP



February 25, 2011

Mr. Clifton Phillips
RST Aster Villas, LP
1750 Valley View Lane, Suite 420
Dallas, Texas 75234

RE: Funding Request for Aster Villas, TDHCA # 11105

Dear Mr. Phillips:

The City of Del Rio has received your application asking the City to consider providing funding to Aster Villas, a family affordable housing community. Our understanding is that RST Aster Villas, LP will be submitting an application to the Texas Department of Housing and Community Affairs (TDHCA) for an allocation of Low Income Housing Tax Credits, which will comprise the majority of the sources of funds used to finance the proposed community.

Based upon your request to The City of Del Rio, you are requesting a loan in the amount of \$180,000 from the City with a term of the later of one year or the Placed in Service Date and an interest rate set at the Applicable Federal Rate (AFR) or below at the time of closing in order to score the maximum points in the competitive scoring system governed by the TDHCA.

We thank you for your request. The City will commence the process of reviewing your request and determining the level of support, if any. If the City decides to award funds to this particular development, such award will be made on or before August 1, 2011. We will be in contact with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Eads". The signature is written in a cursive style with a large, looping "R" and "E".

Robert Eads
City Manager

5b

MULTIFAMILY FINANCE DIVISION

BOARD ACTION REQUEST

January 17, 2012

Presentation, Discussion, and Possible Action Regarding Waivers and Other Actions to Effectuate Forward Commitment to Champions at Copperidge Awarded during the 2011 Competitive Housing Tax Credit Application Cycle.

RECOMMENDED ACTION

Approve or deny (1) a waiver of the unit mix requirements and authorization of necessary amendments (2) a waiver of the application of requirements from 10 TAC §49.5 (QAP or Qualified Allocation Plan) to allow for the \$2 million cap to be applied in 2012, the year in which the credits will be allocated.

WHEREAS, an application for tax credits was submitted for Champion Homes at Copperidge on March 1, 2011, reflecting a unit mix which was not in conformance with QAP §49.4; and

WHEREAS, the applicant has already received an allocation of tax credits which will be counted against the \$2 million cap in 2011; and

WHEREAS, the Board approved a forward commitment of 2012 Housing Tax Credits for Champion Homes at Copperidge at its October 4, 2011 meeting; and

WHEREAS, the Board finds that waivers are appropriate to fulfill the purposes or policies of Chapter 2306, Texas Government Code, and for other good cause;

It is hereby,

RESOLVED, that the request for waiver from the required bedroom percentages outlined in §49.4(c)(8) is hereby _____; and

FURTHER RESOLVED, that, subject to this board's approval of the unit mix waiver, staff is authorized to execute and document all necessary amendments to effectuate such waiver; and

FURTHER RESOLVED, that the request to have the credit award of 2012 forward commitment applied to the credit cap limit for 2012, for #11139, Champion Homes at Copperidge is hereby _____.

BACKGROUND

Champion Homes at Copperridge is a proposed 252-unit new construction, mixed income development targeting the general population in Dallas, Texas. The TDHCA Board at its meeting of October 4, 2011, approved a forward commitment of 2012 Housing Tax Credits to this application. During the competitive cycle this application was not competitive in the region and, therefore, not prioritized by staff to have a complete application review. However, as a result of the forward commitment approved by the Board, staff has continued to complete the application review process and has determined that several issues exist that must be addressed by the Board in order to proceed with the forward commitment.

The first issue relates to §49.4(c)(8) of the 2011 QAP related to unit mix percentages. The QAP renders any Development located in an Urban Area involving New Construction, Reconstruction or Adaptive Reuse of Units ineligible if the Development proposes percentages of bedrooms sizes that do not meet the restrictions in the QAP. Specifically, the unit mix proposed for Champion Homes at Copperridge is as follows:

Type of Unit	No. of Units Proposed for #11139	% of Total	% Restrictions Pursuant to §49.4(c)(8)
1-Bedroom	117	46%	No more than 30%
2-Bedroom	110	44%	No more than 55%
3-Bedroom	25	10%	No more than 40%

As illustrated above, the proposed unit mix includes 46% one-bedroom units, which exceeds the restriction of not more than 30% one-bedroom units in a development. The application discloses the ineligibility issue in the Certification of Principal or Development Owner exhibit under Volume 1, Tab 5, Part E of the application. The Applicant identifies the non-conforming unit mix. The Applicant indicates that the development is an urban infill, transit oriented development that is mixed income. The 2011 QAP provides an exception to the unit mix restrictions for Qualified Elderly Developments, a Development composed entirely of single family dwellings and certain specific types of transitional housing for the homeless, and Single Room Occupancy units. Champion Homes at Copperridge does not meet any of the listed exceptions.

The second issue identified with the Champion Homes at Copperridge application relates to the credit cap limit. §49.5(b) of the 2011 QAP states that Competitive Housing Tax Credits approved by the Board during the 2011 calendar year, including forward commitments from the 2012 Credit Ceiling, are applied to the credit cap limit for the 2011 Application Round. The Applicant has had the benefit of receiving awards of forward commitments in each of the past two competitive cycles (2009 and 2010), with the Board allowing the amount of credit from these forwards be applied to the following year's credit cap, as opposed to applying the credit amount to the credit cap for the year in which the application is submitted as required by the QAP. This Board decision allowed the Applicant to receive the awards while addressing the potential violation of the \$2M cap. The Board did not address this issue when it approved the Applicant's 2011 application for a forward commitment.

