BOARD MEETING OF MAY 9, 2013

J. Paul Oxer, Chair

TEXAS DEPARTMENT OF
HOUSING & COMMUNITY AFFAIRS
Building Homes. Strengthening Communities.

Juan Muñoz, Vice-Chair
J. Mark McWatters, Member
Leslie Bingham Escareño, Member
Lowell Keig, Member
Tom Gann, Member

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
BOARD MEETING

A G E N D A

9:00 a.m.
May 9, 2013

Dewitt C. Greer Building
Ric Williamson Hearing Room, 125 E. 11th Street, Austin, TX

CALL TO ORDER, ROLL CALL — J. Paul Oxer, Chairman
CERTIFICATION OF QUORUM

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

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

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 Texas Government Code, Chapter 551, Texas Open Meetings Act.

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

EXECUTIVE:

a) Presentation, Discussion, and Possible Action on the Board Minutes Summary for April 11, 2013 — Barbara Deane, Board Secretary

LEGAL:

b) Presentation, Discussion, and Possible Action on a proposed Agreed Final Order with respect to Wilshire Apartments (HTC #93062) — Jeff Pender, Deputy General Counsel

RULES:

c) Presentation, Discussion, and Possible Action on an order adopting amendments to 10 TAC Chapter 5, Subchapter A, §§5.1, 5.2, 5.5, 5.8, 5.9, 5.14, 5.17, 5.21, and 5.23, concerning General Provisions, and directing its publication in the *Texas Register* — Michael DeYoung, Assist. DED, Network & Customer Service

d) Presentation, Discussion, and Possible Action on orders adopting amendments to 10 TAC Chapter 5, Subchapter E, §§5.502, 5.503, 5.505 - 5.508, 5.521 - 5.525, 5.531 and 5.532, and the repeal of §§5.504, 5.526, 5.527, 5.529, and 5.530, concerning the Weatherization Assistance Program General, and directing their publication in the *Texas Register*

e) Presentation, Discussion, and Possible Action on orders adopting amendments to 10 TAC Chapter 5, Subchapter F, §§5.602, 5.604 – 5.606, and new §§5.610 – 5.613, concerning the Weatherization Assistance Program Department of Energy, and directing their publication in the *Texas Register*

f) Presentation, Discussion, and Possible Action on orders adopting amendments to 10 TAC Chapter 5, Subchapter G, §§5.701 and 5.703; the repeal of §§5.702, 5.704, and 5.705; and new §§5.702, 5.704, and 5.705, concerning the Weatherization Assistance Program Low Income Home Energy Assistance Program, and directing their publication in the *Texas Register*

g) Presentation, Discussion, and Possible Action on an order adopting 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter H, Income and Rent Limits, and directing its publication in the *Texas Register*

Patricia Murphy
Chief of Compliance

h) Presentation, Discussion, and Possible Action on orders adopting amendments to 10 TAC Chapter 23, Single Family HOME Program, Subchapter B, Availability of Funds, Application Requirements, Review and Award Procedures, General Administrative Requirements, and Resale and Recapture of Funds, §23.26, concerning Reservation System Participant Agreements (RSP); amendments to Subchapter C, Homeowner Rehabilitation Assistance Program, §§23.31 and 23.32, concerning Homeowner Rehabilitation Assistance Program Requirements; and amendments to Subchapter D, Homebuyer Assistance Program, §23.41, concerning Homebuyer Assistance (HBA) Program Requirements, and directing their publication in the *Texas Register*

Jennifer Molinari
Dir. HOME

FINANCIAL ADMINISTRATION:

David Cervantes
Chief Financial Officer

i) Presentation and Discussion of the Department's 2nd Quarter Investment Report in accordance with the Public Funds Investment Act (PFIA)

BOND FINANCE:

Tim Nelson
Dir. Bond Finance

j) Presentation, Discussion, and Possible Action on Resolution No. 13-034 authorizing the filing of one or more applications for reservation with the Texas Bond Review Board with respect to qualified mortgage bonds

k) Presentation, Discussion, and Possible Action on a Request for Proposal (RFP) for investment banking firms interested in providing investment banking services as Senior Manager and Co-Manager for one or more proposed single family mortgage revenue bonds starting in fiscal year 2014

l) Presentation and Discussion of the Department's 2nd Quarter Investment Report relating to funds held under Bond Trust Indentures

COMMUNITY AFFAIRS:

Michael DeYoung
Assist. DED, Network & Customer Service

m) Presentation, Discussion, and Possible Action on Approval of the FFY 2013 Low Income Home Energy Assistance Program (LIHEAP) State Plan Amendment

n) Presentation, Discussion, and Possible Action on Approval of the Draft FFY 2014 Low Income Home Energy Assistance Program (LIHEAP) State Plan, to be published in the *Texas Register* for Public Comment

o) Presentation, Discussion, and Possible Action on Authorization to Release a Notice of Funding Availability (NOFA) for Fiscal Year 2013 Emergency Solutions Grants (ESG)

NEIGHBORHOOD STABILIZATION:

Marni Holloway
Dir. Texas NSP

p) Presentation, Discussion, and Possible Action to ratify amendments made to Neighborhood Stabilization Contracts in order to meet extended deadlines established by HUD

77090000163	City of Beaumont	Beaumont
77090000213	Austin Habitat for Humanity	Austin

OFFICE OF COLONIA INITIATIVES:

Homero Cabello
Dir. OCI

q) Presentation, Discussion, and Possible Action on Colonia Self Help Center Program Award to El Paso County through Community Development Block Grant (CDBG) Funding

ASSET MANAGEMENT:

Cari Garcia
Dir. Asset Management

r) Presentation, Discussion, and Possible Action to approve a Housing Tax Credit Application Amendment

12067	Amberwood Place	Longview

s) Presentation, Discussion, and Possible Action to approve Material LURA Amendments

852026	Housing for Victims of Domestic Violence	Denton
98898	Special Needs Housing (Bolivar and Elm Streets)	Denton

PROGRAM, PLANNING, POLICY, AND METRICS:

David Johnson
Manager, Program Planning, Policy & Metrics

t) Presentation and Discussion on the Department Snapshot tool for the Housing Trust Fund and Colonia Self Help Center programs

REPORT ITEMS:

The Board accepts the following reports:

1. Executive Report of Housing Tax Credit Program Amendments, Extensions, and Ownership Transfers — Cari Garcia, Dir. Asset Management
2. Status Report on the HOME Program Contracts and the HOME Reservation System — Jennifer Molinari, Dir. HOME
3. Report on the status of possible amendments to the Compliance Monitoring Rules — Patricia Murphy, Chief of Compliance
4. TDHCA Outreach Activities, April 2013 — Michael Lyttle, Chief of External Affairs

ACTION ITEMS:

ITEM 2: MULTIFAMILY FINANCE DIVISION:

Cameron Dorsey
Dir. Multifamily Finance

a) Presentation, Discussion, and Possible Action on Preclearance requests for Community Revitalization Plans filed with Pre-Applications in the 2013 Competitive Housing Tax Credit Cycle

13113	Reserve at Arcola Senior Living	Arcola
13140	Villas at Justin	Justin
13152	KIRON at Aubrey	Aubrey
13192	Shaenfield Apartments	San Antonio
13196	Emerald Village	San Antonio
13234	Wynnewood Family Housing	Dallas
13263	Sunland Apartments	Combes
13281	Sunquest Apartments	Primera

b) Presentation, Discussion, and Possible Action concerning the assessment of point deductions under 10 TAC §11.9(f)(1) to applications electing points for location in Economically Distressed Areas pursuant to 10 TAC §11.9(c)(6)(B)

ITEM 3: APPEALS:

Cameron Dorsey
Dir. Multifamily Finance

Timely Filed Appeals under any of the Department's Program or Underwriting Rules

13256	4320 Lofts	Houston

ITEM 4: COMMUNITY AFFAIRS:

Michael DeYoung
Assist. DED, Network & Customer Service

Presentation and Discussion on the status of Community Services Agency of South Texas (CSA)

PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS. PUBLIC COMMENT MAY INCLUDE REQUESTS THAT THE BOARD PLACE SPECIFIC MATTERS ON FUTURE AGENDAS FOR CONSIDERATION.

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public) with regard to any posted item.

J. Paul Oxer
Chairman

1. Pursuant to Tex. Gov't. Code,, §551.074 the Board may go into Executive Session 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) the Board may go into Executive Session 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*
3. Pursuant to Tex. Gov't. Code, §551.071(2) the Board may go into Executive Session 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:
   a) *Attorney General Opinion Request RQ-1106-GA, Rep. Leticia Van de Putte*
4. Pursuant to Tex. Gov't. Code, §551.072 the Board may go into Executive Session to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or-
5. Pursuant to Tex. Gov't. Code, §2306.039(c) the Board may go into Executive Session to receive reports from the internal auditor, fraud prevention coordinator, or ethics advisor and discuss issues related to fraud, waste or abuse.

OPEN SESSION

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

ADJOURN

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 Michele Atkins, 512-475-3930; 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 three (3) days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Jorge Reyes, 512-475-4577 at least three (3) days before the meeting so that appropriate arrangements can be made.

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

1a

BOARD ACTION REQUEST

BOARD SECRETARY

MAY 9, 2013

Presentation, Discussion, and Possible Action on the Board Minutes Summary for April 11, 2013.

RECOMMENDED ACTION

Approve Board Meeting Minutes Summary for April 11, 2013.

> **RESOLVED**, that the Board Meeting Minutes Summary for April 11, 2013, is hereby approved as presented.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
BOARD MEETING

April 11, 2013; 9:00 a.m.

Dewitt C. Greer Building
Ric Williamson Hearing Room, 125 E. 11th Street
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 April 11, 2013 was called to order by Chair, J. Paul Oxer at 9:00 a.m. It was held at the Dewitt C. Greer Building, Ric Williamson Hearing Room, 125 E. 11th Street, Austin, Texas. Roll call certified a quorum was present.

MEMBERS PRESENT:

J. Paul Oxer, Chair
Juan Muñoz, Vice Chair
J. Mark McWatters, Member
Leslie Bingham-Escareño, Member
Lowell Keig, Member
Tom H. Gann, Member

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 the Texas Open Meetings Act, Texas Government Code, Chapter 551.

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

EXECUTIVE:

a) Presentation, Discussion, and Possible Action regarding the Board Minutes Summary for February 21, 2013

RULES:

b) Presentation, Discussion, and Possible Action on an order adopting the repeal of 10 TAC Chapter 9, §§9.1 – 9.8, concerning Texas Neighborhood Stabilization Program, and directing its publication in the *Texas Register*

c) Presentation, Discussion, and Possible Action on an order adopting an amendment to 10 TAC Chapter 25, §25.5, regarding the Colonia Self-Help Center Program Rule, and directing its publication in the *Texas Register*

d) Presentation, Discussion, and Possible Action on an order adopting amendments to 10 TAC Chapter 1, §1.5 regarding Previous Participation Reviews, and directing its publication in the *Texas Register*

e) Presentation, Discussion, and Possible Action on an order adopting amendments to 10 TAC Chapter 60, Compliance Administration, Subchapter B, Accessibility Requirements, §60.209 regarding Reasonable Accommodations, and directing its publication in the *Texas Register*

MULTIFAMILY FINANCE:

f) Presentation, Discussion, and Possible Action to allow for public comment regarding proposed demolition of units at Villa Brazos in Freeport and one-for-one replacement under §104(d) of the Housing and Community Development Act as outlined by 24 CFR Part 42

g) Presentation, Discussion, and Possible Action on Determination Notices for Housing Tax Credits with another Issuer

13401	Blue Ash Apartments	Houston
13402	The Paddock at Norwood	Austin
13403	Forest Park Apartments	Austin
13404	Silver Springs Apartments	Austin

h) Presentation, Discussion and Possible Action regarding Resolution No. 13-032 for the First Amendment to the Loan Agreement relating to the Multifamily Housing Revenue Bonds for Stonehaven Apartment Homes, Series 2006

TEXAS NEIGHBORHOOD STABILIZATION PROGRAM:

i) Presentation, Discussion, and Possible Action to approve certain activities necessary for adherence to extended deadlines established by HUD for NSP1 and NSP3 and to direct the Executive Director to execute such actions

BOND FINANCE:

j) Presentation, Discussion, and Possible Action on Resolution 13-026 approving the Department's Interest Rate Swap Policy

k) Presentation, Discussion, and Possible Action on Resolution 13-027 authorizing the Amendment of Depository Agreements relating to Single Family Mortgage Revenue Bonds and Residential Mortgage Revenue Bonds

l) Presentation, Discussion, and Possible Action adopting Resolution No. 13-028 authorizing the investment of General Funds in Mortgage Backed Securities

m) Presentation, Discussion, and Possible Action on Resolution No. 13-029 approving modifications to the Mortgage Credit Certificate Program (MCC) (Program 80)

n) Presentation, Discussion, and Possible Action on Resolution No. 13-030 authorizing Publication of Public Notice for Mortgage Credit Certificate Program (MCC) (Program 81)

o) Presentation, Discussion, and Possible Action on Resolution 13-031 authorizing the tender remarketing of Residential Mortgage Revenue Bonds, Taxable Series 2009C-1

REPORT ITEMS:

The Board accepts the following reports:

1. Report on the status of a rule regarding rent limits for certain tax exempt bond Developments
2. Status Report on the HOME Program Contracts and Reservation System
3. Final Report on actions taken under the Texas Neighborhood Stabilization Program grant of emergency authority
4. TDHCA Outreach Activities, February - March 2013

Motion by Leslie Bingham-Escareño to approve the Consent Agenda; duly seconded by Juan Muñoz; motion passed unanimously.

ACTION ITEMS. *AT THE DISCRETION OF THE BOARD CHAIR, ITEMS MAY BE TAKEN OUT OF ORDER.*

AGENDA ITEM 5: BOND FINANCE:

Presentation, Discussion, and Possible Action on Resolution 13-025 approving the Department's Investment Policy

Motion by Lowell Keig to accept staff's recommendation to approve Resolution 13-025, the Department's Investment Policy; duly seconded by Tom Gann; motion passed unanimously.

AGENDA ITEM 2: MULTIFAMILY FINANCE DIVISION:

a) Presentation, Discussion, and Possible Action on the Issuance of Multifamily Housing Revenue Bonds with TDHCA as the Issuer, Resolution No. 13-033, and a Determination Notice of Housing Tax Credits for Waters at Willow Run

Motion by Leslie Bingham-Escareño to accept staff's recommendation to approve Resolution No. 13-033; duly seconded by Juan Muñoz;

Scott Swain, resident of Wells Branch, provided testimony in opposition of staff recommendation.

Debby Thompson, president of the Wells Branch Neighborhood Association, provided testimony in opposition of staff recommendation.

Emily Berser, resident of Wells Branch, provided testimony in opposition of staff recommendation.

Laura Ludwig, resident of Wells Branch, provided testimony in opposition of staff recommendation.

Michael Wenn, president of Atlantic Housing, the developer, provided testimony in support of staff recommendation.

Amended motion by Leslie Bingham-Escareño to approve Resolution No. 13-033 for Waters at Willow Run; amended motion duly seconded by Juan Muñoz; Motion passed unanimously.

The Board took a brief recess and reconvened at 10:45 a.m.

Barbara Deane, General Counsel, recommended that the board reopen Agenda Item 2a in order to entertain a separate motion to approve a Determination Notice of Housing Tax Credits for Waters at Willow Run;
Motion by Leslie Bingham-Escareño to approve a Determination Notice of Housing Tax Credits for Waters at Willow Run as recommended by staff; duly seconded by Juan Muñoz; motion passed unanimously.

b) Presentation, Discussion, and Possible Action on Preclearance requests for Community Revitalization Plans filed with Pre-Applications in the 2013 Competitive Housing Tax Credit Cycle

13023	Patriot's Crossing	Dallas-*Handout provided*.
13100	Villages of Penitas	Penitas
13124	Serenity Place Apartments	Dallas-*Handout provided.*

Motion by Leslie Bingham-Escareño to accept staff recommendation to grant preclearance for the Lancaster Corridor Cigarette Hill (Dallas) community revitalization plan and its associated $20 million budget associated with the applications Patriot's Crossing, #13023 and Serenity Place Apartments, #13124; and granting preclearance for the revitalization plan for the Diamond Avenue neighborhood with its associated $8 million budget associated with the application for Villages of Penitas, #13100; duly seconded by Lowell Keig; motion passed unanimously.

13082	Woodland Creek Apartments	Corpus Christi
13163	Lexington Manor Apartments	Corpus Christi

Motion by Juan Muñoz to accept staff recommendation to deny preclearance for the Northwest Area Development Plan and the South Side Area Development Plan (Corpus Christi), for the applications, Woodland Creek, #13082, and Lexington Manor, #13163; duly seconded by Tom Gann; motion passed unanimously.

13125	Songhai at West Gate	Austin

Motion by Tom Gann to accept staff recommendation to deny the preclearance request for Songhai at West Gate; duly seconded by Leslie Bingham-Escareño; motion passed unanimously.

13144	Mariposa at Pecan Park	La Porte

Motion by Lowell Keig to accept staff recommendation to deny the preclearance request for Mariposa at Pecan Park; duly seconded by Juan Muñoz;
Chuck Elkin, council member, City of La Porte, provided testimony in opposition to staff recommendation.
Stuart Shaw, Bonner Carrington, provided testimony in opposition to staff recommendation.
Barry Palmer, Coats Rose, provided testimony in opposition to staff recommendation.
Casey Bump, Bonner Carrington, provided testimony in opposition to staff recommendation.
Motion passed unanimously.

13252	Oak Creek Village	Austin

Lowell Keig recused himself and exited the room during this agenda item; Motion by Juan Muñoz to accept staff recommendation to deny the preclearance request for Oak Creek Village; duly seconded by Tom Gann;
Sara Andre, provided testimony in opposition to staff recommendation.
Motion passed unanimously.