REPORT ITEMS

R1

OFFICE OF RECOVERY ACT ACCOUNTABILITY AND OVERSIGHT

BOARD REPORT ITEM

January 17, 2012

REPORT ITEM

Presentation and Discussion on a Status Report on the Implementation of the American Recovery and Reinvestment Act of 2009 (Recovery Act). This item provides an update on the status of the activity relating to each of the Recovery Act programs as well as a summary of the quarterly Section 1512 jobs reporting submitted for July 1, 2011 through September 30, 2011.

Recovery Act Program Summary

Program	Activities	Program Status	Total Funding Expended to Date* Percent Expended	Served to Date**	1512 Reported Data Reported Program Expenditures^^ Jobs Created or Retained^	Timeline / Contract Period
Weatherization Assistance Program	Minor home repair to increase energy efficiency, maximum \$6,500 per household. Households at or below 200% of poverty.	<ul style="list-style-type: none"> Contracts executed for 100% of funds. Fund movements among contracts have been executed. 3-month extension of TDHCA contract with DOE was granted on January 6, 2012 	\$326,975,732 \$289,309,191 88.48%	51,305 households	\$251,779,065 998.78 jobs	<ul style="list-style-type: none"> Recipients were originally required to expend all funds by August 31, 2011; most subrecipients have subsequently been granted extensions to allow completion of expenditures. Federal funding expiration date has now been extended to June 30, 2012, with a 90 day close out period to end September 30, 2012.
Homelessness Prevention and Rapid Re-Housing Program	Rental asst, housing search, credit repair, deposits, moving cost assistance, & case management. Persons at or below 50% AMI.	<ul style="list-style-type: none"> All contracts executed and subrecipients currently drawing funds. Only 11 contracts remain open and all are scheduled to expire on February 28, 2012. 	\$41,472,772 \$40,331,273 97.25%	44,463 persons	\$38,320,145 131.38 jobs	<ul style="list-style-type: none"> HUD requires 60% of funds expended in 2 years (Achieved Early); 100% in 3 years. Recipients were initially required to expend all funds by December 31, 2011, however funds were re-allocated among subrecipients and extensions were granted where necessary.

Program	Activities	Program Status	Total Funding Expended to Date* Percent Expended	Served to Date**	1512 Reported Data Reported Program Expenditures^^ Jobs Created or Retained^	Timeline / Contract Period
						<ul style="list-style-type: none"> Federal funding expiration date is July 16, 2012.
Community Services Block Grant Program	Assists existing network of Community Action Agencies with services including child care, job training, and poverty-related programs. Persons at or below 200% of poverty.	<ul style="list-style-type: none"> COMPLETE Third party audits of the subrecipients programs will take place over the next year and could result in additional disallowed costs and/or returned funds. 	\$48,109,133 \$48,117,069 99.92%	99,325 persons	\$48,119,270	<ul style="list-style-type: none"> Program complete.
Tax Credit Assistance Program	Provides assistance for 2007, 2008 or 2009 Housing Tax Credit awarded developments. Households at or below 60% AMI.	<ul style="list-style-type: none"> Written Agreements executed for sixty-four (64) awards as of January 7, 2011. Sixty-four(64) loans have closed. Amount Awarded and Closed: \$148,354,769 (100%) Only 11 subrecipients still have funds associated with their final draw to be requested. 	\$148,354,769 \$139,125,233 93.78%	8,346 households	\$134,376,703 103.91 jobs	<ul style="list-style-type: none"> Commitment of 75% of funds required by February 17, 2010. (Achieved) State must expend 75% of funds by Feb 17, 2011. (Achieved) Owners must expend 100% of funds by February 17, 2012.
Housing Tax Credit Exchange Program^^^	Provides assistance to 2007, 2008 or 2009 Housing Tax Credit awarded developments. Households at or below 60% AMI.	<ul style="list-style-type: none"> COMPLETE Written agreements have been executed for 89 out of 89 awards as of December 6, 2010. Amount Awarded: \$594,091,929 (100%) Amount Closed: \$594,091,929 (100%) 	\$594,091,929 \$592,728,482 99.77%	8,015 households	9,351 jobs	<ul style="list-style-type: none"> State must award all funds by December 31, 2010. (Achieved) Owners must incur 30% of costs by December 31, 2010. (Achieved) Program Complete: 99.77% of funds were expended.
Total			\$1,159,043,273	143,788	\$1,025,998,658	

Program	Activities	Program Status	Total Funding Expended to Date* Percent Expended	Served to Date**	1512 Reported Data Reported Program Expenditures^^ Jobs Created or Retained^	Timeline / Contract Period
			\$1,109,602,459 95.73%	persons 67,666 households	1512: 1,234.07 jobs this quarter Exchange: 9,351 jobs cumulatively	

*This table includes updated expenditure data as of 12/30/2011.

**Total served data through 9/30/2011 for HPRP and 12/31/2010 for CSBG; 12/19/11 for WAP, 2/2/2011 for TCAP; and 12/10/2010 for HTC Ex. For TCAP and HTC Ex, households represent closed transactions.

^Jobs created or retained between 7/1/2011 and 9/30/2011. Note that Section 1512 reporting is not required for HTC Exchange and the figure includes total estimated jobs to be created or retained as reported to the U.S. Department of Treasury for 12/31/2010.

^^ Program expenditures reported for each program includes subrecipient and TDHCA administrative expenses. Information is updated quarterly. Data was submitted to Recovery.gov for quarter ending 9/30/2011.

^^^ The Housing Tax Credit Exchange Program is not subject to 1512 reporting requirements.