13113	Reserve at Arcola Senior Living	Arcola

Withdrawn by Applicant until May Board Meeting.

13140	Villas at Justin	Justin

Withdrawn by Applicant until May Board Meeting.

13192	Shaenfield Apartments	San Antonio

Withdrawn by Applicant until May Board Meeting.

13196	Emerald Village	San Antonio

Withdrawn by Applicant until May Board Meeting.

13234	Wynnewood Family Housing	Dallas

Withdrawn by Applicant until May Board Meeting.

13263 Sunland Apartments Combes
Withdrawn by Applicant until May Board Meeting.
13281 Sunquest Apartments Primera
Withdrawn by Applicant until May Board Meeting.

EXECUTIVE SESSION

At 12:42 p.m. Mr. Oxer convened the Executive Session.

1. The Board may go into Executive Session Pursuant to Tex. Gov't. Code,, §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer 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*
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:
   a) *Attorney General Opinion Request RQ-1106-GA, Rep. Leticia Van de Putte*
4. Pursuant to Tex. Gov't. Code, §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or-
5. Pursuant to Tex. Gov't. Code, §2306.039(c) the Department's internal auditor, fraud prevention coordinator, or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.
   a) *Report*

OPEN SESSION

At 2:00 p.m. Mr. 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 3: EXECUTIVE:

a) Presentation and Discussion on the $12 million Award to TDHCA from the U.S. Department of Housing and Urban Development (HUD) for the Section 811 Project Rental Assistance Demonstration Program

Report item only. No action required. J. Mark McWatters and Lowell Keig absent.

AGENDA ITEM 4: HOUSING RESOURCE CENTER:

Presentation, Discussion, and Possible Action authorizing the release and award for a Request for Proposals for funds under the Affordable Housing Research and Information Program and with other funds eligible for research activities under the purview of the Housing Resource Center

Motion by Leslie Bingham-Escareño to accept staff's recommendation to authorize the release and award of a Request for Proposals for funds under the Affordable Housing Research and Information Program and with other funds eligible for research activities under the purview of the Housing Resource Center; duly seconded by Tom Gann; J. Mark McWatters and Lowell Keig absent; motion passed.

AGENDA ITEM 3: EXECUTIVE: *CONTINUED*

b) Presentation, Discussion, and Possible Action on a Reprogramming of 2014 – 2015 CSBG Discretionary Funds and Notification of Capital Budget Item Request Change

Motion by Tom Gann to accept staff's recommendation on a Reprogramming of 2014 – 2015 CSBG Discretionary Funds and Notification of Capital Budget Item Request Change; duly seconded by Juan Muñoz; J. Mark McWatters and Lowell Keig absent; motion passed.

AGENDA ITEM 6: COMPLIANCE:

Presentation, Discussion, and Possible Action on proposed amendments to 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter F, §§10.601 – 10.608, §§10.610 -10.611, §§10.613- 10.621, relating to Compliance Monitoring; a proposed repeal of §10.609, relating to Annual Recertification for All Programs and Student Requirements for HTC, Exchange, TCAP, and BOND Developments; a proposed repeal of §10.612, relating to Requirements Pertaining to Households with Rental Assistance; a proposed new §10.609, relating to Tenant File Requirements; a proposed new §10.612 relating to Affirmative Marketing

Requirements; and a proposed new §10.626, relating to Tenant Selection Criteria, for public comment and publication in the *Texas Register*

Motion by Juan Muñoz to accept staff's recommendation on proposed amendments to 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter F, §§10.601 – 10.608, §§10.610 -10.611, §§10.613- 10.621, relating to Compliance Monitoring; a proposed repeal of §10.609, relating to Annual Recertification for All Programs and Student Requirements for HTC, Exchange, TCAP, and BOND Developments; a proposed repeal of §10.612, relating to Requirements Pertaining to Households with Rental Assistance; a proposed new §10.609, relating to Tenant File Requirements; a proposed new §10.612 relating to Affirmative Marketing Requirements; and a proposed new §10.626, relating to Tenant Selection Criteria, for public comment and publication in the *Texas Register*, as amended; duly seconded by Leslie Bingham-Escareño;

Barry Kahn, Hettig Kahn Development provided testimony in opposition to staff recommendation.

Cynthia Bast, Locke Lord, provided testimony in opposition to staff recommendation.

The Board took a brief recess.

After further discussion, Juan Muñoz and Leslie Bingham-Escareño withdrew their motion and second.

Motion by Leslie Bingham-Escareño to table and direct staff to hold a roundtable discussion, and hold in abeyance any scoring related to the fair housing disclosure notice form, and in conducting previous participation reviews disregard the finding of failure to maintain or provide annual eligibility certification until these rules are adopted in final form, and bring the proposed amendments back to the board for consideration; duly seconded by Tom Gann; J. Mark McWatters and Lowell Keig absent; motion passed.

AGENDA ITEM 7: COMMUNITY AFFAIRS

Presentation, Discussion, and Possible Action on approval to release a Request for Applications (RFA) to administer the Comprehensive Energy Assistance Program (CEAP) in Dimmit, LaSalle, and Maverick counties and the Weatherization Assistance Program (WAP) in Dimmit, Edwards, Kinney, LaSalle, Maverick, Real, Uvalde, Val Verde and Zavala counties

Motion by Juan Muñoz to accept staff's recommendation on approval to release a Request for Applications (RFA) to administer the Comprehensive Energy Assistance Program (CEAP) in Dimmit, LaSalle, and Maverick counties and the Weatherization Assistance Program (WAP) in Dimmit, Edwards, Kinney, LaSalle, Maverick, Real, Uvalde, Val Verde and Zavala counties; duly seconded by Leslie Bingham-Escareño; J. Mark McWatters and Lowell Keig absent;

David Ojeda, Executive Director, Community Services Agency of South Texas, provided testimony and requested approval to place an item on May Agenda to discuss this issue further.

Motion passed.

AGENDA ITEM 8: ASSET MANAGEMENT:

Presentation, Discussion, and Possible Action to approve the repayment of HOME funds to HUD with non-federal funds

Motion by Tom Gann to accept staff's recommendation to approve the repayment of HOME funds to HUD with non-federal funds; duly seconded by Leslie Bingham-Escareño; J. Mark McWatters and Lowell Keig absent; motion passed.

AGENDA ITEM 9: HOME:

a) Presentation, Discussion, and Possible Action to approve certain actions as necessary for adherence to deadlines established by regulation for the HOME Investment Partnerships Program and to direct the Executive Director to execute such actions

Motion by Juan Muñoz to accept staff's recommendation to approve certain actions as necessary for adherence to deadlines established by regulation for the HOME Investment Partnerships Program and to direct the Executive Director to execute such actions; duly seconded by Tom Gann; J. Mark McWatters and Lowell Keig absent; motion passed.

Robin Sisco, Langford Community Management, provided testimony in support of staff recommendation.

Motion passed.

Lowell Keig returned.

b) Presentation, Discussion, and Possible Action to authorize the issuance of a 2013 HOME Single Family Development (SFD) Activity Notice of Funding Availability (NOFA)

Motion by Tom Gann to accept staff's recommendation to authorize the issuance of a 2013 HOME Single Family Development (SFD) Activity Notice of Funding Availability (NOFA); duly seconded by Juan Muñoz; J. Mark McWatters absent; motion passed.

c) Presentation, Discussion, and Possible Action to authorize the issuance of a 2013 HOME Single Family Programs Notice of Funding Availability (NOFA) for the Contract for Deed Conversion (CFDC) Program

Motion by Juan Muñoz to accept staff's recommendation to authorize the issuance of a 2013 HOME Single Family Programs Notice of Funding Availability (NOFA) for the Contract for Deed Conversion (CFDC) Program; duly seconded by Lowell Keig; J. Mark McWatters absent; motion passed.

AGENDA ITEM 10: PROGRAM, PLANNING, POLICY, AND METRICS:

Presentation and Discussion on the Department Snapshot tool for the Housing Trust Fund and Colonia Self Help Center programs

J. Paul Oxer announced that this item will be tabled until the May Board Meeting.

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

Tamea Dula provided testimony regarding her perceived lack of transparency in the Waiver Preclearance Determination and Disclosure process in the QAP.

John Woodley, Wells Branch resident, provided testimony concerning safety issues and sidewalks on Agenda Item 2a, Waters at Willow Run, and in opposition to staff recommendation. Mr. Woodley also provided additional materials for the record.

ADJOURN

Since there was no other business to come before the Board, the meeting was adjourned at 3:20 p.m. on April 11, 2013.

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Michele Atkins, Assistant Board Secretary

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

1b

BOARD ACTION REQUEST

LEGAL SERVICES

MAY 9, 2013

Presentation, Discussion, and Possible Action on a proposed Agreed Final Order with respect to Wilshire Apartments (HTC# 93062)

RECOMMENDED ACTION

WHEREAS, LT Partnership is the former owner of Wilshire Apartments in Conroe, Montgomery County, Texas, which has a history of uncorrected violations of the applicable Land Use Restriction Agreement and which failed to submit prior notification of a sale from LT Partnership to Saul Gomez that took place on September 2, 2011;

WHEREAS, on July 24, 2012, Joe W. Tyler d/b/a LT Partnership and Saul Gomez met with the TDHCA Administrative Penalties Committee ("Committee") and Mr. Tyler agreed to sign an Agreed Final Order to pay a $500 penalty, with no additional penalties to be assessed provided that other file and physical violations at the property were resolved within a certain time frame, to the satisfaction of the Compliance Division;

WHEREAS, the other file and physical violations at the property have been resolved to the satisfaction of the Compliance Division, with the exception of five units that are currently vacant and will be back in compliance upon occupancy by new households; and

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

NOW, therefore, it is hereby

RESOLVED, that the Agreed Final Order assessing an administrative penalty as outlined above for noncompliance at Wilshire Apartments (HTC# 93062), substantially in the form presented at this meeting, and including any non-substantive technical corrections, is hereby adopted as the order of this Board.

BACKGROUND

LT Partnership is the former owner of Wilshire Apartments, a nineteen-unit apartment complex located in Conroe, Texas, which is subject to a Land Use Restriction Agreement ("LURA") signed in 1993 in consideration for an allocation of low income housing tax credits in the annual amount of $12,006.00 awarded by TDHCA.

On September 2, 2011, Joe W. Tyler, Sr. d/b/a LT Partnership, sold Wilshire Apartments to Saul Gomez without submitting notice of the sale to TDHCA. This action was a violation of:

a. Section 3(k) of the LURA, which states that the owner must notify the Department in writing prior to any sale, transfer or exchange of the property;

b. Section 3(j) of the LURA, which states that the owner must require the successor owner to deliver to the Department a written Assumption Agreement, assuming all obligations under the LURA and Section 42 of the Code; and

c. 10 TEX. ADMIN. CODE §60.107[1] which requires written notice of a sale to be provided to TDHCA at least thirty days prior to the event.

At the time of the July 24, 2012 informal conference with the Committee, there were additional substantial file and physical violations at the property. The Committee agreed to allow Mr. Gomez a corrective period to submit documentation to resolve those violations. If violations were timely corrected to the satisfaction of the Compliance Division, they agreed to draft an agreed order for Mr. Tyler of LT Partnership to pay a $500 penalty for the ownership transfer violation. If violations were not timely resolved to the satisfaction of the Compliance Division, the Committee would reconsider the penalty amount for both parties. All violations have been corrected by Mr. Gomez, with the exception of five units that will be deemed to be in compliance upon occupancy by qualified tenants. The units in question are currently vacant but are ready for occupancy; therefore, an additional penalty is not appropriate at this time.

Consistent with direction from the Department's Administrative Penalties Committee, a penalty in the amount of $500 is recommended against LT Partnership.

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[1] *All references to 10 TEX. ADMIN. CODE § 60.107 refer to the version of the code in effect at the time of the September 2, 2011 sale from LT Partnership to Saul Gomez. The violations of that rule and the LURA remain violations under the current code and all interim amendments.*

ENFORCEMENT ACTION AGAINST JOE W. TYLER, SR., D/B/A LT PARTNERSHIP WITH RESPECT TO WILSHIRE APARTMENTS (LIHTC FILE # 93062)	§ § § § §	BEFORE THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

AGREED FINAL ORDER

General Remarks and official action taken:

On this _____ day of _____, 2013, the Governing Board of the Texas Department of Housing and Community Affairs ("Board") considered the matter of whether enforcement action should be taken against **JOE W. TYLER, SR d/b/a LT PARTNERSHIP**, a general partnership ("LT Partnership" or "Respondent"). The **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS** ("TDHCA" or "Department") alleges that Respondent violated its Land Use Restriction Agreement and 10 TEX. ADMIN. CODE, CHAPTER 60 by failing to timely notify TDHCA of a sale with respect to the following property sold by Respondent in September of 2011: Wilshire Apartments (LIHTC File No. 93062 / CMTS No 1136 / LDLD No. 152);

The Board has jurisdiction over this matter pursuant to TEX. GOV'T CODE § 2306.041 (Imposition of Penalty) and TEX. GOV'T CODE §§ 2306.261-2306.273 (Regulation of Housing Sponsors). The Board has the authority to dispose of this case by agreed order or otherwise pursuant to the provisions of TEX. GOV'T CODE § 2306.044 (Penalty to be Paid or Hearing Requested). The Department finds that Respondent engaged in acts or practices that violated Sections 3(j) and 3(k) of the Land Use Restriction Agreement ("LURA") and 10 TEX. ADMIN. CODE §60.107 (Notices to the Department)[1]. The Department alleges that such conduct constitutes grounds for the imposition of an administrative penalty pursuant to TEX. GOV'T CODE § 2306.041 (Imposition of a Penalty), 10 TEX. ADMIN. CODE §1.13 (Adjudicative Hearing Procedures), 10 TEX. ADMIN. CODE § 1.14 (Administrative Penalties) and 10 TEX. ADMIN. CODE §§60.307-309 (Administrative Penalties). In a desire to conclude this matter without further delay and expense, the Board and Respondent, through their respective signatures hereto, announce that they have compromised and settled all claims and they agree to the entry of this Agreed Final Order.

[1] All references to 10 TEX. ADMIN. CODE § 60.107 refer to the version of the code in effect at the time of the September 2, 2011 sale from LT Partnership to Saul Gomez. The violations of that rule and the LURA remain violations under the current code and all interim amendments.

WAIVER

Respondent acknowledges the existence of the right to request a hearing on the matters considered in this order, as provided by TEX. GOV'T CODE § 2306.044, and to seek judicial review, in the District Court of Travis County, Texas, of any order as provided by TEX. GOV'T CODE § 2306.047. Pursuant to this compromise and settlement, the Respondent waives the right to judicial review of this agreed order and acknowledges the jurisdiction of the Board over Respondent in these matters.

Upon investigation and recommendation of the Administrative Penalty Committee, the Board makes the following findings of fact and conclusions of law and enters this order:

FINDINGS OF FACT

Jurisdiction:

1. Wilshire Apartments, a 19-unit apartment complex located in Conroe, Texas, is subject to a Land Use Restriction Agreement ("LURA") dated to be effective December 20, 1993, filed of record at Document Number 9369136, Volume 938-01, Page 494 of the Official Public Records of Real Property of Montgomery County, Texas. The LURA was signed in consideration for an allocation of low income housing tax credits in the annual amount of $12,006.00 awarded by TDHCA.

Compliance Violations:

1. On September 2, 2011, LT Partnership sold Wilshire Apartments to Saul Gomez without submitting notice of the sale to TDHCA. This action was a violation of:
    a. Section 3(k) of the LURA, which states that the owner must notify the Department in writing prior to any sale, transfer or exchange of the property;
    b. Section 3(j) of the LURA, which states that the owner must require the successor owner to deliver to the Department a written Assumption Agreement, assuming all obligations under the LURA and Section 42 of the Code. Further, the LURA provides the Department the ability to void any sale, transfer or exchange of the project in the event that the Assumption Agreement is not executed and delivered as required; and
    c. 10 TEX. ADMIN. CODE §60.107 which required written notice of a sale to be provided to TDHCA at least thirty days prior to the event.
2. Additional violations of the LURA and TDHCA rules that existed at the time of the sale have since been corrected by Saul Gomez, with the exception of five units that will be deemed to be in compliance upon occupancy by qualified tenants. The units in question are currently vacant but ready for occupancy.

CONCLUSIONS OF LAW

1. Pursuant to TEX. GOV'T CODE §2306.041 and §2306.177, the board has personal and subject matter jurisdiction over LT Partnership;

2. LT Partnership violated 10 TEX. ADMIN. CODE §60.107 and Sections 3(j) and 3(k) of the LURA by failing to submit notice of the September 2, 2011 sale from LT Partnership to Saul Gomez.

3. An administrative penalty of $500.00 is an appropriate penalty in accordance with 10 TAC §§60.307 and 60.308.

Based upon the foregoing Findings of Fact and Conclusions of Law, and an assessment of the statutory factors to be considered in assessing such penalties, applied specifically to the facts and circumstances present in this case, including the Mr. Gomez's submission of a late Ownership Transfer Request and his subsequent correction of multiple file monitoring and physical condition standards violations, the Board of the Texas Department of Housing and Community Affairs orders the following:

IT IS HEREBY ORDERED that **LT PARTNERSHIP** shall pay, and is hereby directed to pay, an administrative penalty of FIVE HUNDRED AND NO ONE-HUNDREDTHS DOLLARS ($500.00) to be paid within thirty (30) days of the date this Agreed Final Order is approved by the governing board of TDHCA. Such payment shall be made by cashier's check payable to the "Texas Department of Housing and Community Affairs."

IT IS FURTHER ORDERED that payment must be submitted to the following address:

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

[Remainder of page intentionally blank]

Approved by the Governing Board of TDHCA on _____, 2013.

By: _____
Name: J. Paul Oxer
Title: Chair of the Board of TDHCA

By: _____
Name: Barbara B. Deane
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF _____§

Before me, the undersigned notary public, on this _____ day of _____, 2013, personally appeared J. Paul Oxer, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

_____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this _____ day of _____, 2013, personally appeared Barbara B. Deane, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

(Seal)

_____
Notary Public, State of Texas

STATE OF TEXAS_____§
§
COUNTY OF _____§

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

1. "My name is Joe W. Tyler, Sr, I am of sound mind, capable of making this statement, and personally acquainted with the facts herein stated.

2. I hold the office of _____ for LT Partnership. I am the authorized representative of the LT Partnership, former owner of Wilshire Apartments, which is subject to a Land Use Restriction Agreement monitored by the TDHCA in the State of Texas, and I am duly authorized by LT Partnership to execute this document.

3. LT Partnership knowingly and voluntarily enters into this Agreed Order, and agrees with and consents to the issuance and service of the foregoing Agreed Order by the Board of the Texas Department of Housing and Community Affairs."

RESPONDENT:

JOE W. TYLER, SR., d/b/a LT PARTNERSHIP,
a general partnership

By: _____

Name: Joe W. Tyler, Sr.

Title: _____

Given under my hand and seal of office this _____ day of _____, 2013.

_____
Signature of Notary Public

_____
Printed Name of Notary Public

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

1c

BOARD ACTION REQUEST

COMMUNITY AFFAIRS DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action on an order adopting amendments to 10 TAC Chapter 5, Subchapter A, §§5.1, 5.2, 5.5, 5.8, 5.9, 5.14, 5.17, 5.21, and 5.23, concerning General Provisions, and directing its publication in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, pursuant to §§2306.053 and 2306.92 of the Texas Government Code, the Department is provided the authority to adopt rules governing the administration of the Department and its Community Affairs programs; and,

WHEREAS, the proposed amendments to §§5.1, 5.2, 5.5, 5.8, 5.9, 5.14, 5.17, 5.21, and 5.23 clarify and simplify definitions, update timing of report submissions and subrecipient contract closeout, update income guidelines, and make clerical corrections,

NOW, therefore, it is hereby

RESOLVED, that the final order adopting the amendments of 10 TAC Chapter 5, §§5.1, 5.2, 5.5, 5.8, 5.9, 5.14, 5.17, 5.21, and 5.23, General Provisions, is hereby approved, together with the preamble presented to this meeting, for publication in the *Texas Register*; and

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

BACKGROUND

The proposed amended rule was approved for publication on February 21, 2013, by the Board, and was published in the March 8, 2013 issue of the *Texas Register* to allow for public comment. The public comment period closed on April 8, 2013. No comments were received.

Attachment A: Preamble and Amended 10 TAC Chapter 5, Subchapter A, §§5.1, 5.2, 5.5, 5.8, 5.9, 5.14, 5.17, 5.21, and 5.23.

The Texas Department of Housing and Community Affairs (the "Department") adopts amendments to 10 TAC Chapter 5, Community Affairs Programs, Subchapter A, §§5.1, 5.2, 5.5, 5.8, 5.9, 5.14, 5.17, 5.21, and 5.23, concerning General Provisions, without changes to the proposed text as published in the March 8, 2013 issue of the *Texas Register* (38 TexReg 1472) and will not be republished.

REASONED JUSTIFICATION. The Department finds that language in the General Provisions of Community Affairs Division rules lacked clarity and stated outdated income guidelines for Community Affairs programs. Accordingly, the amendments provide clarification and simplification of definitions, updates timing of report submissions and subrecipient contract closeout, updates income guidelines, and makes clerical corrections.

The Department accepted public comments between March 8, 2013, and April 8, 2013. Comments regarding the amendments were accepted in writing and by fax. No comments were received concerning the amended sections.

The Board approved the final order adopting the amendments on May 9, 2013.

STATUTORY AUTHORITY. The amendments are adopted pursuant to the authority of Texas Government Code, §2306.053 which authorizes the Department to adopt rules.

§5.1.Purpose and Goals.

(a) The rules established herein for Chapter 5 "Community Affairs Programs" Subchapter A "General Provisions" applies to all Community Affairs Division programs with the exception of the Section 8 Housing Choice Voucher Program. Refer to Subchapter H of this chapter for the rules governing the Section 8 Housing Choice Voucher Program. Additional program specific requirements are contained within each program subchapter.

(b) The programs administered by the Community Affairs (CA) Division of the Texas Department of Housing and Community Affairs (the Department) support the Department's mission to help Texans achieve an improved quality of life through the development of better communities.

(c) The Department accomplishes this mission by acting as a conduit for federal grant funds for housing and community affairs programs. Ensuring program compliance with the state and federal laws that govern the CA programs is another important part of the Department's mission. Oversight and program mandates ensure state and federal resources are expended in an efficient and effective manner.

§5.2.Definitions.

(a) To ensure a clear understanding of the terminology used in the context of the Community Affairs Programs, a list of terms and definitions has been compiled as a reference.

(b) The words and terms in this chapter shall have the meanings described in this subsection unless the context clearly indicates otherwise.

(1) CAA--Community Action Agency.

(2) CFR--Code of Federal Regulations.

(3) Children--Household dependents not exceeding eighteen (18) years of age.

(4) Collaborative Application--An application from two or more organizations to provide services to the target population. If a unit of general local government applies for only one organization, this will not be considered a Collaborative Application. Partners in the Collaborative Application must coordinate services and prevent duplication of services.

(5) Community Action Agencies (CAAs)--Local private and public non-profit organizations that carry out the Community Action Program (CAP), which was established by the 1964 Economic Opportunity Act to fight poverty by empowering the poor in the United States. Each CAA must have a board consisting of at least one-third elected public officials, not fewer than one-third representatives of low-income individuals and families, chosen in accordance with democratic selection procedures, and the remainder are members of business, industry, labor, religious, law enforcement, education, or other major groups and interests in the community.

(6) Community Action Plan--A plan required by the Community Services Block Grant (CSBG) Act which describes the local (Subrecipient) service delivery system, how coordination will be developed to fill identified gaps in services, how funds will be coordinated with other public and private resources and how the local entity will use the funds to support innovative community and neighborhood based initiatives related to the grant.

(7) Community Affairs Division (CAD)--The Division at the Department that administers CEAP, CSBG, ESGP, ESG, HHSP, Section 8 Housing Choice Voucher Program, and WAP.

(8) The Community Services Block Grant (CSBG)--A grant which provides U.S. federal funding for CAAs and other Eligible Entities that seek to address poverty at the community level. Like other block grants, CSBG funds are allocated to the states and other jurisdictions through a formula.

(9) CSBG Act--The CSBG Act is a law passed by Congress authorizing the Community Services Block Grant. The CSBG Act was amended by the Community Services Block Grant Amendments of 1994 and the Coats Human Services Reauthorization Act of 1998 under 42 U.S.C. §§9901, et seq. The CSBG Act authorized establishing a community services block grant program to make grants available through the program to states to ameliorate the causes of poverty in communities within the states.

(10) Cooling--Modifications including, but not limited to, the repair or replacement of air conditioning units, evaporative coolers, and refrigerators.

(11) CSBG Subrecipient--Includes CSBG Eligible Entities and other organizations that are awarded CSBG funds.

(12) Declaration of Income Statement (DIS)--A Department approved form for use when an applicant has no documented proof of income.
(13) Department--The Texas Department of Housing and Community Affairs.
(14) Discretionary Funds--Those CSBG funds maintained in reserve by a state, at its discretion, for CSBG allowable uses as authorized by §675C of the CSBG Act, and not designated for distribution on a statewide basis to CSBG Eligible Entities and not held in reserve for state administrative purposes.
(15) DOE--The United States Department of Energy.
(16) DOE WAP Rules--10 CFR Part 440 describes the Weatherization Assistance for Low Income Persons as administered through the Department of Energy.
(17) Dwelling Unit--A house, including a stationary mobile home, an apartment, a group of rooms, or a single room occupied as separate living quarters. This definition does not apply to the ESG or HHSP.
(18) Equipment--A tangible non-expendable personal property including exempt property, charged directly to the award, having a useful life of more than one year, and an acquisition cost of $5,000 or more per unit. For CSBG, CEAP, and WAP, if the unit acquisition cost exceeds $5,000, approval from the Department's Community Affairs Division must be obtained before the purchase takes place. For ESGP and ESG, if the unit acquisition cost exceeds $500, approval from the Department's Community Affairs Division must be obtained before the purchase is made.
(19) Elderly Person--A person who is sixty (60) years of age or older.
(20) Electric Base-Load Measure--Weatherization measures which address the energy efficiency and energy usage of lighting and appliances.
(21) Eligible Entity--Those local organizations in existence and designated by the federal government to administer programs created under the federal Economic Opportunity Act of 1964. This includes community action agencies, limited-purpose agencies, and units of local government. The CSBG Act defines an eligible entity as an organization that was an eligible entity on the day before the enactment of the Coats Human Services Reauthorization Act of 1998 (October 27, 1998), or is designated by the Governor to serve a given area of the state and that has a tripartite board or other mechanism specified by the state for local governance.
(22) Emergency--Defined by the LIHEAP Act of 1981 (Title XXVI of the Omnibus Budget Reconciliation Act of 1981, 42 U.S.C. §8622):
(A) natural disaster;
(B) a significant home energy supply shortage or disruption;
(C) significant increase in the cost of home energy, as determined by the Secretary;
(D) a significant increase in home energy disconnections reported by a utility, a state regulatory agency, or another agency with necessary data;
(E) a significant increase in participation in a public benefit program such as the food stamp program carried out under the Food Stamp Act of 1977 (7 U.S.C. §§2011, et seq.), the national program to provide supplemental security income carried out under Title XVI of the Social Security Act (42 U.S.C. §§1381, et seq.) or the state temporary assistance for needy families program carried out under Part A of Title IV of the Social Security Act (42 U.S.C. §§601, et seq.), as determined by the head of the appropriate federal agency;

(F) a significant increase in unemployment, layoffs, or the number of Households with an individual applying for unemployment benefits, as determined by the Secretary of Labor; or
(G) an event meeting such criteria as the Secretary, at the discretion of the Secretary, may determine to be appropriate.
(H) This definition does not apply to ESGP, ESG, or HHSP.
(23) Emergency Shelter Grants Program (ESGP)--A federal grant program established by the Homeless Housing Act of 1986 and incorporated into Title IV of the Stewart B. McKinney Homeless Assistance Act (42 U.S.C. §§11371 - 11378) and funded through HUD.
(24) Emergency Solutions Grants (ESG)--A federal grant program authorized in Title IV of the Stewart B. McKinney Homeless Assistance Act (42 U.S.C. §§11371 - 11378), as amended by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act). ESG is funded through HUD.
(25) Energy Audit--The energy audit software and procedures used to determine the cost effectiveness of weatherization measures to be installed in a dwelling unit.
(26) Energy Repairs--Weatherization-related repairs necessary to protect or complete regular weatherization energy efficiency measures.
(27) Families with Young Children--A family that includes a child age five (5) or younger.
(28) High Energy Burden-- Households with energy burden which exceeds 11% of annual gross income. Determined by dividing a Household's annual home energy costs by the Household's annual gross income.
(29) High Energy Consumption--Household energy expenditures exceeding the median of low-income home energy expenditures , by way of example, at the time of this rulemaking, that amount is $1,000, but is subject to change.
(30) Homeless or homeless individual--An individual as defined by 42 U.S.C. §§11371 - 11378 and 24 CFR §576.2.
(31) Homeless and Housing Services Program (HHSP)--A state funded program established by the State Legislature during the 81st Legislative session with the purpose of providing funds to local programs to prevent and eliminate homelessness in municipalities with a population of 285,500 or more.
(32) Household--Any individual or group of individuals who are living together as one economic unit. For energy programs, these persons customarily purchase residential energy in common or make undesignated payments for energy.
(33) Inverse Ratio of Population Density Factor--The number of square miles of a county divided by the number of poverty Households of that county.
(34) Local Units of Government--City, county, council of governments, and housing authorities.
(35) Low Income--Income in relation to family size and that governs eligibility for a program :
(A) For DOE WAP, at or below 200% of the DOE Income guidelines;
(B) For CEAP, CSBG, and LIHEAP WAP at or below 125% of the HHS Poverty Income guidelines;
(C) For ESGP, at or below 100% of the poverty level, determined in accordance with criteria established by the Director of the Office of Management and Budget;

(D) For ESG, 30% of the Area Median Income (AMI) as defined by HUD's Section 8 Income Limits for persons receiving prevention assistance; and
(E) For HHSP, 80% of the AMI as defined by HUD's Section 8 Income Limits.
(36) Low Income Home Energy Assistance Program (LIHEAP)--A federally funded block grant program that is implemented to serve low income Households who seek assistance for their home energy bills and/or weatherization services.
(37) Migrant Farm worker--An individual or family that is employed in agricultural labor or related industry and is required to be absent overnight from their permanent place of residence.
(38) Modified Cost Reimbursement--A contract sanction whereby reimbursement of costs incurred by the Subrecipient is made only after the Department has reviewed and approved backup documentation provided by the Subrecipient to support such costs.
(39) Multifamily Dwelling Unit--A structure containing more than one dwelling unit. This definition does not apply to ESGP, ESG, or HHSP.
(40) National Performance Indicator--An individual measure of performance within the Department's reporting system for measuring performance and results of Subrecipients of funds.
(41) Needs Assessment--An assessment of community needs in the areas to be served with CSBG funds.
(42) OMB--Office of Management and Budget, a federal agency.
(43) OMB Circulars--OMB circulars set forth principles and standards for determining costs for federal awards and establishes consistency in the management of grants for federal funds. Cost principles for local governments are set forth in Office of Management and Budget (OMB) Circular A-87, and for non-profit organizations in OMB Circular A-122. Uniform administrative requirements for local governments are set forth in OMB Circular A-102, and for non-profits in OMB Circular A-110. OMB Circular A-133 "Audits of States, Local Governments, and Non-Profit Organizations," provides audit standards for governmental organizations and other organizations expending federal funds.
(44) Outreach--The method that attempts to identify clients who are in need of services, alerts these clients to service provisions and benefits, and helps them use the services that are available. Outreach is utilized to locate, contact and engage potential clients.
(45) Performance Statement--A document which identifies the services to be provided by a Subrecipient.
(46) Persons with Disabilities--Any individual who is:
(A) a handicapped individual as defined in §7(9) of the Rehabilitation Act of 1973;
(B) under a disability as defined in §1614(a)(3)(A) or §223(d)(1) of the Social Security Act or in §102(7) of the Developmental Disabilities Services and Facilities Construction Act; or
(C) receiving benefits under 38 U.S.C. Chapter 11 or 15.
(47) Population Density--The number of persons residing within a given geographic area of the state.
(48) Poverty Income Guidelines--The official poverty income guidelines as issued by the U.S. Department of Health and Human Services annually.
(49) Private Nonprofit Organization--An organization described in §501(c) of the Internal Revenue Code (the "Code") of 1986 and which is exempt from taxation under subtitle A of the Code, has an accounting system and a voluntary board, and practices nondiscrimination in the provision of assistance. Private nonprofit organizations applying for ESGP, ESG and HHSP funds must be established for

charitable purposes and have activities that include, but are not limited to, the promotion of social welfare and the prevention or elimination of homelessness. The entity's net earnings may not inure to the benefit of any individual(s).

(50) Public Organization--A unit of local government, as established by the Legislature of the State of Texas. Includes, but may not be limited to, cities, counties, and councils of governments.

(51) Referral--The process of providing information to a client Household about an agency, program, or professional person that can provide the service(s) needed by the client.

(52) Rental Unit--A dwelling unit occupied by a person who pays rent for the use of the dwelling unit. This definition does not apply to ESGP, ESG, or HHSP.

(53) Renter--A person who pays rent for the use of the dwelling unit. This definition does not apply to ESGP, ESG, or HHSP.

(54) Seasonal Farm Worker--An individual or family that is employed in seasonal or temporary agricultural labor or related industry and is not required to be absent overnight from their permanent place of residence. In addition, at least 20% of the Household annualized income must be derived from the agricultural labor or related industry.

(55) Secretary--Chief Executive of the U.S. Department of Health and Human Services.

(56) Service--The provision of work or labor that does not produce a tangible commodity.

(57) Shelter--Defined by the Department as a dwelling unit or units whose principal purpose is to house on a temporary basis individuals who may or may not be related to one another and who are not living in nursing homes, prisons, or similar institutional care facilities.

(58) Single Audit--As defined in the Single Audit Act of 1984 (as amended).

(59) Single Family Dwelling Unit--A structure containing no more than one dwelling unit. This definition does not apply to ESGP, ESG, or HHSP.

(60) Social Security Act-- As defined in 42 U.S.C. §§601, et seq.

(61) State--The State of Texas or the Texas Department of Housing and Community Affairs.

(62) Subcontractor--A person or an organization with whom the Subrecipient contracts with to administer programs.

(63) Subrecipient--Generally, an organization with whom the Department contracts and provides CSBG, ESGP, CEAP, ESG, HHSP, DOE WAP, or LIHEAP funds. (Refer to Subchapters B, C, D - G, J, and K of this chapter for program specific definitions.)

(64) Supplies--All personal property excluding equipment, intangible property, and debt instruments, and inventions of a contractor conceived or first actually reduced to practice in the performance of work under a funding agreement (subject inventions), as defined in 37 CFR Part 401, "Rights to Inventions Made by Non-profit Organizations and Small Business Firms Under Government Grants, Contracts, and Cooperative Agreements."

(65) TAC--Texas Administrative Code.