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LEGAL SERVICES DIVISION

BOARD REPORT ITEM

January 17, 2012

Report on move of bond counsel to Bracewell Giuliani

REPORT ITEM

The Department is changing one of its bond counsels from Vinson & Elkins, LLP, to Bracewell Giuliani, LLP. The Department's relationship with its other bond counsel, Bates & Coleman P.C., is unaffected by the move.

BACKGROUND

This month the public finance section at Vinson & Elkins, LLP, is moving to the firm of Bracewell Giuliani, LLP. Therefore, Bracewell Giuliani will become bond counsel to the Department under a new contract, and the contract with Vinson & Elkins will be terminated. The move should be completed in mid-January. Department staff has been working with Vinson & Elkins and the Office of the Attorney General to assure a smooth transition of services.

The Department wishes to take this time to thank Vinson & Elkins for a job well done. They have provided the Department with top tier services for many years and we wish them the best in the future. We also look forward to the relationship with Bracewell Giuliani.

R3

HOUSING TRUST FUND

BOARD REPORT ITEM

January 17, 2012

Report on the approved participants for the Housing Trust Fund (HTF) Homebuyer Assistance (HBA) Program, Amy Young Barrier Removal Program and the Texas Bootstrap Loan Program.

Background

On July 12, 2007, the Board approved the Department's Office of Colonia Initiatives (OCI) utilization of a reservation process in order to increase and expedite the expenditure of funds. The Board subsequently approved the utilization of a reservation process for Housing Trust Fund (HTF) programs on July 29, 2011. At that time, the Department process required the submission a quarterly report to the Board and posting on the Department's website a list of all HTF Program Administrators that have been approved to participate in the funding reservation process. The most recent report was submitted to the Board on September 15, 2011.

The 2010-2011 HTF Homebuyer Assistance (HBA) Program funds were released to the reservation system on March 7, 2011. Reservations were accepted through December 28, 2011, at which time all funds had been reserved. A list of the 47 HBA contract administrators is provided on the HBA Program page at <http://www.tdhca.state.tx.us/hhf/single-family/homebuyer-assistance.htm>. The availability and use of the HTF HBA and Amy Young Program funds are subject to the Housing Trust Fund Program Rules at 10 TAC 51.

The 2012-2013 Amy Young Barrier Removal Program funds were released to the reservation system on August 12, 2011 and will grant access on an ongoing basis until all Program funds are reserved, or until August 31, 2012, whichever occurs first. A list of the 27 Amy Young Program contract administrators is provided on the 2012-2013 Amy Young Program page at <http://www.tdhca.state.tx.us/hhf/single-family/amy-young.htm>.

The Department began accepting reservations for the 2012-2013 Texas Bootstrap Loan Program on October 27, 2011, and will continue to accept reservations on an ongoing basis until August 31, 2013 or until such time as all funding has been committed. A list of the 38 Nonprofit Owner-Builder Housing Providers (NOHPs) and the program application is provided on the Bootstrap Program page at <http://www.tdhca.state.tx.us/oci/bootstrap.jsp>. The availability and use of the funds are subject to the Department's Bootstrap Loan Program Rules at 10 TAC 2.

The organizations approved to access the HTF reservation system for currently active programs are provided in the attached chart.

Housing Trust Fund (HTF) Reservation System Programs Access Log

Amy Young Barrier Removal Program, HBA Program, and Texas Bootstrap Loan Program

Participants for Q1, FY2012 (September 1, 2011 to December 31, 2011)

Program Name	Contract Number	Applicant Organization	Applicant Type ^{1,2}	Applicant City	Applicant State
2012 Amy Young	AY 1001507	CDC Brownsville	nonprofit	Brownsville	TX
2012 Amy Young	AY 1001508	AYUDA, Inc.	nonprofit	San Elizario	TX
2012 Amy Young	AY 1001509	Harlingen CDC	nonprofit	Harlingen	TX
2012 Amy Young	AY 1001510	Familias Triunfadoras, Inc.	nonprofit	San Elizario	TX
2012 Amy Young	AY 1001511	Regional Human Services, Inc.	nonprofit	Eagle Pass	TX
2012 Amy Young	AY 1001512	La Organizacio Progresiva de San Elizario, Inc.	nonprofit	San Elizario	TX
2012 Amy Young	AY 1001513	Habitat for Humanity of Laredo, Inc.	nonprofit	Laredo	TX
2012 Amy Young	AY 1001514	Housing Authority of the City of Robstown, TX	housing authority	Robstown	TX
2012 Amy Young	AY 1001515	Habitat for Humanity of El Paso, Inc.	nonprofit	El Paso	TX
2012 Amy Young	AY 1001516	Rebuilding Together - Houston	nonprofit	Houston	TX
2012 Amy Young	AY 1001517	NHS of San Antonio, Inc.	nonprofit	San Antonio	TX
2012 Amy Young	AY 1001518	National Council of the U.S., Society of St. Vincent de Paul, Inc.	nonprofit	Fort Worth	TX
2012 Amy Young	AY 1001519	The Care Program, Inc.	nonprofit	Brownsville	TX
2012 Amy Young	AY 1001521	Galilee CDC	nonprofit	San Angelo	TX