(66) Targeting--Focusing assistance to Households with the highest program applicable needs.

(67) Terms and Conditions--Binding provisions provided by a funding organization to grantees accepting a grant award for a specified amount of time.

(68) Treatment as a State or Local Agency--For purposes of 5 U.S.C. Chapter 15, any entity that assumes responsibility for planning, developing, and coordinating activities under the CSBG Act and receives assistance under CSBG Act shall be deemed to be a state or local agency.
(69) Units of General Local Government--A unit of local government which has, among other responsibilities, the authority to assess and collect local taxes and to provide general governmental services.
(70) U.S.C.--United States Code.
(71) USDHHS/HHS--U.S. Department of Health and Human Services.
(72) USHUD/HUD--U.S. Department of Housing and Urban Development.
(73) Vendor Agreement--An agreement between the Subrecipient and energy vendors that contains assurance as to fair billing practices, delivery procedures, and pricing for business transactions involving ESG and LIHEAP beneficiaries.
(74) WAP--Weatherization Assistance Program.
(75) WAP PAC--Weatherization Assistance Program Policy Advisory Council. The WAP PAC was established by the Department in accordance with 10 CFR §440.17 to provide advisory services in regards to the WAP program.
(76) Weatherization Material--The material listed in Appendix A of 10 CFR Part 440.
(77) Weatherization Project--A project conducted to reduce heating and cooling demand of dwelling units that are energy inefficient.

§5.5.Lobbying Activities.
(a) Subrecipients of federal funding, including those who receive federal funds through the Department, are subject to the anti-lobbying provisions commonly referred to as "the Byrd Amendments" (31 U.S.C. §1352). The legislation imposes certain requirements for disclosure and certification on recipients of federal contracts, grants, cooperative agreements, and loans, including the requirement that each recipient of a federal contract in excess of $100,000 must complete the Standard Form-LLL "Disclosure of Lobbying Activities" form. A completed form must be submitted to the Department prior to engaging in lobbying activities. The Subrecipient must also file quarterly updates about its employment of lobbyists if material changes occur in the organization's use of lobbyists.

(b) Pursuant to the 1996 Simpson-Craig Amendment to the Lobbying Disclosure Act, 2 U.S.C. §1611, §501(c)(4) non-profit organizations, typically civic leagues or employee associations, may not receive any federal funding if such organizations engage in lobbying. The law establishes civil penalties for noncompliance, with possible penalties ranging from $10,000 to $100,000.

(c) Pursuant to the Office of Management and Budget (OMB) Circular A-122, "Cost Principles for Non-Profit Organizations," specifically §25 titled "Lobbying," costs associated with lobbying are unallowable.

§5.8.Inventory Report.

(a) The Department requires the submission of an inventory report on an annual basis to be submitted to the Department, no later than forty-five (45) days after the original end date of the contract.

(b) Vehicles, tools, and equipment purchased with funds under a contract with the Department, must be inventoried and reported to the Department during the contract period.

(c) The inventory report is cumulative and is used for vehicles, tools, and equipment with a useful life of one year or more and a unit acquisition cost of greater than $5,000 for CSBG, CEAP, and WAP and greater than $500 for ESG, ESGP, and HHSP. Property must be inventoried and reported on the Cumulative Inventory Report form. The form and instructions are found on the Department's website.

§5.9.Travel.

The governing body of each Subrecipient must adopt travel policies that adhere to Office of Management and Budget (OMB) Circulars A-87, A-110, A-122, for cost allowability. The Subrecipient must follow either the federal travel regulations or State of Texas travel rules and regulations found on the Comptroller of Public Accounts website at www.cpa.state.tx.us.

§5.14.Subrecipient Contract.

(a) Upon Board approval, the Department and Subrecipient shall enter into an agreement for the receipt of funds. The Department, acting by and through its Executive Director or his/her designee, may authorize, execute, and deliver authorized modifications and/or amendments to the contract.

(b) The governing body of the Subrecipient must pass a resolution authorizing its Executive Director or his/her designee to have signature authority to enter into contracts, sign amendments, and review and approve reports. All contract actions including extensions, amendments or revisions must be ratified by the governing body at the next regularly scheduled meeting. Minutes relating to this resolution must be on file at the Subrecipient level.

(c) Within forty-five (45) days following the conclusion of a contract issued by the Department, the Subrecipient shall provide a final expenditure and final performance report regarding funds expended under the terms of the contract.

(d) Failure of a Subrecipient to provide a final expenditure and final performance report of funds expended under the terms of the contract may be sufficient reason for the Department to deny any future contract to the Subrecipient.

§5.17.Sanctions and Contract Close Out.

(a) Subrecipients that enter into a contract with the Department to administer programs are required to follow state and federal laws and regulations and rules governing these programs.

(b) If a Subrecipient fails to comply with program and contract requirements, rules, or regulations and in the event monitoring or other reliable sources reveal material deficiencies in performance, or if the Subrecipient fails to correct any deficiency within the time allowed by federal or state law, the Department will apply one or more of the sanctions described in paragraph (1)(A) - (E) of this subsection:

(1) Deny the Subrecipient's requests for advances and place it on a Modified Cost Reimbursement method of payment until proof of compliance with the rules and regulations are received by the Department;

(A) Subrecipients placed on a Modified Cost Reimbursement method of payment must comply with the reporting requirements outlined in §5.211 of this chapter (relating to Subrecipient Reporting Requirements); §5.311 of this chapter (relating to Reports); §5.406 of this chapter (relating to Subrecipient Reporting Requirements); §5.506 of this chapter (relating to Subrecipient Reporting Requirements); §5.1006 of this chapter (relating to Performance and Expenditure Benchmarks); and §5.2007 of this chapter (relating to Reporting), as applicable;

(B) Subrecipients on a Modified Cost Reimbursement method must provide all supporting documentation to the Department no later than seven (7) days after the reporting due date;

(C) If Subrecipient has not submitted documentation required for cost reimbursement review in accordance with reporting deadlines, Subrecipient will be required to enter a monthly report containing zero amounts and submit documentation required for the review as part of the next's month reporting;

(D) Subrecipients reporting a monthly report containing zero amounts throughout the program year shall submit all required support documentation to the Department for review by the last regular monthly report (before the final report); and/or

(E) The Department will review and assess supporting documentation submitted by Subrecipient no later than the seventh (7th) day of the following month.

(2) Withhold all payments from the Subrecipient (both reimbursements and advances) until proof of compliance with the rules and regulations are received by the Department, reduce the allocation of funds (with the exception of Community Services Block Grant (CSBG) funds to Eligible Entities as described in §5.206 of this chapter (relating to Termination and Reduction of Funding) and as limited for LIHEAP funds as outlined in Texas Government Code, Chapter 2105) or impose sanctions as deemed appropriate by the Department's Executive Director, at any time, if the Department identifies possible instances of fraud, waste, abuse, fiscal mismanagement, or other serious deficiencies in the Subrecipient's performance;

(3) Suspend performance of the contract or reduce funds until proof of compliance with the rules and regulations are received by the Department or a decision is made by the Department to initiate proceedings for contract termination;

(4) Elect not to provide future grant funds to the Subrecipient until appropriate actions are taken to ensure compliance; or
(5) Terminate the contract. Adhering to the requirements governing each specific program administered by the Department, as needed, the Department may determine to proceed with the termination of a contract, in whole or in part, at any time the Department establishes there is good cause for termination. Such cause may include, but is not limited to, fraud, waste, abuse, fiscal mismanagement, or other serious deficiencies in the Subrecipient's performance. For CSBG contract termination procedures, please refer to §5.206 of this chapter.

(c) Contract Close-out. When the Department moves to terminate a contract, the procedures described in paragraphs (1) - (12) of this subsection will be implemented.
(1) The Department will issue a termination letter to the Subrecipient no less than thirty (30) days prior to terminating the contract. The Department may determine to take one of the following actions: suspend funds immediately; establish a Modified Cost Reimbursement plan for closeout proceedings; or provide instructions to the Subrecipient to prepare a proposed budget and written plan of action that supports the closeout of the contract. The plan must identify the name and current job titles of staff that will perform the close-out and an estimated dollar amount to be incurred.
(2) If the Department determines that a Modified Cost Reimbursement is an appropriate method of providing funds to accomplish closeout, the Subrecipient will submit backup documentation for all current expenditures associated with the closeout. The required documentation will include, but not be limited to, the chart of accounts, detailed general ledger, revenue and expenditure statements, time sheets, payment vouchers and/or receipts, and bank reconciliations.
(3) No later than thirty (30) days after the contract is terminated, the Subrecipient will take a physical inventory of client files, including case management files, and will submit to the Department an inventory of equipment with a unit acquisition cost of $5,000 or greater for Comprehensive Energy Assistance Program (CEAP), Weatherization Assistance Program (WAP) and Community Services Block Grant (CSBG) or a unit acquisition cost of $500 or greater for ESGP, ESG, and HHSP.
(4) The terminated Subrecipient will have thirty (30) days from the date of the physical inventory to copy all current client files. Client files must be boxed by county of origin. Current and active case management files also must be copied, inventoried, and boxed by county of origin.
(5) Within thirty (30) days following the Subrecipient's due date for copying and boxing client files, Department staff will retrieve copied client files.
(6) The terminated Subrecipient will prepare and submit no later than sixty (60) days from the date the contract is terminated, a final report containing a full accounting of all funds expended under the contract.
(7) A final monthly expenditure report and a final monthly performance report for all remaining expenditures incurred during the close-out period must be received by the Department no later than sixty (60) days from the date the Department determines that the closeout of the program and the period of transition are complete.

(8) The Subrecipient will submit to the Department no later than sixty (60) days after the termination of the contract, an inventory of the non-expendable personal property acquired in whole or in part with funds received under the contract.
(9) The Department may transfer title to equipment having a unit acquisition cost (the net invoice unit price of an item of equipment) of:
(A) $5,000 or greater for CEAP, CSBG, and WAP; or
(B) $500 or greater for ESG, ESGP, and HHSP, to the Department or to any other entity receiving funds under the program in question. The Department will make arrangements to remove equipment covered by this paragraph within ninety (90) days following termination of the contract.
(10) Upon selection of a new service provider, the Department will transfer to the new provider client files and, as appropriate, equipment.
(11) As required by OMB Circular A-133, a current year Single Audit must be performed for all agencies that have exceeded the federal expenditure threshold under OMB Circular A-133. The Department will allow a proportionate share of program funds to pay for accrued audit costs, when an audit is required, for a Single Audit that covers the date up to the closeout of the contract. The terminated Subrecipient must have a binding contract with a CPA firm on or before the termination date of the contract. The actual costs of the Single Audit and accrued audit costs including support documentation must be submitted to the Department no later than sixty (60) days from the date the Department determines the close-out is complete.
(12) Subrecipients shall submit within sixty (60) days after the date of the close-out process all financial, performance, and other applicable reports to the Department. The Department may approve extensions when requested by the Subrecipient. However, unless the Department authorizes an extension, the Subrecipient must abide by the sixty (60) day contractual requirement of submitting all referenced reports and documentation to the Department.

§5.21.Subrecipient Contact Information.
(a) In accordance with §1.22 of this title (relating to Providing Contact Information to the Department), Subrecipients will notify the Department and provide contact information for key management staff (Executive Director, Chief Financial Officer, Program Director/Manager/Coordinator) vacancies and new hires within thirty (30) days of such occurrence.

(b) As vacancies exceed the ninety (90) day threshold within the organization's board of directors, the Department will be notified of such vacancies and, if applicable, the sector the board member represented.

(c) Contact information for the board of director's board chair must be provided to the Department and shall include: the board chair's name, mailing address (which must be different from the organization's mailing address), phone number (different from the organization's phone number), fax number (if applicable), and the direct e-mail address for the board chair.

§5.23.Protected Health Information.

Except as required by federal law, Subrecipients shall not collect or maintain from any applicant protected health information as defined in the Texas Health and Safety Code, Subtitle I, Chapter 181.

1d

BOARD ACTION REQUEST

COMMUNITY AFFAIRS DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action on orders adopting amendments to 10 TAC Chapter 5, Subchapter E, §§5.502, 5.503, 5.505 - 5.508, 5.521 - 5.525, 5.531 and 5.532, and the repeal of §§5.504, 5.526, 5.527, 5.529, and 5.530, concerning the Weatherization Assistance Program General, and directing their publication in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, pursuant to Chapter 2306 of the Texas Government Code, the Department is provided the authority to adopt rules governing the administration of the Department and its programs;

WHEREAS, amendments to 10 TAC §§5.502, 5.503, 5.505 - 5.508, 5.521 - 5.525, 5.531 and 5.532 strengthen leveraging guidelines; update timing of report submissions and subrecipient contract closeout; update eligibility requirements related to client appeals, Energy Burden, and Energy Consumption; and make clerical corrections;

WHEREAS, the repeal of 10 TAC §§5.504, 5.526, 5.527, 5.529, and 5.530 removes rules that are duplicated elsewhere in the Community Affairs Division rules; and

WHEREAS, the referenced proposed rules were published in the *Texas Register* for public comment and are now ready for adoption.

NOW, therefore, it is hereby

RESOLVED, that the final order adopting the amendments to 10 TAC Chapter 5, Subchapter E, §§5.502, 5.503, 5.505 - 5.508, 5.521 - 5.525, 5.531 and 5.532, and the final order adopting the repeal of 10 TAC Chapter 5, Subchapter E §§5.504, 5.526, 5.527, 5.529, and 5.530, concerning Weatherization Assistance Program General are hereby ordered and are approved, together with the preamble presented to this meeting, for publication in the *Texas Register*; and

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

BACKGROUND

The final amendments to the Weatherization Assistance Program General Rules clarify leveraging guidelines and procedures when subrecipients leverage Weatherization Assistance Program (WAP) funds between the Department of Energy (DOE) funded activities and Low-Income Home Energy Assistance Program (LIHEAP) funded activities. The amendments also make clerical corrections, update timing of report submissions and subrecipient contract closeout, and update eligibility requirements related to client appeals, Energy Burden, and Energy Consumption.

The repeal of certain Weatherization Assistance Program General Rules remove sections that are duplicated elsewhere in the Community Affairs Division rules or are adopted under a separate Board item at this meeting. In a separate Board Action Request, final amendments to the DOE WAP and LIHEAP WAP address health and safety measures that are specific to each program and funding source requirements.

The proposed amendments and repeal were approved for publication on February 21, 2013, by the Board, and were published in the March 8, 2013 issue of the *Texas Register* to allow for public comment. The public comment period closed on April 8, 2013. Comments were received from Stella Rodriguez of the Texas Association of Community Action Agencies (TACAA). Please note that a summary of public comment and reasoned response are reflected in the preamble.

Attachment A: Preamble, Reasoned Response, and Amended 10 TAC Chapter 5, Subchapter E, §§5.502, 5.503, 5.505 - 5.508, 5.521 - 5.525, 5.531 and 5.532.

The Texas Department of Housing and Community Affairs (the "Department") adopts amendments to 10 TAC Chapter 5, Weatherization Assistance Program General, Subchapter E, §§5.502, 5.503, 5.505 - 5.508, 5.521 - 5.525, 5.531 and 5.532, concerning Weatherization Assistance Program General, with changes to the proposed text as published in the March 8, 2013 issue of the *Texas Register* (38 TexReg 1477). Sections 5.502, 5.503, 5.505, 5.506, 5.508, 5.521 - 5.525, 5.531 and 5.532 are adopted without change and will not be republished.

REASONED JUSTIFICATION. The Department finds that Weatherization Assistance Program General Rules need clarification. Accordingly, the new rule clarifies leveraging guidelines and procedures, makes clerical corrections, updates timing of report submissions and subrecipient contract closeout, and updates eligibility requirements related to client appeals, Energy Burden, and Energy consumption.

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMMENDATIONS
Comments were accepted from March 8, 2013, through April 8, 2013, with comments received from: Stella Rodriguez, Texas Association of Community Action Agencies, Inc. (TACAA).

§5.502. Purpose and Goals.
COMMENT SUMMARY: Commenter recommends that the Department remove the sentence "If Subrecipient leverages with any DOE weatherization funds, all DOE rules and requirements will apply," as it raises concerns, is not practical, and causes confusion.
STAFF RESPONSE: Staff does not recommend the removal of the sentence from §5.502. If a Subrecipient leverages DOE weatherization funds in a unit, DOE rules and requirements must be followed. If a unit does not meet income eligibility guidelines of a grant, the Subrecipient may not use that grant's weatherization funds in the unit. If a weatherization measure is allowed by one grant and not another, the Subrecipient must charge that measure to the grant that allows the measure.
BOARD RESPONSE: The Board accepted Staff's response.

§5.505 (a)(4). Subrecipient Requirements for Appeals Process for Applicants.
COMMENT SUMMARY: Commenter (1) recommends that the Department add the sentence "If a client refuses the Subrecipient to digitally record the hearing, the client waives their right to an appeal." Commenter states that a Subrecipient should not be penalized if a client refuses to allow a recording of the hearing.
STAFF RESPONSE: In order to allow for proper public notice and comment on any amendments to §5.505 (a)(4), staff will address in a future rulemaking, a proposed amendment to add a notarized waiver from the client if the client refuses a recording. Accordingly, the Department declines to add the Commenter's suggested sentence this to the rule at this time.
BOARD RESPONSE: The Board accepted Staff's response.

§5.505 (a)(8). Subrecipient Requirements for Appeals Process for Applicants.
COMMENT SUMMARY: Commenter recommends that the Department consolidate rules that refer to the denial of services solely based on income eligibility within the Appeals Process for Applicants into Subchapter A, General Provisions.

STAFF RESPONSE: Staff agrees with Commenter that rules that apply to all Community Affairs Programs be referenced in Subchapter A. However, because the denial of services solely based on income eligibility only applies to Block Grant programs and the appeals process for applicants may differ between programs, Staff recommends leaving the referenced section in Subchapter E. No change is recommended.
BOARD RESPONSE: The Board accepted Staff's recommendation.

§5.505 (d). Subrecipient Requirements for Appeals Process for Applicants.
COMMENT SUMMARY: Commenter requests clarification of the Department's meaning of the word "Board" regarding the Administrative Law Judge's Proposal for Decision to the Board.
STAFF RESPONSE: Staff provides clarification by referencing the Department's definition of Board in 10 TAC Chapter 1, Subchapter A, §1.7(8): Board--The Governing Board of the Texas Department of Housing and Community Affairs. No change is recommended.
BOARD RESPONSE: The Board accepted Staff's recommendation.

§5.507 (e). Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria.
COMMENT SUMMARY: Commenter noted inconsistencies referring to the Declaration of Income Statement (DIS) between Subchapter A, General Provisions; Subchapter D, Comprehensive Energy Assistance Program (CEAP); and Subchapter E, WAP General.
STAFF RESPONSE: Staff agrees and recognizes the inconsistencies noted by the Commenter and recommends that rules for the DIS be consistent between Subchapter D, CEAP and Subchapter E, WAP General. Staff will add language to Subchapter E, WAP General to require notarization and limited use of the DIS. When Staff opens Subchapter D, CEAP for public comment in the future, Staff will propose to strike "part time, temporary, and self-employed" from Subchapter D, CEAP. Staff recommends changes to §5.507(e).
BOARD RESPONSE: The Board accepted Staff's recommendation.

The Board approved the final order adopting amendments on May 9, 2013.

STATUTORY AUTHORITY. The amended sections are adopted pursuant to the authority of Texas Government Code, §2306.053, which authorizes the Department to adopt rules.

§5.502.Purpose and Goals.
(a) DOE-WAP and LIHEAP-WAP offers grants to Community Action Agencies, nonprofits, and Public Organizations with targeted beneficiaries being households with low incomes, with priority given to the Elderly; Persons with Disabilities; Families with Young Children; Households with the highest energy costs or needs in relation to income; and Households with High Energy Consumption. In addition to meeting the income-eligibility criteria, the weatherization measures to be installed must meet specific energy-savings goals.

(b) The programs fund the installation of weatherization materials and provide energy conservation education. The programs help control energy costs to ensure a healthy and safe living environment.

(c) The Department shall administer and implement the DOE-WAP program in accordance with DOE rules (10 CFR Part 440). The Department shall administer and implement the LIHEAP-WAP program in accordance with a combination of LIHEAP law (42 U.S.C. §§6861, et seq.) and DOE rules. LIHEAP weatherization measures may be leveraged with DOE weatherization measures. If Subrecipient leverages with any DOE weatherization funds, all DOE rules and requirements will apply.

§5.503.Distribution of WAP Funds.

(a) The Department distributes funds to Subrecipients by an allocation formula.

(b) The allocation formula allocates funds based on the number of low-income households in a service area and takes into account the special needs of individual service areas. The need for energy assistance in an area is addressed through a weather factor (based on heating and cooling degree days). The extra expense in delivering services in sparsely populated areas is addressed by an inverse population density factor. The lack of additional services available in very poor counties is addressed by a county median income factor. Finally, the Elderly are given priority by giving greater weight to this population. The five factors used in the formula are calculated as follows:

(1) County Non-Elderly Poverty Household Factor is defined as the number of Non-Elderly Poverty Households in the County divided by the number of Non-Elderly Poverty Households in the state;

(2) County Elderly Poverty Household Factor is defined as the number of Elderly Poverty Households in the County divided by the number of Elderly Poverty Households in the state;

(3) County Inverse Poverty Household Density Factor is defined as:

(A) The number of Square Miles of the County divided by the number of Poverty Households of the County (equals the Inverse Poverty Household Density of the County); and

(B) Inverse Poverty Household Density of the County divided by the Sum of Inverse Household Densities.

(4) County Median Income Variance Factor is defined as:

(A) State Median Income minus the County Median Income (equals County Variance); and

(B) County Variance divided by sum of the State County Variances;

(5) County Weather Factor is defined as:

(A) County Heating Degree Days plus the County Cooling Degree Days, multiplied by the Poverty Households, divided by the sum of County Heating & Cooling Degree Days of Counties (equals County Weather); and

(B) County Weather divided by the total sum of the State County Weather.

(C) The five factors carry the following weights in the allocation formula: number of Non-Elderly poverty households (40%), number of poverty households with at least one member who is sixty-five (65) years of age or older (40%), household density as an inverse ratio (5%), the median income of the county (5%), and a weather factor based on Heating Degree Days and Cooling Degree Days (10%). All demographic factors are based on the most current decennial U.S. Census. The formula is as follows:

(i) County Non-Elderly Poverty Household Factor (0.40) plus;

(ii) County Elderly Poverty Household Factor (0.40) plus;
(iii) County Inverse Poverty Household Density Factor (0.05) plus;
(iv) County Median Income Variance Factor (0.05) plus;
(v) County Weather Factor (0.10);
(vi) Total sum of clauses (i) - (v) of this subparagraph multiplied by total funds allocation equals the County's allocation of funds.
(vii) The sum of the county allocation within each Subrecipient service area equals the Subrecipient's total allocation of funds.

§5.505.Subrecipient Requirements for Appeals Process for Applicants.
(a) Subrecipients shall establish a denial of service complaint procedure to address written complaints from program applicants/clients. At a minimum, the procedures described in paragraphs (1) - (8) of this subsection shall be included:
(1) Subrecipients shall provide a written denial of assistance notice to applicant within ten (10) days of the adverse determination. If the denial is for any reason other than DOE reweatherization, as in 10 CFR Part 440, the Subrecipient will notify the applicant of the adverse determination. This notification shall include written notice of the right of a hearing and specific reasons for the denial. The applicants wishing to appeal a decision must provide written notice to Subrecipient within ten (10) days of receipt of the denial notice.
(2) The Subrecipient who receives an appeal shall establish an appeals committee composed of at least three persons. Subrecipient shall maintain documentation of appeals in their client files.
(3) The Subrecipient shall hold the appeal hearing within ten (10) business days after the Subrecipient received the appeal request from the applicant.
(4) The Subrecipient shall record the hearing and provide a copy of the recording to the Department in an acceptable digital format, i.e. cd, wmv, mp3, etc .
(5) The hearing shall allow time for a statement by Subrecipient staff with knowledge of the case.
(6) The hearing shall allow the applicant at least equal time, if requested, to present relevant information contesting the decision.
(7) Subrecipient shall notify applicant of the decision in writing. The Subrecipient shall mail the notification by close of business on the business day following the decision (one (1) day turn-around).
(8) If the denial is solely based on income eligibility, the provisions described in paragraphs (2) - (7) of this subsection do not apply, and the applicant may request a recertification of income eligibility based on initial documentation provided at the time of the original application. The recertification will be an analysis of the initial calculation based on the documentation received with the initial application for services and will be performed by an individual other than the person who performed the initial determination. If the recertification upholds the denial based on income eligibility documents provided at the initial application, the applicant is notified in writing and no further appeal is afforded to the applicant.

(b) If the applicant is not satisfied, they may further appeal the decision in writing to the Department within ten (10) days of notification of an adverse decision. Appeals will only be accepted if based on one or more of the grounds listed in subsection (c) of this section.

(c) Applicants/clients who allege that the Subrecipient has denied all or part of a service or benefit in a manner that is unjust, violates discrimination laws, or without reasonable basis in law or fact, may request a contested hearing under Texas Government Code, Chapter 2001.

(d) The hearing shall be conducted by the State Office of Administrative Hearings on behalf of the Department in the locality served by the Subrecipient. The Administrative Law Judge shall issue a Proposal for Decision for consideration and determination by the Board.

(e) If client appeals to the Department, the Subrecipient must retain the maximum allowable cost per unit until the Department renders a decision.

§5.506.Subrecipient Reporting Requirements.

(a) The Subrecipient shall electronically submit to the Department a Monthly Expenditure Report of all expenditure of funds, request for advance or reimbursement, and a Monthly Performance Report no later than fifteen (15) days after the end of each month.

(b) The Subrecipient shall electronically submit to the Department no later than forty-five (45) days after the end of the Subrecipient contract term a final expenditure or reimbursement and final programmatic report utilizing the Monthly Expenditure Report and the Monthly Performance Report.

(c) The Subrecipient shall submit to the Department no later than forty-five (45) days after the end of the contract term an inventory of all vehicles, tools, and equipment with a unit acquisition cost of $5,000 or more and a useful life of more than one (1) year, if purchased in whole or in part with DOE and LIHEAP-WAP funds.

(d) The Subrecipient shall submit other reports, data, and information on the performance of the DOE and LIHEAP-WAP program activities as required by DOE pursuant to 10 CFR §440.25 or by the Department.

§5.507.Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria.

(a) Subrecipients shall establish eligibility and priorities criteria to increase the energy efficiency of dwellings owned or occupied by low-income persons who are particularly vulnerable such as the

Elderly, Persons with Disabilities, Families with Young Children, Households with High Energy Burden, and Households with High Energy Consumption.

(b) Subrecipients shall follow the Department rules and established state and federal guidelines for determining eligibility for Multifamily Dwelling Units as referenced in §5.525 of this chapter (relating to Eligibility for Multifamily Dwelling Units).

(c) To determine income eligibility for program services, Subrecipients must base annualized eligibility determinations on Household income from thirty (30) days prior to the date of application for assistance. Subrecipients must document income from all sources for all Household members for the entire thirty (30) day period prior to the date of application and multiply by twelve (12) to annualize income. Income documentation must be collected from all income sources for all Household members eighteen (18) years and older for the entire thirty (30) day period.

(d) In the case of migrant, seasonal, part-time, temporary, or self-employed workers a longer period than thirty (30) days may be used for annualizing income. However, the same method must be used for all similarly situated workers.

(e) If proof of income is unobtainable, the applicant must complete and sign a Declaration of Income Statement (DIS). In order to use the DIS form, Subrecipients shall develop and implement a written policy and procedure on the use of the DIS form. The DIS form must be notarized. In developing the policy and procedure, Subrecipients shall limit [~~give consideration to limiting~~] the use of the DIS form to cases where there are serious extenuating circumstances that justify the use of the form. Such circumstances might include crisis situations such as applicants that are affected by natural disaster which prevents the applicant from obtaining income documentation, applicants that flee a home due to physical abuse, applicants who are unable to locate income documentation of a recently deceased spouse, or whose work is migratory or seasonal in nature. To ensure limited use, the [~~The~~] Department will review the written policy and its use, as well as client-provided descriptions of the circumstances requiring use of the form, during on-site monitoring visits.

(f) Subrecipient shall determine applicant income in compliance with §5.19 of this chapter (relating to Client Income Guidelines).

(g) Social Security numbers are not required for applicants.

§5.508.Liability Insurance.

Subrecipient weatherization work shall be covered by general liability insurance. The Department strongly recommends Pollution Occurrence Insurance to be part of or an addendum to Subrecipients'

general liability insurance coverage. Subrecipients must ensure that each Subcontractor performing weatherization activities maintain adequate insurance coverage for all units to be weatherized.

§5.521.Client Education.

Subrecipients shall provide client education to each WAP client on energy conservation practices. Subrecipients shall provide education to identify energy waste, manage Household energy use, and strategies to promote energy savings. Subrecipients are encouraged to use oral, written, and visual educational materials. These activities are paid with the Department's training and technical assistance funds and the Subrecipients' program support funds.

§5.522.Mold Work Practices.

(a) The Department may provide mold work practices training methodology to all Subrecipients.

(b) The Department may provide mold work practices to new Subrecipient hires on an on-going basis.

(c) Subrecipients shall be responsible for providing the training to their weatherization Subcontractors.

§5.523. Presence of Mold-Like Substances.

(a) If the Subrecipient's energy auditor discovers the presence of mold-like substances that the weatherization Subcontractor cannot adequately address, then the unit shall be referred to the appropriate public agency for remedial action.

(b) The Subrecipient shall provide the applicant written notification that their home cannot, at this time, be weatherized and why. They should also be informed of which agency they should contact to report the presence of mold-like substances. The applicant should be advised that when the issue is resolved they may reapply for weatherization. Should the applicant reapply for weatherization, the Subrecipient must obtain written documentation of resolution of the issue from the applicant prior to proceeding with any weatherization work.

(c) If the energy auditor determines that the mold-like substance is treatable and covers less than the 25 contiguous square feet limit allowed to be addressed by the Department of State Health Services' guidelines, the Subrecipient shall notify the applicant of the existence of the mold-like substance and potential health hazards, the proposed action to eliminate the mold-like substance, and that no guarantee is offered that the mold-like substance will be eliminated and that the mold-like substance may return. The auditor must obtain written approval from the applicant to proceed with the weatherization work.

§5.524.Lead Safe Work Practices.

Subrecipients are required to document that their weatherization staff as well as Subcontractors follow the Environmental Protection Agency's Renovation, Repair and Painting Program (RRP) rule and have received Lead Safe Weatherization (LSW) training, an LSW Manual, and an LSW Jobsite Handbook prior to commencement of weatherization work. Subrecipients must obtain a signed Worker Verification of LSW Training form from the Subcontractor indicating that the Subcontractor received the LSW training, manual, and jobsite handbook. Subcontractors must follow LSW Work Practices as outlined by the U.S. Department of Energy.

§5.525.Eligibility for Multifamily Dwelling Units.

(a) The eligibility of dwelling units for WAP services can be found in 10 CFR §440.22.

(b) A multifamily building is defined by DOE as a group of dwellings under the same roof.

(c) In order to weatherize large multifamily buildings containing twenty-five or more dwelling units or those with shared central heating (i.e. boilers) and/or shared cooling plants (i.e. cooling towers that use water as the coolant) regardless of the number of dwelling units, Subrecipients shall submit in writing a request for approval from the Department. When necessary, the Department will seek approval from DOE. Approvals from DOE must be received prior to the installation of any weatherization measures in this type of structure.

(d) In order to weatherize shelters, Subrecipients shall submit a written request for approval from the Department. Approvals from the Department must be received prior to the installation of any weatherization measures.

(e) If roof replacement is to be considered as part of repair cost under the weatherization process, the expenses must be shared equally by all eligible units weatherized under the same roof. If multiple storied buildings are weatherized, eligible ground floor units must be allocated a portion of the roof cost as well as the eligible top floor units. All weatherization measures installed in multifamily units must meet the standards set in 10 CFR §440.18(c)(9) and (15) and Appendix A--Standards for Weatherization Materials, and meet a savings-to-investment ratio of one or greater on the Energy Audit. DOE specifically addresses the eligibility of multifamily units in 10 CFR §440.22(a) - (d).

(f) WAP Subrecipients shall establish a multifamily master file for each multifamily project in addition to the individual unit requirements found in the record keeping requirement section of the contract. Subrecipients shall maintain a multifamily master file for each complex weatherized. The multifamily master file must include, at a minimum, the forms listed in paragraphs (1) - (6) of this subsection : (Forms available on the Departments website).

(1) Multifamily Pre-Project Checklist Form;

(2) Multifamily Post-Project Checklist Form;
(3) Permission to Perform an Assessment for Multifamily Project Form;
(4) Landlord Agreement Form;
(5) Landlord Financial Participation Form; and
(6) Significant Data Required in all Multifamily Projects.

§5.531.Training and Technical Assistance.

Upon the hiring of a new Weatherization Coordinator, the Subrecipient is required to contact the Department with written notification within thirty (30) days of the hiring and request training and technical assistance.

§5.532.Training Funds for Conferences.

The Department may provide financial assistance to Subrecipients for training and technical activities for state sponsored, DOE sponsored, and other relevant workshops and conferences. Subrecipients may use WAP training funds to attend conferences provided the conference agenda includes topics directly related to administering WAP. Costs to attend the conference must be prorated by program for the appropriate portion. Only staff actually working on the WAP program may charge any of their travel costs to the program.

Attachment B: Preamble and Repealed 10 TAC Chapter 5, Subchapter E §§5.504, 5.526, 5.527, 5.529, and 5.530.

The Texas Department of Housing and Community Affairs (the "Department") adopts repeal the of 10 TAC Chapter 5, Weatherization Assistance Program General, Subchapter E §§5.504, 5.526, 5.527, 5.529, and 5.530, concerning Weatherization Assistance Program General, without changes to the proposed text as published in the March 8, 2013 issue of the *Texas Register* (38 TexReg 1481) and will not be republished.

REASONED JUSTIFICATION. The Department finds that repealed sections contained rules that are duplicated elsewhere in the Community Affairs Division rules. Accordingly, the repeal removes reference to Subrecipient eligibility, energy audits and weatherization assessments.

The Department accepted public comments between March 8, 2013 and April 8, 2013. Comments regarding the repeal were accepted in writing and by fax. No comments were received concerning the repeal.

The Board approved the final order adopting the repeal on May 9, 2013.

STATUTORY AUTHORITY. The repeal is adopted pursuant to the authority of Texas Government Code, §2306.053 which authorizes the Department to adopt rules.

§5.504.Subrecipient Eligibility.
§5.526.Energy Audit.
§5.527.Energy Audit Procedures.
§5.529.Whole House Assessment.
§5.530.Blower Door Standards.

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BOARD ACTION REQUEST

COMMUNITY AFFAIRS DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action on orders adopting amendments to 10 TAC Chapter 5, Subchapter F, §§5.602, 5.604 – 5.606, and new §§5.610 – 5.613, concerning the Weatherization Assistance Program Department of Energy, and directing their publication in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, pursuant to Chapter 2306 of the Texas Government Code, the Department is provided the authority to adopt rules governing the administration of the Department and its programs;

WHEREAS, amendments to 10 TAC §§5.602, 5.604 – 5.606 remove references to carryover funds, clarify rules related to health and safety measures, and make clerical corrections;

WHEREAS, new 10 TAC §§5.610 – 5.613 add rules related to health and safety measures that are specific to the Department of Energy program; and

WHEREAS, the referenced rulemakings were published in the *Texas Register* for public comment and are now ready for adoption.