Program Name	Contract Number	Applicant Organization	Applicant Type ^{1,2}	Applicant City	Applicant State
2012 Amy Young	AY 1001524	Meals on Wheels and More, Inc.	nonprofit	Austin	TX
2012 Amy Young	AY 1001526	Rolling Plains Management Corporation	nonprofit	Crowell	TX
2012 Amy Young	AY 1001527	Affordable Homes of South Texas, Inc.	nonprofit	McAllen	TX
2012 Amy Young	AY 1001528	South Texas Development Council	council of government	Laredo	TX
2012 Amy Young	AY 1001531	Longview Habitat for Humanity, Inc.	nonprofit	Longview	TX
2012 Amy Young	AY 1001532	City of El Paso	local government	El Paso	TX
2012 Amy Young	AY 1001542	Housing Authority of the City of Del Rio	housing authority	Del Rio	TX
2012 Amy Young	AY 1001543	Terra-Genesis of Texas, Inc.	nonprofit	San Antonio	TX
2012 Amy Young	AY 1001544	HoustonWorks USA	nonprofit	Houston	TX
2012 Amy Young	AY 1001545	Laredo-Webb NHS, Inc.	nonprofit	Laredo	TX
2012 Amy Young	AY 1001546	Comal County Senior Citizens Foundation	nonprofit	New Braunfels	TX
2012 Amy Young	AY 10015xx	West Texas Council of Governments	council of government	Abilene	TX
2012 Amy Young	AY 10015xx	City of Rice	local government	Rice	TX
2010-2011 HBA	HBA-2011001	El Paso Collaborative for Community and Economic Development	nonprofit organization	El Paso	TX
2010-2011 HBA	HBA-2011002	Community Development Corporation of Brownsville	nonprofit organization	Brownsville	TX
2010-2011 HBA	HBA-2011003	McKinney Habitat for Humanity	nonprofit	McKinney	TX

Program Name	Contract Number	Applicant Organization	Applicant Type ^{1,2}	Applicant City	Applicant State
			organization		
2010-2011 HBA	HBA-2011004	Austin Habitat for Humanity, Inc.	nonprofit organization	Austin	TX
2010-2011 HBA	HBA-2011005	Bryan-College Station Habitat for Humanity, Inc.	nonprofit organization	Bryan	TX
2010-2011 HBA	HBA-2011006	Habitat For Humanity of South Collin County, Texas	nonprofit organization	Plano	TX
2010-2011 HBA	HBA-2011007	Waco Habitat for Humanity, Inc.	nonprofit organization	Waco	TX
2010-2011 HBA	HBA-2011008	Mason County Habitat for Humanity, Inc.	nonprofit organization	Mason	TX
2010-2011 HBA	HBA-2011009	Habitat for Humanity of Jefferson County, Inc.	nonprofit organization	Beaumont	TX
2010-2011 HBA	HBA-2011010	Habitat for Humanity of Williamson County Texas, Inc.	nonprofit organization	Georgetown	TX
2010-2011 HBA	HBA-2011011	DHI Mortgage Company, Ltd	for-profit organization	Austin	TX
2010-2011 HBA	HBA-2011012	Comal County Habitat for Humanity	nonprofit organization	New Braunfels	TX
2010-2011 HBA	HBA-2011013	W.R. Starkey Mortgage, LLP	for-profit organization	Plano	TX
2010-2011 HBA	HBA-2011014	Network Funding, LP	for-profit organization	Houston	TX

Program Name	Contract Number	Applicant Organization	Applicant Type ^{1,2}	Applicant City	Applicant State
2010-2011 HBA	HBA-2011015	Cornerstone Mortgage Company	for-profit organization	Houston	TX
2010-2011 HBA	HBA-2011016	The Housing Authority of the City of Texarkana, Texas	Texas public housing authority	Texarkana	TX
2010-2011 HBA	HBA-2011017	Galilee Community Development Corporation	nonprofit organization	San Angelo	TX
2010-2011 HBA	HBA-2011018	AmeriPro Funding, Inc.	for-profit organization	Austin	TX
2010-2011 HBA	HBA-2011019	Imortgage.com, Inc.	for-profit organization	Scottsdale	AZ
2010-2011 HBA	HBA-2011020	Lower Valley Housing Corporation	nonprofit organization	El Paso	TX
2010-2011 HBA	HBA-2011021	Fort Worth Area Habitat for Humanity, Inc.	nonprofit organization	Fort Worth	TX
2010-2011 HBA	HBA-2011022	Houstonian Mortgage Group, Inc., a Texas Corporation, d/b/a Westin Mortgage Group	for-profit organization	Stafford	TX
2010-2011 HBA	HBA-2011023	AmericaHomeKey, Inc.	for-profit organization	Dallas	TX
2010-2011 HBA	HBA-2011024	NTFN, Inc, a Texas Corporation, d/b/a Premier Nationwide Lending	for-profit organization	Flower Mound	TX
2010-2011 HBA	HBA-2011025	Victorian Finance, LLC	for-profit organization	Bridgeville	PA
2010-2011 HBA	HBA-2011026	Willacy County	political subdivision	Raymondville	TX

Program Name	Contract Number	Applicant Organization	Applicant Type ^{1,2}	Applicant City	Applicant State
			of the state of Texas		
2010-2011 HBA	HBA-2011027	Harlingen Community Development Corporation	nonprofit organization	Harlingen	TX
2010-2011 HBA	HBA-2011028	City Bank, d/b/a City Bank Mortgage	for-profit organization	Lubbock	TX
2010-2011 HBA	HBA-2011029	Fort Worth Housing Authority	Texas public housing authority	Fort Worth	TX
2010-2011 HBA	HBA-2011030	JP Morgan Chase Bank, National Association	for-profit organization	Columbus	OH
2010-2011 HBA	HBA-2011031	Amegy Bank National Association	Texas State Financial Institution	Houston	TX
2010-2011 HBA	HBA-2011032	Affiliated Bank	for-profit organization	Fort Worth	TX
2010-2011 HBA	HBA-2011033	Fairway Independent Mortgage Corporation	for-profit corporation	Plano	TX
2010-2011 HBA	HBA-2011034	Gateway Mortgage Group LLC	for-profit organization	Tulsa	OK
2010-2011 HBA	HBA-2011035	1st Credential Mortgage Inc	for-profit organization	Missouri City	TX
2010-2011 HBA	HBA-2011036	Wendeburg Interests, Inc., d/b/a Liberty Mortgage	for profit corporation	Deer Park	TX