NOW, therefore, it is hereby

RESOLVED, that the adoption of the final order adopting the amendments to 10 TAC Chapter 5, Subchapter F, §§5.602, 5.604 – 5.606, and a final order adopting new 10 TAC §§5.610 – 5.613 concerning Weatherization Assistance Program Department of Energy are hereby ordered and are approved, together with the preamble presented to this meeting, for publication in the *Texas Register*; and

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

BACKGROUND

The amendments to the Weatherization Assistance Program Department of Energy rules remove references to carryover funds from the Training and Technical Assistance section, clarify rules related to health and safety measures, and make non-substantive corrections of a grammatical or clerical nature.

The new sections add rules specific to the DOE WAP that are, under a separate Board Action Request, approved to be removed from the WAP General rules. Energy Audit procedures are defined for DOE WAP and specify requirements for the use of a DOE Priority List or State of Texas approved energy audit. Whole House Assessments and Blower Door Standards are also added for the DOE specific program.

The proposed amendments and new rules were approved for publication on February 21, 2013, by the Board, and were published in the March 8, 2013, issue of the *Texas Register* to allow for public comment. The public comment period closed on April 8, 2013. Comments were received from Stella Rodriguez of the Texas Association of Community Action Agencies (TACAA).

Attachment A: Preamble, Reasoned Response, and Amended 10 TAC Chapter 5, Subchapter F, §§5.602, 5.604 – 5.606.

The Texas Department of Housing and Community Affairs (the "Department") adopts amendments to 10 TAC Chapter 5, Weatherization Assistance Program Department of Energy, Subchapter F, §§5.602, 5.604 – 5.606 concerning the Weatherization Assistance Program Department of Energy without changes to the proposed text as published in the March 9, 2013 issue of the *Texas Register* (38 TexReg 1482) and will not be republished.

REASONED JUSTIFICATION. The Department finds that 10 TAC Chapter 5, Subchapter F contained duplicate rules that will be adopted under a separate Board Action. Accordingly, the amended rule removes reference to carryover funds, clarifies health and safety measures, and makes clerical corrections.

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMMENDATIONS.
Comments were accepted from March 8, 2013, through April 8, 2013, with comments received from: Stella Rodriguez, Texas Association of Community Action Agencies, Inc. (TACAA).

§5.602. WAP Policy Advisory Council (WAP PAC).
COMMENT SUMMARY: Commenter recommended that WAP PAC meetings be held in person, in a public setting, in accordance with Texas Government Code, Chapter 551, and that WAP PAC meetings be held at the conclusion of a public comment period.

STAFF RESPONSE: After a review of 10 CFR §440.17, it was determined that the WAP PAC, as an advisory committee that does not control or supervise public business or policy, is not subject to the Open Meetings Act. Staff will address a proposed amendment to delete §5.602 (c) in a future rulemaking, in order to allow for proper public notice and comment. Although the WAP PAC meetings are not subject to the Open Meetings Act, staff agrees with commenter that WAP PAC meetings be held at the conclusion of a public comment period and will continue this practice to ensure that PAC members may thoroughly review any and all public comment received.

BOARD RESPONSE: The Board approved the final order adopting amendments on May 9, 2013.

STATUTORY AUTHORITY. The amendments are adopted pursuant to the authority of Texas Government Code §2306.053, which authorizes the Department to adopt rules.

§5.602.WAP Policy Advisory Council (WAP PAC).
(a) In accordance with Texas Government Code, §2110.005, the Department shall establish a state policy advisory council, in accordance with 10 CFR §440.17 and Texas Government Code, Chapter 2110, prior to the expenditure of any grant funds.

(b) The Weatherization Assistance Program Policy Advisory Council (WAP PAC) shall meet at least once a year to review the program plan and provide advice to the Department and meet as needed throughout the year to provide advice when it is requested.

(1) The WAP PAC may also meet as necessary in person, by telephone, or via electronic means to provide the Governing Board or Department guidance and advice with respect to the development and implementation of the weatherization assistance program and its activities; and
(2) The WAP PAC will cause minutes of any meetings or telephone conferences to be taken and forwarded to the Department or Governing Board.
(c) All meetings shall be held in accordance with Texas Government Code, Chapter 551.

§5.604.Categorical Eligibility Criteria.
A dwelling unit shall be eligible for weatherization assistance if it is occupied by a family unit which contains a current household member who has received Temporary Assistance for Needy Families (TANF) or Supplemental Security Income (SSI) at any time during the twelve month period preceding the determination of eligibility. The eligibility of dwelling units for WAP services can be found in 10 CFR §440.22.

§5.605.Training and Technical Assistance.
Training and technical assistance funds, allocation figure as provided by DOE, shall not be used to purchase vehicles or equipment for local agencies to perform weatherization services.

§5.606.Electric Base Load Measures.
DOE has approved the inclusion of selected Electric Base Load (EBL) measures as part of the weatherization of eligible residential units. EBL measures must be determined cost effective with an Savings to Investment Ratio (SIR) of one or greater by audit analysis. Refrigerators must be metered for a minimum of two (2) hours.

Attachment B: Preamble and New 10 TAC Chapter 5, Subchapter F, §§5.610 – 5.613.

The Texas Department of Housing and Community Affairs (the "Department") adopts new 10 TAC Chapter 5, Weatherization Assistance Program Department of Energy, Subchapter F, §§5.610 – 5.613, concerning Weatherization Assistance Program Department of Energy, without changes to the proposed text as published in the March 8, 2013 issue of the *Texas Register* (38 TexReg 1482) and will not be republished.

REASONED JUSTIFICATION. The Department finds that 10 TAC Chapter 5, Subchapter F did not contain rules specific to the Department of Energy. Accordingly, the new rules add provisions for energy audits and assessments.

The Department accepted public comments between March 8, 2013, and April 8, 2013. Comments regarding the new sections were accepted in writing and by fax. No comments were received concerning the new sections.

The Board approved the final order adopting the new sections on May 9, 2013.

STATUTORY AUTHORITY. The new sections are adopted pursuant to the authority of Texas Government Code, §2306.053 which authorizes the Department to adopt rules.

§5.610.Energy Audit.
Subrecipients are required to complete a State of Texas approved Energy Audit or utilize the DOE Priority List to determine allowable weatherization measures prior to commencing weatherization work.

§5.611.Energy Audit Procedures.
(a) Savings-to-Investment Ratio (SIR) for the Energy Audit procedures will determine the installation of allowable weatherization measures. The weatherization measures must result in energy cost savings over the lifetime of the measure(s), discounted to present value, that equal or exceed the cost of materials, and installation. An Energy Audit may consist of Incidental Repairs, Energy-Saving Measures (starting with Duct Sealing and Infiltration Reduction), and Health and Safety Measures. All Energy-Saving Measures must rank with an SIR of 1 or greater. The total Cumulative SIR, prior to Health and Safety measures, must be a 1 or greater in order to weatherize the dwelling unit.

(b) The Energy Audit has not been approved for multifamily buildings containing 25 or more units. Subrecipients that propose weatherizing a building containing 25 or more units must contact the Department for assistance prior to beginning any weatherization activity.

(c) Energy Auditors must use the established R-values for existing measures provided in the International Energy Conservation Code (IECC) when entering data into the Energy Audit. Subrecipients must follow minimum requirements set in the State of Texas adopted International Residential Code (IRC) or jurisdictions authorized by state law to adopt later editions.

(d) Subrecipients utilizing the Energy Audit must enter all materials and labor measures proposed to be installed.

§5.612.Whole House Assessment.

(a) Subrecipients must conduct a whole house assessment on all eligible units. Whole house assessments must be used to determine whether the Priority List or an Energy Audit is most appropriate for the unit. Whole house assessments must include but are not limited to the items described in paragraphs (1) - (15) of this subsection:

(1) Wall--Condition, type, orientation, and existing R-values;

(2) Windows--Condition, type material, glazing type, leakiness, and solar screens;

(3) Doors--Condition, type;

(4) Attic--Type, condition, existing R-values, and ventilation;

(5) Foundation--Condition, existing R-values, and floor height above ground level;

(6) Heating System--For all systems: unit type, fuel source (primary or secondary), thermostat, and output; for combustion systems only: vented or unvented efficiency, CO-levels, complete fuel gas analysis, gas leaks, and combustion venting;

(7) Cooling System--Unit type, condition, area cooled, size in BTU rating, Seasonal Energy Efficiency Rating (SEER) or Energy Efficiency Rating (EER), manufacture date, and thermostat;

(8) Duct System--Condition, existing insulation level, evaluation of registers, return air register size, and condition of plenum joints;

(9) Water Heater--For all water heaters: condition, fuel type, energy factor, recovery efficiency, input and output ratings, size, existing insulation levels, existing pipe insulation; for combustion water heaters only: carbon monoxide levels, draft test, complete fuel gas analysis;

(10) Refrigerator--Condition, manufacturer, manufacture date and make, model, and consumption reading (minutes and meter reading); client refusal must be documented;

(11) Lighting System--Quantity, watts, and estimated hours used per day;

(12) Water Savers--Number of showerheads, estimated gallons per minute and estimated minutes used per day;

(13) Health and Safety--For all units: smoke detectors, wiring, minimum air exchange, moisture problems, lead paint present, asbestos siding present, condition of chimney, plumbing problems, mold; for units with combustion appliances: unvented space heaters, carbon monoxide levels on all combustion appliances, carbon monoxide detectors;

(14) Air Infiltration--To be determined from Blower Door testing; areas requiring air sealing will be noted;

(15) Repairs--Measures needed to preserve or protect installed weatherization measures may include lumber, shingles, flashing, siding, masonry supplies, minor window repair, gutters, downspouts, paint, stains, sealants, and underpinning.

(b) If using the Energy Audit, all allowable weatherization measures needed must be entered. Measures will be performed in order of highest SIR to lowest depending on funds available. If using the Priority List, included weatherization measures must be addressed in the order they appear on the list, or an explanation for excluding a measure must be provided.

§5.613.Blower Door Standards.

Subrecipients are required to use the blower door data form adopted by the Department and available on the Department's website (www.tdhca.state.tx.us).

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BOARD ACTION REQUEST

COMMUNITY AFFAIRS DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action on orders adopting amendments to 10 TAC Chapter 5, Subchapter G, §§5.701 and 5.703; the repeal of §§5.702, 5.704, and 5.705; and new §§5.702, 5.704, and 5.705, concerning the Weatherization Assistance Program Low Income Home Energy Assistance Program, and directing their publication in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, pursuant to Chapter 2306 of the Texas Government Code, the Department is provided the authority to adopt rules governing the administration of the Department and its programs;

WHEREAS, amendments to 10 TAC §§5.701 and 5.703 update the allowable expenditure per dwelling unit and outreach activities;

WHEREAS, the repeal of 10 TAC §§5.702, 5.704, and 5.705 removes weatherization measures that are not specific to the Low Income Home Energy Assistance Program (LIHEAP); and

WHEREAS, the new 10 TAC §§5.702, 5.704, and 5.705 add allowable weatherization activities and leveraging requirements with Department of Energy (DOE) funds.

NOW, therefore, it is hereby

RESOLVED, that the final order adopting the amendments to 10 TAC Chapter 5, §§5.701 and 5.703, the final order adopting the repeal of 10 TAC Chapter 5, Subchapter G §§5.702, 5.704, and 5.705, and the final order adopting the new §§5.702, 5.704, and 5.705 concerning Weatherization Assistance Program Low Income Home Energy Assistance Program are hereby ordered and approved, together with the preamble presented to this meeting, for publication in the *Texas Register*; and

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

BACKGROUND

The final amendments update the allowable expenditure from $4,000 to $5,000 for weatherization of a dwelling unit with LIHEAP funds and remove Department specific outreach activities. The repeal

removes weatherization measures that are not specific to LIHEAP, including Electric Base Load Measures, Energy Repairs, and other measures that are specific to the Department of Energy WAP. The new sections add allowable weatherization activities under LIHEAP and leveraging requirement with Department of Energy funds.

The proposed amendment, repeal, and new rules were approved for publication on February 21, 2013, by the Board, and were published in the March 8, 2013 issue of the *Texas Register* to allow for public comment. The public comment period closed on April 8, 2013. Comments were received from Stella Rodriguez of the Texas Association of Community Action Agencies (TACAA).

Attachment A: Preamble, Reasoned Response, and Amended 10 TAC Chapter 5, Subchapter G, §§5.701 and 5.703.

The Texas Department of Housing and Community Affairs (the "Department") adopts amendments to 10 TAC Chapter 5, Subchapter G, §§5.701 and 5.703 concerning Weatherization Assistance Program Low Income Home Energy Assistance Program, without changes to the proposed text as published in the March 8, 2013 issue of the *Texas Register* (38 TexReg 1484) and will not be republished.

REASONED JUSTIFICATION. The Department finds that rules specific to the Low Income Home Energy Assistance Program need to be updated with current program year guidance. Accordingly, the amendments provide updated allowable expenditure per dwelling unit and outreach activities.

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMMENDATIONS.
Comments were accepted from March 8, 2013, through April 8, 2013, with comments received from: Stella Rodriguez, Texas Association of Community Action Agencies, Inc.

Chapter 5, Subchapter G – General Comment
COMMENT SUMMARY: Commenter requested clarification on the earliest possible date of adoption in the footer section of the *Texas Register* posting of proposed rule amendments.
STAFF RESPONSE: Staff notes that the earliest possible date listed in the *Texas Register* does not take into account that the proposed rule published in the *Texas Register* is not final until the Board approves the staff recommendations after the public comment. Thereafter, the rule will not be effective until 20 days from the date the rule was filed for adoption. No change is recommended based on this comment.
BOARD RESPONSE: The Board accepted Staff's response.

§5.701. Allowable Expenditure per Dwelling Unit.
COMMENT SUMMARY: Commenter stated that TACAA supports the increase in the allowable amount from $4,000 to $5,000 per dwelling unit.
STAFF RESPONSE: Staff thanks Commenter for their comment. No change was requested from the Commenter.
BOARD RESPONSE: The Board accepted Staff's response.

The Board approved the final order adopting the amendments on May 9, 2013.

STATUTORY AUTHORITY. The amendments are adopted pursuant to the authority of Texas Government Code, §2306.053 which authorizes the Department to adopt rules, and more specifically, Texas Government Code 2306.092, which authorizes the Department to promulgate rules regarding its Community Affairs programs.

§5.701.Allowable Expenditure per Dwelling Unit.
Expenditures of financial assistance provided under LIHEAP-WAP funding for the weatherization services for labor, weatherization materials, and related matters shall not exceed the allowable figure as set forth in the annual LIHEAP State Plan. The current allowable amount is set at $5,000 per dwelling unit.

§5.703.Outreach and Accessibility.

(a) Subrecipients shall conduct outreach activities , which may include but are not limited to:

(1) providing information through home visits, site visits, group meetings, or by telephone for disabled low-income persons;

(2) distributing posters/flyers and other informational materials at local and county social service agencies, offices of aging, social security offices, etc.;

(3) providing information on the program and eligibility criteria in articles in local newspapers or broadcast media announcements;

(4) coordinating with other low-income services to provide LIHEAP information in conjunction with other programs;

(5) providing information on one-to-one basis for applicants in need of translation or interpretation assistance;

(6) providing LIHEAP applications, forms, and energy education materials in English and/or Spanish (or other appropriate language);

(7) working with energy vendors in identifying potential applicants;

(8) assisting applicants to gather needed documentation; and

(9) mailing information and applications.

(b) Subrecipients and their field offices shall accept applications at sites that are geographically accessible to all households requesting assistance.

Attachment B: Preamble and Repealed 10 TAC Chapter 5, Subchapter G §§5.702, 5.704, and 5.705.

The Texas Department of Housing and Community Affairs (the "Department") adopts the repeal of 10 TAC Chapter 5, Community Affairs Programs, Subchapter G §§5.702, 5.704, and 5.705, concerning Weatherization Assistance Program Low Income Home Energy Assistance Program, without changes to the proposed text as published in the March 8, 2013 issue of the *Texas Register* (38 TexReg 1485) and will not be republished.

REASONED JUSTIFICATION. The Department finds that the repealed sections contained weatherization measures that are not specific to the Low Income Home Energy Assistance Program. Accordingly, the repeal removes references to Electric Base Load Measures, Energy Repairs, and Other Measures.

The Department accepted public comments between March 8, 2013, and April 8, 2013. Comments regarding the repeal were accepted in writing and by fax. No comments were received concerning the repeal.

The Board approved the final order adopting the repeal on May 9, 2013.

STATUTORY AUTHORITY. The repeal is adopted pursuant to the authority of Texas Government Code, §2306.053 which authorizes the Department to adopt rules.

§5.702.Electric Base Load Measures.
§5.704.Energy Repairs.
§5.705.Other Measures.

Attachment C: Preamble, Reasoned Response, and New 10 TAC Chapter 5, Subchapter G, §§5.702, 5.704, and 5.705.

The Texas Department of Housing and Community Affairs (the "Department") adopts new 10 TAC Chapter 5, Community Affairs Programs, Subchapter G, §§5.702, 5.704, and 5.705, concerning Weatherization Assistance Program Low Income Home Energy Assistance Program, without changes to the proposed text as published in the March 8, 2013 issue of the *Texas Register* (38 TexReg 1485) and will not be republished.