Program Name	Contract Number	Applicant Organization	Applicant Type ^{1,2}	Applicant City	Applicant State
2010-2011 HBA	HBA-2011037	Austin PeopleTrust	nonprofit organization	Austin	TX
2010-2011 HBA	HBA-2011038	First Continental Mortgage, LTD.	for-profit organization)	Houston	TX
2010-2011 HBA	HBA-2011039	Highlands Residential Mortgage, Ltd.	for-profit organization	Rockwall	TX
2010-2011 HBA	HBA-2011040	Cendera Funding, Inc.	for-profit organization	Fort Worth	TX
2010-2011 HBA	HBA-2011041	North Dallas Mortgage, LLC	for-profit organization	Frisco	TX
2010-2011 HBA	HBA-2011042	Pulte Mortgage, LLC	for-profit organization	Engelwood	CO
2010-2011 HBA	HBA-2011043	Envoy Mortgage, LTD	for-profit organization	Houston	TX
2010-2011 HBA	HBA-2011044	Ryland Mortgage Company	for-profit organization	Thousand Oaks	CA
2010-2011 HBA	HBA-2011045	PrimeLending, A PlainsCapital Company	for-profit organization	Dallas	TX
2010-2011 HBA	HBA-2011046	Academy Mortgage Corporation	for-profit organization	Sandy	UT
2010-2011 HBA	HBA-2011047	Tender Loving Care Center for Children, d/b/a Legacy Community Development Corporation	nonprofit organization	Port Arthur	TX

Program Name	Contract Number	Applicant Organization	Applicant Type ^{1,2}	Applicant City	Applicant State
2012-2013 Bootstrap	8512102	Architecture for Charity of Texas	nonprofit	Brownsville	TX
2012-2013 Bootstrap	8512103	Austin Habitat for Humanity, Inc.	nonprofit	Austin	TX
2012-2013 Bootstrap	8512104	Bay Area Habitat for Humanity-Houston, Inc.	nonprofit	Dickinson	TX
2012-2013 Bootstrap	8512105	Bryan-College Station Habitat for Humanity, Inc.	nonprofit	Bryan	TX
2012-2013 Bootstrap	8512106	Choices Inter-Linking	nonprofit	Kilgore	TX
2012-2013 Bootstrap	8512107	Comal County Habitat for Humanity	nonprofit	New Braunfels	TX
2012-2013 Bootstrap	8512108	Community Development Corporation of Brownsville	nonprofit	Brownsville	TX
2012-2013 Bootstrap	8512109	Dallas Area Habitat for Humanity, Inc.	nonprofit	Dallas	TX
2012-2013 Bootstrap	8512110	Familias Triunfadoras (Successful Families)	nonprofit	San Elizario	TX
2012-2013 Bootstrap	8512111	Fort Worth Area Habitat for Humanity, Inc.	nonprofit	Fort Worth	TX
2012-2013 Bootstrap	8512113	Habitat for Humanity - Kerr County	nonprofit	Kerrville	TX
2012-2013	8512115	Habitat for Humanity of El Paso, Inc.	nonprofit	El Paso	TX

Program Name	Contract Number	Applicant Organization	Applicant Type ^{1,2}	Applicant City	Applicant State
Bootstrap					
2012-2013 Bootstrap	8512116	Habitat for Humanity of Greater Garland, Inc.	nonprofit	Garland	TX
2012-2013 Bootstrap	8512117	Habitat for Humanity of Jefferson County, Inc.	nonprofit	Beaumont	TX
2012-2013 Bootstrap	8512118	Habitat for Humanity of Laredo, Inc	nonprofit	Laredo	TX
2012-2013 Bootstrap	8512119	Habitat for Humanity of San Angelo, Inc.	nonprofit	San Angelo	TX
2012-2013 Bootstrap	8512120	Habitat for Humanity of San Antonio, Inc.	nonprofit	San Antonio	TX
2012-2013 Bootstrap	8512121	Habitat for Humanity of San Jacinto County, Inc.	nonprofit	Coldspring	TX
2012-2013 Bootstrap	8512122	Habitat for Humanity of Smith County	nonprofit	Tyler	TX
2012-2013 Bootstrap	8512123	Habitat for Humanity of South Collin County, Texas	nonprofit	Plano	TX
2012-2013 Bootstrap	8512124	Habitat for Humanity of Williamson County Texas, Inc.	nonprofit	Georgetown	TX
2012-2013 Bootstrap	8512125	Habitat for Humanity San Marcos Area	nonprofit	San Marcos	TX
2012-2013 Bootstrap	8512127	Habitat for Humanity, Polk County, Texas, Inc.	nonprofit	Livingston	TX