REASONED JUSTIFICATION. The Department finds that recent changes in the administration of the Weatherization Assistance Program Low Income Home Energy Assistance Program need to be reflected in the rules. Accordingly, the new sections contain provisions regarding allowable activities, leveraging with Department of Energy weatherization funds, and priority assessment of units to be weatherized.

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMMENDATIONS.
Comments were accepted from March 8, 2013, through April 8, 2013, with comments received from: Stella Rodriguez, Texas Association of Community Action Agencies, Inc.

§5.702. Allowable Activities.
COMMENT SUMMARY: Commenter recommends that the Department provide the priority list to the Subrecipients.
STAFF RESPONSE: As stated in the new §5.702, the priority list will be provided to the Subrecipients with their annual weatherization contract. Staff recommends no change based on this comment.
BOARD RESPONSE: The Board accepted Staff's response.

§5.704. Leveraging.
COMMENT SUMMARY: Commenter recommends that the Department remove the sentence "If Subrecipient leverages with any DOE weatherization funds, all DOE rules and requirements will apply," as it raises concerns, is not practical, and causes confusion.
STAFF RESPONSE: Staff disagrees with the comment relating to §5.704 and does not recommend the removal of the sentence. If a Subrecipient leverages DOE weatherization funds in a unit, DOE rules and requirement must be followed. If a unit does not meet income eligibility guidelines of a grant, the Subrecipient may not use that grant's weatherization funds in the unit. If a weatherization measure is allowed by one grant and not another, the Subrecipient must charge that measure to the grant that allows the measure.
BOARD RESPONSE: The Board accepted Staff's response.

The Board approved the final order adopting the new sections on May 9, 2013.

STATUTORY AUTHORITY. The new sections are adopted pursuant to the authority of Texas Government Code, §2306.053 which authorizes the Department to adopt rules.

§5.702.Allowable Activities.

Subrecipients are allowed to perform weatherization measures as detailed in the priority list exhibit to the annual weatherization contract. Measures must be performed in the order detailed in the exhibit. Subrecipient shall include in the client file detailed documentation to explain omitted measures.

§5.704.Leveraging.
If Subrecipient leverages with any Department of Energy weatherization funds, all DOE rules and requirements will apply.

§5.705.Priority Assessment.
Subrecipients must conduct an assessment of units to include all required Health and Safety and energy efficiency measures included on the LIHEAP priority list.

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BOARD ACTION REQUEST

COMPLIANCE DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action on an order adopting 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter H, Income and Rent Limits, and directing its publication in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, at the February 21, 2013 Board meeting staff was instructed to prepare and publish in the *Texas Register* a proposed rule and preamble reflecting the direction and policy guidance given by the Board regarding the calculation of rent limits for certain properties encumbered by regulatory agreements through the tax exempt bond program and

WHEREAS, the rule was published in the *Texas Register* to solicit public comment; and the public comment period has ended without any comment;

NOW, therefore, it is hereby

RESOLVED, that the referenced rule is hereby adopted and the Executive Director and his designees, be and each of them are authorized, empowered and directed, for and on behalf of the Department, to cause the adoption of 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter H, Income and Rent Limits, in the form presented to this meeting, to be published in the *Texas Register* and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

BACKGROUND

As discussed at the January and February 2013 Board meetings, staff determined that many tax exempt bond regulatory agreements specifically reference maximum rents calculated from the Section 8 income limits, which in some areas of the state have declined. These regulatory agreements were entered into prior to the passage of the Housing and Economic Recovery Act of 2008 (HERA) which created different income limits for the tax credit and tax exempt bond programs. Staff was directed to prepare and publish a rule to address this issue.

The proposed rule was published in the March 15, 2013 edition of the *Texas Register* and the public comment period ended April 15, 2013. No comment was received.

Attachment 1. Preamble, new 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter H, Income and Rent Limits

The Texas Department of Housing and Community Affairs (the "Department") adopts 10 TAC Chapter 10, Uniform Multifamily Rules, Subchapter H, ,§§10.1001 - 1003 concerning Income and Rent Limits, without changes to the proposed text as published in the March 15, 2013 issue of the *Texas Register* (38 TexReg 1758) and will not be republished.

REASONED JUSTIFICATION. The purpose of the new sections is to codify the income and rent limits applicable to the multifamily programs administered by the Texas Department of Housing and Community Affairs. The sections define Multifamily Tax Subsidy Program Imputed Income Limit, prescribe the rent limits applicable to tax exempt bond properties, and amend existing Land Use Restriction Agreements in conformance with the rule.

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMMENDATIONS. The public comment period was from March 15, 2013 to April 15, 2013, and no comment was received. Written comments were accepted by mail, email, and facsimile.

STATUTORY AUTHORITY. The new sections are adopted pursuant to the authority of Texas Government Code, §2306.053 which authorizes the Department to adopt rules, and specifically, §2306.141 which authorizes the Department to adopt rules for the administration of its housing programs.

§10.1001.Purpose.

The purpose of this subchapter is to codify the income and rent limits applicable to the multifamily programs administered by the Texas Department of Housing and Community Affairs (the "Department"). The Department may, but is not required to, calculate and provide income and rent limits for programs administered by the Department. Income and rent limits will be derived from data released by Federal agencies including the U.S. Department of Housing and Urban Development (HUD).

§10.1002.Definitions.

(a) Unless otherwise defined here terms have the meaning in §10.3 of this chapter (relating to Definitions), or federal or state law.

(b) Multifamily Tax Subsidy Program Imputed Income Limit--Using the income limits provided by HUD pursuant to §142(d), the imputed income limit is the income limitation which would apply to individuals occupying the unit if the number of individuals occupying the unit were as described in paragraphs (1) and (2) of this subsection:

(1) In the case of a unit which does not have a separate bedroom, 1 individual; or

(2) In the case of a unit which has 1 or more separate bedrooms, 1.5 individuals for each separate bedroom.

§10.1003.Tax Exempt Bond Properties.

(a) The Land Use Restriction Agreement (LURA) for some, but not all, Tax Exempt Bond properties restricts the amount of rent the Development Owner is permitted to charge. If the LURA restricts rent limits, rents will be calculated as 30 percent of the applicable Multifamily Tax Subsidy Program Imputed Income Limit, but never less than the limit taking into consideration the gross rent floor provided in accordance with Revenue Procedure 94-57.

(b) Tax Exempt Bond LURAs are hereby amended to be consistent with this section.

(c) The Department will make available a memorandum in a recordable form reflecting the applicable rent limits in accordance with this section and the legal description of the affected property. The owner of the property will bear any costs associated with recording such memorandum in the real property records for the county in which the property is located.

(d) Nothing in this section prevents a Development Owner from pursuing a Material Amendment to their LURA in accordance with the procedures found in §10.405 of this chapter (relating to Amendments and Extensions).

1h

BOARD ACTION REQUEST

HOME PROGRAM

MAY 9, 2013

Presentation, Discussion, and Possible Action on orders adopting amendments to 10 TAC Chapter 23, Single Family HOME Program, Subchapter B, Availability of Funds, Application Requirements, Review and Award Procedures, General Administrative Requirements, and Resale and Recapture of Funds, §23.26, concerning Reservation System Participant Agreements (RSP); amendments to Subchapter C, Homeowner Rehabilitation Assistance Program, §§23.31 and 23.32, concerning Homeowner Rehabilitation Assistance Program Requirements; and amendments to Subchapter D, Homebuyer Assistance Program, §23.41, concerning Homebuyer Assistance (HBA) Program Requirements, and directing their publication in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, the Governing Board of the Texas Department of Housing and Community Affairs (the "Department") adopted 10 TAC Chapter 23, concerning HOME rules on October 9, 2012, and those rules became effective on October 31, 2012; and

WHEREAS, proposed amendments to the HOME rule were approved in draft form at the TDHCA February 21, 2013, meeting and published for public comment in the *Texas Register*; and,

WHEREAS, that the amendments to 10 TAC Chapter 23, Single Family HOME Program under Subchapter B, §23.26; Subchapter C, §§23.31 and 23.32; and Subchapter D, §23.41, together with preamble, in the form presented to this meeting is hereby ordered adopted, and

WHEREAS, public comment was received and the Department has carefully considered the public comment and made changes to Subchapter D, §23.41, in response to public comment;

NOW, therefore, it is hereby

RESOLVED, that the Governing Board hereby adopts the amendments to 10 TAC Chapter 23, Single Family HOME Program under Subchapter B, §23.26; Subchapter C, §§23.31 and 23.32; and Subchapter D, §23.41, together with preamble, in the form presented to this meeting, and

FURTHER RESOLVED, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the adoption, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

BACKGROUND

The proposed amendments to HOME Rule were published in the March 8, 2013, issue of the *Texas Register* to allow for public comment. Public comments were accepted through April 8, 2013 with comments received from (1) Jean Langendorf, Vice President, Easter Seals Central Texas. Staff made made non-substantial changes as a result of the comments received.

The amendments were proposed to clarify and revise certain program requirements. Under Subchapter B, the Department added language to the income targeting requirements to define extremely low income families as families that are either at or below 30% area median family income (AMFI) for the county in which they reside or have an income that is lower than the statewide extremely low-income limit as defined by the U.S. Department of Housing and Urban Development (HUD). Under Subchapter C, the Department clarified instances in which the Department will approve new construction activities and administrative requirements related to Grant Agreements. Under Subchapter D, the Department addressed situations where HOME assistance may be provided to assist homebuyers with downpayment and closing cost assistance.

Attachment is the order preamble and the amendments to 10 TAC Chapter 23.

Attachment A: Preamble and adoption of amendments to 10 TAC Chapter 23, §23.26

The Texas Department of Housing and Community Affairs (the "Department") adopts amendments to 10 TAC Chapter 23, Single Family HOME Program, Subchapter B, Availability of Funds, Application Requirements, Review and Award Procedures, General Administrative Requirements, and Resale and Recapture of Funds,§23.26, concerning Reservation System Participant (RSP) Agreements, without changes to the proposed text as published in the March 8, 2013, issue of the *Texas Register* (38 TexReg 1487) and will not be republished.

REASONED JUSTIFICATION. The Department finds a need to clarify income targeting requirements to define extremely low income families as families that are either at or below 30% area median family income (AMFI) for the county in which they reside or have an income that is lower than the statewide extremely low-income limit as defined by the U.S. Department of Housing and Urban Development (HUD).

The Department accepted public comments between March 8, 2013, and April 8, 2013. Comments regarding the amended section were accepted in writing and by fax. No comments were received concerning the amended section.

The Board approved the final order adopting the amendments on May 9, 2013.

STATUTORY AUTHORITY. The amended section is adopted pursuant to the authority of Texas Government Code, §2306.053 which authorizes the Department to adopt rules.

§23.26. Reservation System Participant (RSP) Agreements.
(a) Terms of agreement. RSP agreements will have a twenty-four (24) month term for all Activities. Execution of an RSP agreement does not guarantee the availability of funds under a reservation system.

(b) Limits on Number of Reservations. The number of Homeowner Rehabilitation, Homebuyer Assistance or Single Family Development reservations for an RSP is limited to five (5) per county within the RSP's Service Area at any given time. The number of Tenant-Based Rental Assistance reservations for an RSP is limited to thirty (30) at any given time.

(c) Extremely Low-Income Households. Except for Households served with disaster relief, homebuyer assistance, or single family development funds, each RSP will be required to serve at least one extremely low-income Household out of every four Households submitted and approved for assistance. For purposes of this subsection, extremely low-income is defined as families that are either at or below 30% area median family income (AMFI) for the county in which they reside or have an income that is lower than the statewide extremely low-income limit as defined by the U.S. Department of Housing and Urban Development (HUD).

(d) Match. The requirements of this subsection are waived until December 31, 2013. Any Projects submitted to the Department under a Reservation Agreement prior to December 31, 2013, will not be required to provide Match as outlined in this section, except for Match that is proposed to meet Application threshold criteria. An RSP must meet the tiered Match requirements per Activity for at least every fourth Household submitted and approved for assistance. For example, if Match is not provided for the first three Households assisted by an RSP, the Match provided to the fourth Household must meet the Match requirement for all four Households.

(e) Completion of Construction. For Projects involving construction, an RSP must complete construction and submit all requests for disbursement within nine (9) months from the Commitment of Funds for the Project.

(f) Extensions. The Executive Director or his/her designee may approve one three (3) month time extension to the Commitment of Funds to allow for the completion of construction and submission of requests for disbursement.

(g) An RSP must remain in good standing with the Department, the state of Texas, and HUD. If an RSP is not in good standing, participation in the reservation system will be suspended and may result in termination of the RSP agreement.

Attachment B: Preamble and adoption of amendments to 10 TAC Chapter 23, §§23.31 and 23.32

The Texas Department of Housing and Community Affairs (the "Department") adopts amendments to 10 TAC Chapter 23, Single Family HOME Program, Subchapter C, Homeowner Rehabilitation Assistance Program, §§23.31 and 23.32, concerning Homeowner Rehabilitation Assistance Program, without changes to the proposed text as published in the March 8, 2013, issue of the *Texas Register* (38 TexReg 1487) and will not be republished.

REASONED JUSTIFICATION. The Department finds a need to clarify instances where the Department will approve new construction activities and to clarify administrative requirements related to Grant Agreements. Accordingly, the amended section provides guidance to administrators regarding situations where new construction assistance can be approved, and the forms of assistance that can be provided.

The Department accepted public comments between March 8, 2013, and April 8, 2013. Comments regarding the amended section were accepted in writing and by fax. No comments were received concerning the amended section.

The Board approved the final order adopting the amendments on May 9, 2013.

STATUTORY AUTHORITY. The amended section is adopted pursuant to the authority of Texas Government Code, §2306.053 which authorizes the Department to adopt rules.

§23.31. Homeowner Rehabilitation Assistance (HRA) Program Requirements.
(a) Eligible Projects are limited to:
(1) the Rehabilitation or Reconstruction of existing owner-occupied housing on the same site. The Rehabilitation of a Manufactured Housing Unit (MHU) is not an eligible Project;
(2) the New Construction of site-built housing on the same site to replace an existing owner-occupied MHU;
(3) the replacement of existing owner-occupied housing with an MHU or New Construction of site-built housing on another site contingent upon written approval of the Department;
(4) if housing unit is uninhabitable as a result of disaster or a condemnation order from the unit of local government, or presents an imminent threat to the life, health, or safety of occupants as determined by the local government with jurisdiction over the property, the Household is eligible for the New Construction of site-built housing or an MHU under this section provided the assisted Household documents that the housing unit was previously their Principal Residence through evidence of a homestead exemption from the local taxing jurisdiction and Household certification; or
(5) if allowable under the Notice of Funding Availability (NOFA), the refinance of an existing mortgage meeting the federal requirements at 24 CFR §92.206(b) and any additional requirements in the NOFA.

(b) If a housing unit has an existing mortgage loan and Department funds are provided in the form of a loan, the Department will require a first lien if the loan has an outstanding balance that is less than the investment of HOME funds and any of the statements described in paragraphs (1) - (3) of this subsection are true:
(1) a federal affordability period is required; or
(2) any existing mortgage has been in place for less three (3) years from the date the Household applies for assistance; or
(3) the HOME loan is structured as a repayable loan.

(c) The Household must be current on any existing mortgage loans or home equity loans. If the Department's assistance is provided in the form of a loan, the property cannot have any existing home equity loan liens.

(d) Direct Project Costs, exclusive of Match funds, and are limited to:
(1) Reconstruction and New Construction of site-built housing: the lesser of $78 per square foot or $85,000, or for Households of six or more Persons the lesser of $78 per square foot or $90,000;
(2) replacement with an MHU: $65,000;
(3) rehabilitation that is not Reconstruction: $40,000; and
(4) refinancing of existing mortgages: in addition to the costs limited under paragraphs (1) - (3) of this subsection, the cost to refinance an existing mortgage is limited to $35,000. To qualify, a Household's current total housing payment must be greater than 30 percent of their monthly gross income or their total monthly recurring debt payments must be greater than 45 percent of their gross monthly income.

(e) In addition to the Direct Project Costs allowable under subsection (d) of this section, up to $5,000 will be allowed in Direct Project Costs for additional sitework related to accessibility features if the house will be located more than 50 feet from the nearest paved roadway or if the house is being elevated above the floodplain.

(f) Project soft costs are limited to:
(1) Reconstruction or New Construction: no more than $9,000 per housing unit;
(2) replacement with an MHU: no more than $3,500 per housing unit;
(3) rehabilitation that is not Reconstruction: $5,000 per housing unit. This limit may be exceeded for lead-based paint remediation and only upon prior approval of the Division Director. The costs of testing and assessments for lead-based paint are not eligible Project soft costs for housing units that are Reconstructed or if the existing housing unit was built after December 31, 1977; and
(4) third-party Project soft costs related to loan closing requirements, such as appraisals, title reports or insurance, tax certificates, recording fees, and surveys are not subject to a maximum per Project.

(g) Funds for Administrative costs are limited to no more than 4 percent of the Direct Project Costs, exclusive of Match funds.

(h) In the instances described in paragraphs (1) - (4) of this subsection, the assistance to an eligible Household shall be in the form of a loan in the amount of the Direct Project Costs excluding Match funds. If the Household is at or below 60 percent area median family income (AMFI), the loan will be at zero percent interest and include deferral of payment and annual pro-rata forgiveness with a term based on the federal affordability requirements as defined in 24 CFR §92.254. If the Household is above 60 percent AMFI but at or below 80 percent AMFI, the assistance to the Household will be a zero percent interest repayable with a 30-year term.
(1) An MHU being replaced with newly constructed housing (site-built) on the same site;
(2) Any housing unit being replaced on an another site;
(3) Any housing unit that is being relocated out of the floodplain or replaced due to uninhabitability as allowed under subsection (a)(4) of this section; and
(4) Any Project that requires a federal affordability period.