Program Name	Contract Number	Applicant Organization	Applicant Type ^{1,2}	Applicant City	Applicant State
2012-2013 Bootstrap	8512128	Habitat for Humanity, Victoria	nonprofit	Victoria	TX
2012-2013 Bootstrap	8512129	La Gloria Development Corporation	nonprofit	El Cenizo	TX
2012-2013 Bootstrap	8512131	Longview Habitat for Humanity, Inc.	nonprofit	Longview	TX
2012-2013 Bootstrap	8512132	Lower Valley Housing Corporation	nonprofit	Fabens	TX
2012-2013 Bootstrap	8512133	MACSC & Housing, Inc.	nonprofit	Missouri City	TX
2012-2013 Bootstrap	8512134	Mason County Habitat for Humanity, Inc.	nonprofit	Mason	TX
2012-2013 Bootstrap	8512135	McKinney Habitat for Humanity, Inc.	nonprofit	McKinney	TX
2012-2013 Bootstrap	8512136	Midland Habitat for Humanity	nonprofit	Midland	TX
2012-2013 Bootstrap	8512137	Montgomery County Habitat for Humanity, Inc.	nonprofit	Conroe	TX
2012-2013 Bootstrap	8512139	Regional Human Services, Inc.	nonprofit	Eagle Pass	TX
2012-2013 Bootstrap	8512140	Rio Grande Habitat for Humanity, Inc.	nonprofit	McAllen	TX

Program Name	Contract Number	Applicant Organization	Applicant Type ^{1,2}	Applicant City	Applicant State
2012-2013 Bootstrap	8512141	Starr County Self Help Center, Inc.	self-help center	Rio Grande City	TX
2012-2013 Bootstrap	8512142	The "Care" Program, Incorporated	nonprofit	Brownsville	TX
2012-2013 Bootstrap	8512143	The Housing Authority of the City of Del Rio, By and Through its Self-Help Center, Val Verde County Self-Help Center	self-help center	Del Rio	TX
2012-2013 Bootstrap	8512144	Waco Habitat for Humanity, Inc.	nonprofit	Waco	TX

¹ In accordance with the Housing Trust Fund Rule and NOFAs eligible applicants for the HBA and Amy Young Program include Units of Local Government, Nonprofit Organizations, Public Housing Authorities (PHAs), for-profit organizations or any other entity authorized by the Department's Executive Director.

² In accordance with the Texas Bootstrap Program Rule and NOFA, eligible applicants include Colonia Self-Help Centers and 501 (c)(3) Nonprofit Organizations.

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PROGRAM SERVICES

STATUS REPORT

January 17, 2012

REPORT ITEM

Status Report on the Preparation of the State of Texas Plan for Fair Housing Choice: Analysis of Impediments

BACKGROUND

Staff conducted a procurement process to select a qualified firm with experience in the development of Analyses of Impediments (AI) to prepare the AI for the State of Texas and has entered into a contract with the highest ranking firm that responded to #332-RFP12-1001: BBC Research & Consulting, Inc. (BBC) on November 10, 2011.

On December 14, 2011, a meeting was held with several stakeholders in the AI process, including representatives from the Governor's Office, U.S. Department of Housing and Urban Development (HUD), four state agencies, and several others to verbalize the approach to the AI Phase 2, as well as the state's expectations for a fully comprehensive and inclusive AI. The meeting was successful and laid a sound foundation for areas to consider moving forward.

The first status report on the AI Phase 2 was submitted by BBC on January 2, 2012, and highlighted the following accomplishments:

- An analysis of the HUD letter dated May 13, 2011, including suggestions on addressing elements included in the letter;
- Submission of a proposed public outreach plan;
- Obtained all data needed for the racial and ethnic concentration analysis and identified concentrated Census Tracts using HUD's "impacted area" criteria; and
- Began research and data collection for the entitlement AI review, demographic and economic review and affordable housing analysis.

Staff met with HUD on January 5, 2012, to discuss specifics on the methodology and approach to Phase 2 to ensure that the approach meets with HUD expectation.

Staff is confident that BBC Research & Consulting will deliver a Phase 2 AI for the State of Texas that will be fully inclusive, comprehensive, and will include realistic and actionable recommendations to address fair housing barriers in Texas.

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HOUSING RESOURCE CENTER

BOARD REPORT ITEM

January 17, 2012

REPORT ITEM

Status Report on two grants received from the Centers for Medicare and Medicaid Services (CMS).

BACKGROUND

Staff is pleased to report that late in 2011, the Department received two grants from the Center for Medicare and Medicaid Services (CMS). Both of the grants have been received through the Department's partnership with the Texas Department of Aging and Disability Services (DADS).

Real Choice System Change Grant

On July 28, 2011, the Board approved a submission by the Texas Department of Housing and Community Affairs (TDHCA), in conjunction with the Texas State Medicaid Agency, the Texas Health and Human Services Commission (HHSC) via the Texas Department of Aging and Disability Services (DADS), of an application to the Center for Medicare and Medicaid Services (CMS) for a *Real Choice Systems Change: Building Sustainable Partnerships for Housing Grant*.

On September 30, 2011, the State of Texas was awarded \$330,000 in grant funds. The grant allows TDHCA to expand its partnership with DADS and other Texas health and human service agencies to create the necessary infrastructure for the State and local communities to access future affordable housing funds for persons with disabilities. The grant period ends on September 29, 2012. DADS received the funds from CMS but is administering them in partnership with TDHCA. TDHCA will monitor all of the grant activities, while DADS has been delegated to provide grant oversight.

TDHCA was funded to implement *Strategy 1: Capitalizing on New Opportunities in HUD's Section 811 Supportive Housing for Persons with Disabilities*. HUD anticipates releasing a Notice of Funding Availability (NOFA) in early 2012 for Section 811 funds that will be available to State Housing Finance Agencies for the first time. This option will allow TDHCA to apply for Project-Based Rental Assistance (PRA) funds for persons with disabilities. The PRA funds will provide rental assistance for persons with disabilities at or below 30 percent of area median family income in existing TDHCA funded multifamily properties, such as HOME and Low-Income Housing Tax Credits. HUD has yet to release draft rules regarding this new program. The Real Choice System Change Grant will fund TDHCA to do several activities to get ready for the future HUD Section 811 funds in addition to funding statewide education and outreach regarding current and future opportunities for affordable housing coordinated with services for persons with disabilities.

The grant has funded the state to do the following activities to get ready for HUD Section 811 funds:

- **PRA Agreement** - To apply for HUD Section 811 funds, TDHCA must enter into a PRA Agreement with the State Medicaid Office. The agreement will outline how services will be provided to tenants in the 811 units and the referral process to those units.

- **Amend the Consolidated Plan and/or the Qualified Allocation Plan** - TDHCA must also amend the existing Consolidated Plan and/or the Qualified Allocation Plan in order to use Section 811 funds with existing programs. The draft plan amendments will have five public hearings throughout the state and the grant will provide funds for persons with disabilities to attend those hearings.
- **Apply for HUD Section 811 Funds** – Once a Notice of Funding Availability is released by HUD, the grant funds will assist TDHCA to submit a successful application.

The grant also provides funding for additional activities to provide statewide education and outreach regarding current and future opportunities for affordable housing coordinated with services for persons with disabilities.

- **Housing and Services Partnership Academy** - TDHCA plans to hold a Housing and Services Partnership (HSP) Academy to educate affordable housing developers and local communities regarding HUD Section 811 funds and additional affordable housing and service funds available for local communities. The HSP Academy will educate local communities that apply to participate. The teams will be required to have (1) a housing funder, provider, or developer; (2) a service provider; and (3) a consumer or consumer representative. In addition, TDHCA will conduct four webinars including at least one that will target affordable housing developers regarding participation in TDHCA’s Section 811 program. The HSP Academy will be videotaped and the recordings and webinars will be placed online for future use.
- **Housing and Services for Persons with Disabilities Clearinghouse** - TDHCA is also working with the HHSC 211 Information and Referral Network to create a Housing and Services for Persons with Disabilities Clearinghouse section of the “211 Texas” website. The Clearinghouse will provide a searchable website for persons with disabilities looking for affordable housing and community based services in their area.

TDHCA has created an oversight committee, called the 811 Team, which meets monthly through the term of the grant. The committee includes representatives from HHSC, DADS, the Department of Family and Protective Services, the Department of State Health Services, the Department of Assistive and Rehabilitative Services, the Disability Advisory Workgroup, the Housing and Health Services Coordination Council, the Promoting Independence Advisory Committee, and three consumer representatives.

Administrative Funds from CMS

On January 20, 2011, the TDHCA’s Governing Board approved a submission requesting funds to CMS via DADS for administrative funding to support the housing efforts of Texas’ Money Follows the Person Demonstration Program (MFP). TDHCA received notice of the successful award of these funds in December 2011. The funds will be used to hire an equivalent of two full-time employees to assist the department in those housing efforts.

TDHCA works closely with the DADS to increase housing resources for individuals participating in the MFP Demonstration Program. The MFP Demonstration focuses on the relocation of individuals who are current residents of nursing facilities; intermediate care facilities for persons with mental retardation (ICF/MR); or of state supported living centers (SSLC) to transition into the community. The state of Texas was awarded a Demonstration Program in January 2007 worth approximately \$50 million in

federal funding through 2016. Currently as a partner, TDHCA assists in achieving the housing benchmarks for the MFP Demonstration Program through its administration of Project Access vouchers. Since the Project Access program began in 2002, TDHCA has provided Section 8 vouchers to over 500 persons with disabilities in need of affordable housing to relocate from a facility into the community.

DADS invited TDHCA to join them in an application to CMS for 100% administrative funds in support of the MFP Demonstration Program's housing efforts. There are no matching funds required for these funds. The funds will be available on an annual basis through 2016 with a possibility of carry forward available through 2020. These positions will focus their efforts on administration of the Project Access program and outreach, marketing, and technical assistance regarding TDHCA housing programs to expand the affordable, accessible, and integrated housing stock for Demonstration participants. TDHCA anticipates hiring these positions in early 2012.

Staff will continue to apprise the board of significant updates regarding both CMS grants.

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TDHCA Outreach Activities, December 2011

A compilation of activities designed to increase the awareness of TDHCA programs and services or increase the visibility of the Department among key stakeholder groups and the general public

Event	Location	Date	Division	Purpose
Public Hearing/Strategic Plan to End Homelessness	Houston	December 1	Community Affairs	Public Hearing
First Thursday Income Eligibility Training	Austin	December 1	Compliance	Training
2012 Multifamily Application Workshop	Austin	December 2	Multifamily Finance	Training
Public Hearing/Strategic Plan to End Homelessness	El Paso	December 2	Community Affairs	Public Hearing
Council for Advising & Planning for the Prevention/Treatment of Mental & Substance Abuse Disorders	Austin	December 2	Housing Resource Center	Participant
Mental Health Transformation Working Group Meeting	Austin	December 2	Housing Resource Center	Participant
Housing & Health Services Coordination Council Meeting and Public Hearing	Austin	December 5	Housing Resource Center	Participant, Public Hearing
Rural Housing Workgroup	Austin	December 5	Housing Trust Fund, Housing Resource Center	Participant
Grand Opening/Palms on Lamar	Austin	December 5	Executive, Public Affairs	Remarks, Participant
Public Hearing/Strategic Plan to End Homelessness	Laredo	December 5	Community Affairs	Public Hearing
Public Hearing/CEAP TAC Rule Amendments	Austin	December 6	Community Affairs	Public Hearing
Public Hearing/PY 2012 WAP Plan	Austin	December 6	Community Affairs	Public Hearing
2012 Multifamily Application Workshop	Houston	December 6	Multifamily Finance	Training
2012 Multifamily Application Workshop	Dallas	December 7	Multifamily Finance	Training
CMS Real Choice Grant/811 Team Meeting	Austin	December 8	Housing Resource Center	Participant
Grand Opening/Lexington Square	Angleton	December 8	Public Affairs	Remarks, Participant
Texas Coordinating Council for Veterans Services	Austin	December 12	Housing Trust Fund	Participant
Brazos Valley Affordable Housing Corp/HOME HBA, SF Development Technical Assistance	Austin	December 12	HOME	Technical Assistance
Public Hearing/Strategic Plan to End Homelessness	Austin	December 13	Community Affairs	Public Hearing
Grand Opening/Guadalupe Crossing	Comfort	December 14	Multifamily Finance	Remarks, Participant

Internet Postings of Note, December 2011

A list of new or noteworthy documents posted to the Department's Web site

FY2012 Itemized Operating Budget — Automated Budget and Evaluation System (ABEST) — summarizing the Department's Fiscal Year 2012 budget by a variety of metrics:

www.tdhca.state.tx.us/finan.htm

Neighborhood Stabilization Program Round 3 Notice of Fund Availability — announcing availability of \$3.6 million in NSP3 funds for nonprofits and local governments:
www.tdhca.state.tx.us/nsp/index.htm

2012 Draft Income and Rent Limits — relating to the Housing Tax Credit, Tax Exempt Bond, HOME, Neighborhood Stabilization and Housing Trust Fund rental development programs:
www.tdhca.state.tx.us/pmcomp/irl/index.htm

2012 Real Estate Analysis Rules — providing rules for the underwriting review of an affordable housing development's financial feasibility and economic viability:
www.tdhca.state.tx.us/rea/index.htm#rules

Modified 2012-2013 Housing Tax Credit Program Qualified Allocation Plan and Rules as Approved by the Governor — document posting includes conveyance letter and blacklined version:
www.tdhca.state.tx.us/multifamily/htc/index.htm

Fair Housing Education Materials — posted in association with documents relating to the 2012 uniform multifamily application:
www.tdhca.state.tx.us/multifamily/applications.htm

Program Services/HUD Section 3 Index Page Revision — expanding upon the concept and importance of HUD-funded programs' maximization of community benefits and economic opportunities for low-income persons and households:
www.tdhca.state.tx.us/program-services/hud-section-3/index.htm

2012 List of Approved Market Analysts — as approved by the Department to provide a comprehensive market study of the housing needs of low-income individuals to be served by a Housing Tax Credit property:
www.tdhca.state.tx.us/rea/index.htm#mktanalysis

2012 HOME Single-Family Development Application and Application Submission Procedures Manual — providing the application and basic information needed for filing a Single Family Development application under the HOME Program:
www.tdhca.state.tx.us/home-division/applications.htm

Program Guidance for CSBG Eligible Entities and Discretionary Entities — providing additional direction to CSBG subrecipients, including client eligibility & documentation, data collection & reporting, national performance indicators, etc:
www.tdhca.state.tx.us/community-services/csbg/guidance.htm

2012 Regional Allocation Formula — detailing the methodology used the formula by which the Department regionally allocates Housing Tax Credit, Housing Trust Fund, and HOME program funds:
www.tdhca.state.tx.us/housing-center/pubs.htm#raf

2012 Affordable Housing Needs Score — detailing the scoring criteria used to evaluate applications seeking funding under the Housing Tax Credit, Housing Trust Fund, and HOME programs:
www.tdhca.state.tx.us/housing-center/pubs.htm#raf

First Time Homebuyer/Mortgage Credit Program Combined Income & Purchase Price Limits — updating chart listing MSA and balance of state income levels, income requirements, and purchase price limits regarding these two homebuyer programs:
www.tdhca.state.tx.us/homeownership/fthb/buyer_intro.htm

2012 Multifamily Application Information and Documents — including final versions of documents that include Multifamily Programs Procedures Manual, Pre-Application (Housing Tax Credit only) and Multifamily Uniform Application forms, among others:

www.tdhca.state.tx.us/multifamily/applications.htm

2011 Community Services Block Grant Program National Survey — *including a narrative description of accomplishments and coordination of funds helping low income Texans achieve a higher quality of life:*
www.tdhca.state.tx.us/community-services/csbg/guidance.htm

Basic Financial Statements for Year Ended 8/31/11 — *annual financial reporting in accordance with requirements established by the Comptroller of Public Accounts:*
www.tdhca.state.tx.us/finan.htm

Computation of Unencumbered Fund Balances – Year Ended 8/31/11 — *relating to Department assets for the benefit, protection, and security of the owners of outstanding TDHCA bonds:*
www.tdhca.state.tx.us/finan.htm

Foreclosure Data Collection Web Page — *linking to resources relating to the collection of data regarding foreclosures on residential property in Texas:*
www.tdhca.state.tx.us/housing-center/index.htm

2012 Project Income and Rent Tool — *identifying maximum income and rent limits for properties participating in the Housing Tax Credit, Tax Exempt Bond, HOME, Neighborhood Stabilization Program and Housing Trust Fund rental development programs:*
www.tdhca.state.tx.us/pmcomp/irl/index.htm

2012 Section 8 Local Operator List — *detailing the current list of units of local governments, public housing authorities, and other eligible entities administering TDHCA Housing Choice Vouchers:*
www.tdhca.state.tx.us/section-8/administration.htm