(i) For any Project involving refinancing described in subsection (d)(4) of this section, the HOME funds used for refinancing shall be structured as a fully amortizing, repayable loan at zero percent interest. The loan term shall be calculated by setting the total estimated housing payment (including principal, interest, property taxes, insurance, and any other homebuyer assistance), equal to 20 percent of the Household's gross monthly income. The term shall not exceed thirty (30) years. Total debt service (back-end ratio) may not exceed 45 percent. Any Direct Project Costs, exclusive of refinancing costs and Match funds, shall be structured as a deferred, forgivable loan with a 15-year term.

(j) In all other instances not described in subsections (h) and (i) of this section, the assistance to an eligible Household may be in the form of a loan or grant agreement in the amount of the Direct Project Costs exclusive of Match funds with an affordability term based on the Household's AMFI as reflected in Figure: 10 TAC §23.31(j).

Figure: 10 TAC §23.31(j)

AMFI	**Form of Assistance**
≤30 percent AMFI	zero percent interest, 5-year deferred, forgivable loan, or grant agreement.
>30 percent and ≤50 percent AMFI	zero percent interest, 10-year deferred, forgivable loan, or grant agreement.
>50 percent and ≤60 percent AMFI	zero percent interest, 15-year deferred, forgivable loan, or grant agreement.
>60 percent and ≤80 percent AMFI	zero percent interest, 15-year affordability period, 30-year term repayable loan term.

(k) To ensure affordability, the Department will impose resale and recapture provisions established in this chapter.

(l) For Reconstruction and New Construction, site-built housing units must meet or exceed the 2000 International Residential Code and all applicable local codes and standards. In addition, housing that is Rehabilitated under this chapter must meet the Texas Minimum Construction Standards (TMCS) and all other applicable local codes, rehabilitation standards, ordinances, and zoning ordinances in accordance with this chapter.

§23.32. Homeowner Rehabilitation Assistance (HRA) Administrative Requirements.

(a) Commitment or Reservation of Funds. The Contract Administrator (CA) or Reservation System Participant (RSP) must submit the true and complete information, certified as such, with a request for the Commitment or Reservation of Funds as described in paragraphs (1) - (15) of this subsection:

(1) head of Household name and address of housing unit for which assistance is being requested;

(2) a budget that includes the amount of Project funds specifying the acquisition costs, construction costs, soft costs and administrative costs requested, a maximum of 5 percent of hard construction costs for contingency items, proposed Match to be provided, evidence that Direct Project Cost and soft cost limitations are not exceeded, and evidence that any duplication of benefit is addressed;

(3) verification of environmental clearance;

(4) a copy of the Household's intake application on a form prescribed by the Department;

(5) certification of the income eligibility of the Household signed by the CA or RSP and all Household members age 18 or over, and including the date of the income eligibility determination. In instances where the total Household income is within $3,000 of the 80 percent AMFI, all documentation used to determine the income of the Household;

(6) when assistance is provided in the form of a loan, provide written consent from all Persons who have a valid lien or ownership interest in the Property for the rehabilitation or reconstruction Projects;

(7) in the instance of relocation and in accordance with §23.31(a)(3) of this chapter (relating to Homeowner Rehabilitation Assistance (HRA) Program Requirements), the Household must document Homeownership of the existing unit to be replaced and must establish Homeownership of the lot on which the replacement housing unit will be constructed. The Household must agree to the demolition of the existing housing unit.

HOME Project funds cannot be used for the demolition of the existing unit and any funding used for the demolition is not eligible Match; however, solely for a Project under this paragraph, the CA or RSP Match obligation may be reduced by the cost of such demolition without any Contract amendment;
(8) identification of any Lead-Based Paint (LBP);
(9) for housing units located within the 100-year floodplain, a quote for the cost of flood insurance and certification from the Household that they understand the flood insurance requirements;
(10) consent to demolish from any existing mortgage lien holders and consent to subordinate to the Department's Loan, if applicable;
(11) if applicable, documentation to address or resolve any potential conflict of interest, identity of interest, duplication of benefit, or floodplain mitigation;
(12) a title commitment or policy or a down date endorsement to an existing title policy, and the actual documents, or legible copies thereof, establishing the Household's ownership, such as a warranty deed or ninety-nine (99) year leasehold. For assistance provided in the form of a grant agreement, a title report may be submitted in lieu of a title commitment or policy. In instances of an MHU, a Statement of Ownership and Location (SOL) must be submitted. Together, these documents must evidence the definition of Homeownership is met;
(13) tax certificate that evidences a current paid status, and in the case of delinquency, evidence of an approved payment plan with the taxing authority and evidence that the payment plan is current;
(14) appraisal or other valuation method approved by the Department which establishes the post rehabilitation or reconstruction value of improvements for Projects involving construction; and
(15) any other documentation necessary to evidence that the Project meets the program requirements.

(b) Loan closing or grant agreement. The CA or RSP must comply with or submit the documents described in paragraphs (1) - (3) of this subsection, with a request for the preparation of loan closing or grant agreement as applicable, with the request for the Commitment or Reservation of Funds:
(1) a title commitment or title policy that expires prior to execution of closing must be updated at closing and must not have any adverse changes in order to close. An updated title report is not required for grant agreements;
(2) in the instances of replacement with an MHU, information necessary to draft loan documents or grant agreements to issue SOL; and
(3) life event documentation, as applicable, and all information necessary to prepare any applicable affidavits such as marital status and heirship.

(c) Disbursement of funds. The CA or RSP must comply with all of the requirements described in paragraphs (1) - (11) of this subsection, for a request for disbursement of funds to reimburse eligible costs incurred. Submission of documentation related to the CA's or RSP's compliance with requirements described in paragraphs (1) - (11) of this subsection, may be required with a request for disbursement:
(1) for construction costs associated with a loan, a down date endorsement to the title policy not older than the date of the last disbursement of funds or forty-five (45) days, whichever is later. For release of retainage the down date endorsement must be dated at least thirty (30) days after the date of construction completion;
(2) for construction costs associated with a grant agreement, an interim lien waiver or final lien waiver. For release of retainage the final lien waiver must be dated at least thirty (30) days after the date of construction completion;
(3) if applicable, up to 50 percent of Project funds for a Project may be drawn before providing evidence of Match. Thereafter, each CA or RSP must provide evidence of Match, including the date of provision, in accordance with the percentage of Project funds disbursed;
(4) property inspections, including photographs of the front and side elevation of the housing unit and at least one picture of the kitchen, family room, one of the bedrooms and one of the bathrooms with date and

property address reflected on each photo. The inspection must be signed and dated by the inspector and CA or RSP;

(5) certification that its fiscal control and fund accounting procedures are adequate to assure the proper disbursal of, and accounting for, funds provided, no Person that would benefit from the award of HOME funds has provided a source of Match or has satisfied the Applicant's cash reserve obligation or made promises in connection therewith; that each request for disbursement of HOME funds is for the actual cost of providing a service and that the service does not violate any conflict of interest provisions;

(6) the executed grant agreement or original, executed, legally enforceable loan documents and statement of location, if applicable, for each assisted Household containing remedies adequate to enforce any applicable affordability requirements. Original documents must evidence that such agreements have been recorded in the real property records of the county in which the housing unit is located and the original documents must be returned, duly certified as to recordation by the appropriate county official;

(7) expenditures must be allowable and reasonable in accordance with federal, state, and local rules and regulations. The Department shall determine the reasonableness of each expenditure submitted for reimbursement. The Department may request CA or RSP to make modifications to the disbursement request and is authorized to modify the disbursement procedures set forth herein and to establish such additional requirements for payment of HOME funds to CA or RSP as may be necessary or advisable for compliance with all Program Rules;

(8) the request for funds for Administrative costs must be proportionate to the amount of Direct Project Costs requested or already disbursed;

(9) include the withholding of 10 percent of hard construction costs for retainage. Retainage will be held until at least thirty (30) days after completion of construction;

(10) for final disbursement requests, submission of documentation required for Project completion reports and evidence that the demolition or, if an MHU, salvage and removal of all dilapidated housing units on the lot occurred for Newly Constructed or Rehabilitated housing unit, certification or other evidence acceptable to Department that the replacement house, whether site-built or MHU, was constructed or placed on and within the same lot for which ownership was established and on and within the same lot secured by the loan or grant agreement, if applicable, and evidence of floodplain mitigation; and

(11) the final request for disbursement must be submitted to the Department with support documentation no later than sixty (60) days after the termination date of the Contract in order to remain in compliance with Contract and eligible for future funding. The Department shall not be obligated to pay for costs incurred or performances rendered after the termination date of a Contract.

Attachment C: Proposed amendments to 10 TAC Chapter 23, Single Family Programs, Subchapter D, §23.41, concerning Homebuyer Assistance Program

The Texas Department of Housing and Community Affairs (the "Department") adopts amendments to 10 TAC Chapter 23, Single Family HOME Program, Subchapter D, Homebuyer Assistance Program, §23.41, concerning Homebuyer Assistance Program, with changes to the proposed text as published in the March 8, 2013 issue of the *Texas Register* (38 TexReg 1472).

REASONED JUSTIFICATION: The Department finds a need to amend this section to address situations where the need for downpayment and closing costs exists, but the amount of need is less than the amount that can be provided based on the Department's front end and back end ration requirements and the applicant is otherwise eligible to receive assistance under the program.

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMMENDATIONS:
Comments were accepted in writing and by email from March 8, 2013, to April 8, 2013, with comments received from Easter Seals.

§23.41(d)(2). Front End Ratios.
COMMENT SUMMARY: Commenter recommended changing the proposed amount of $2,500 to at least $7,500. The proposed amount would only cover about one-third of the average amount of downpayment and closing costs needs of households participating in the commenter's current downpayment assistance program.
STAFF RESPONSE: Staff agrees with Commenter and recommends increasing the amount from $2,500 to $6,000 to more closely align the assistance amount to the Department's other comparable, statewide program.

The Board approved the final order adopting the amendments, including changes made based on public comment, on May 9, 2013.

STATUTORY AUTHORITY: The amendment is proposed pursuant to Texas Government Code, §2306.053, which authorizes the Department to adopt rules.

§23.41. Homebuyer Assistance (HBA) Program Requirements.
(a) Eligible activities are limited to the acquisition or acquisition and Rehabilitation for accessibility modifications of single family housing units.

(b) The Household must complete a homebuyer counseling program/class.

(c) First lien purchase loans must comply with the requirements described in paragraphs (1) - (7) of this subsection:
(1) No adjustable rate mortgage loans or temporary interest rate buy-down loans are allowed;
(2) No first lien mortgage loans with a total loan to value equal to or greater than 100 percent are allowed;
(3) No Subprime Mortgage Loans are allowed;
(4) For Nonconforming Mortgage Loans, the debt to income ratio (back-end ratio) may not exceed 45 percent;
(5) Fees charged by third party mortgage lenders are limited to the greater of 2 percent of the mortgage loan amount or $3,500, including but not limited to origination, application, and/or underwriting fees. Fees associated with the origination of Single Family Mortgage Revenue Bond and Mortgage Credit Certificate programs will not be included in the limit. Fees paid to parties other than the first lien lender and reflected on

the HUD-1 will not be included in the limit. Fees collected by the first lien lender at closing to be paid to other parties by the first lien lender that are supported by an invoice and reflected on the HUD-1 will not be included in the limit;
(6) No identity of interest relationship between the lender and the Household is allowed; and
(7) If an identity of interest exists between the Household and the seller, the Department may require additional documentation that evidences that the sales price is equal to or less than the appraised value of the property as documented by a Third-Party appraisal ordered by the first lien lender. If an identity of interest exists between the builder and Contract Administrator (CA) or Reservation System Participant (RSP), the CA or RSP must provide documentation that evidences that the sales price does not provide for a profit of more than 15 percent of the total hard construction costs and does not exceed the current appraised value as documented by a Third-Party appraisal ordered by the first lien lender.

(d) Direct Project Costs, exclusive of Match funds, are limited to:
(1) acquisition and closing costs: the lesser of $20,000 or the amount necessary as determined by an affordability analysis that evidences the total estimated housing payment (including principal, interest, property taxes, insurance, and any other homebuyer assistance) is no less than 20 percent of the Household's gross monthly income based on a thirty (30) year amortization schedule. If the estimated housing payment will be less than 20 percent, the Department shall reduce the amount of downpayment assistance to the homebuyer such that the total estimated housing payment is no less than 20 percent of the homebuyer's gross income; or
(2) closing costs and downpayment: the lesser of $6,000 ~~$2,500~~ or the total estimated settlement charges shown on the good faith estimate that are paid by the buyer at closing which are not paid by the buyer's contribution.
(A) households assisted under (d)(2) who, at the time of application, have assets which may be liquidated without a federal income tax penalty and which exceed three months of estimated principal, interest, property tax, and property insurance payments for the unit to be purchased as shown in the truth-in-lending statement must contribute the excess funds to the total estimated settlement charges as shown on the good faith estimate.
(3) rehabilitation for accessibility modifications: $20,000; and
(4) the amount necessary to acquire the home and make accessibility modifications.
(5) No shall funds be disbursed to the assisted Household at closing. The HOME assistance shall be reduced in the amount necessary to prevent the Household's direct receipt of funds if the HUD-1 settlement statement shows funds to be provided to the buyer at closing.
(6) Total assistance to the Household must be in an amount of no less than $1,000. Households who are not eligible for at least $1,000 in total homebuyer assistance are ineligible for assistance under this subchapter.

(e) Project soft costs are limited to:
(1) acquisition and closing costs: no more than $1,500 per housing unit; and
(2) rehabilitation for accessibility modifications: $5,000 per housing unit.

(f) Funds for Administrative costs are limited to no more than 4 percent of the Direct Project Costs, exclusive of Match funds.

(g) The assistance to an eligible Household shall be in the form of a loan in the amount of the Direct Project Costs, excluding Match funds. The loan will be at zero percent interest and include deferral of payment and annual pro-rata forgiveness with a term based on the federal affordability requirements as defined in 24 CFR §92.254.

(h) Any forgiveness of the Loan occurs upon the anniversary date of the Household's continuous occupancy as its Principal Residence and continues on an annual pro-rata basis until maturity of the Loan.

(i) To ensure affordability, the Department will impose the recapture provisions established in this chapter.

(j) Housing units that will be rehabilitated with HOME funds must meet or exceed the Texas Minimum Construction Standard (TMCS), as applicable and all applicable codes and standards. In addition, housing that is Rehabilitated under this chapter must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances in accordance with the HOME Final Rule. Housing units that are provided assistance for acquisition only must meet all applicable state and local housing quality standards and code requirements. In the absence of such standards and requirements, the housing units must meet the Housing Quality Standards (HQS) in 24 CFR §982.401.

1i

BOARD REPORT ITEM

FINANCIAL ADMINISTRATION DIVISION

MAY 9, 2013

REPORT ITEM

Presentation of the Department's 2nd Quarter Investment Report in accordance with the Public Funds Investment Act (PFIA)

BACKGROUND

The Department's investment portfolio exists in two distinct parts. One part is related to bond funds under trust indentures which are not subject to the Public Funds Investment Act (PFIA), and the remaining portion is related to accounts excluded from the indentures but covered by the PFIA. The Department's total investment portfolio is $1,163,308,628 of which $1,125,542,538 is not subject to the PFIA. This report addresses the remaining $37,766,089 (See Page 1 of the Internal Management Report) in investments covered by the PFIA. These investments are deposited in the General Fund, Housing Trust Fund, Compliance, and Housing Initiative accounts which are all held at the Texas Treasury Safekeeping Trust Company (TTSTC), primarily in the form of overnight repurchase agreements. A repurchase agreement is the purchase of a security with an agreement to repurchase that security at a specific price and date which in this case was February 28, 2013, at an interest rate of 0.12%. The overall objective of these investments is to safeguard principal while maintaining liquidity.

Below is a description of each fund group and its corresponding accounts.

- The **General Fund** accounts maintain funds for administrative purposes to fund expenses related to the Department's ongoing operations. These accounts contain balances related to bond residuals, fee income generated from the Mortgage Credit Certificate Program (MCC), escrow funds, single family and multifamily bond administration fees, and balances associated with the Below Market Interest Rate Program (BMIR).

- The **Housing Trust Fund** accounts maintain funds related to programs set forth by the Housing Trust Fund funding plan. The Housing Trust Fund provides loans and grants to finance, acquire, rehabilitate and develop decent and safe affordable housing.

- The **Compliance** accounts maintain funds from compliance fees and asset management fees collected from multifamily developers who are assessed an annual fee based on the number of low income units. The number of low income units and authority to collect these fees is outlined in the individual Land Use Restriction Agreements (LURAs) that are issued to each Developer. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the monitoring and administration of these properties.

- The **Housing Initiative** accounts maintain funds from fees collected from Developers in connection with the Department's Tax Credit Program. The majority of fees collected are application fees and commitment fees. The authority for the collection of these fees is outlined in the Department's Qualified Allocation Plan (QAP). These fees are generated for the purpose of offsetting expenses incurred by the Department related to the administration of the Tax Credit Program.

This report is in the prescribed format and detail required by the Public Funds Investment Act. It shows in detail the types of investments, their maturities, their carrying (face amount) values, and fair values at the beginning and end of the quarter. The detail for investment activity is on Pages 2 and 3.

During the 2nd Quarter, as it relates to the investments covered by the PFIA, the carrying value decreased by $597,000 (See Page 1) for a total of $37,766,089. The decrease is described below by fund groups.

General Fund:
The General Fund increased by $1.7 million. Income of $2.3 million included bond administration fees, MCC fees, and service release premiums from U.S. Bank related to the purchase of mortgage backed securities. Disbursements included $950,000 transferred to fund the operating budget.

Housing Trust Fund:
The Housing Trust Fund decreased $2.9 million. The Housing Trust Fund had $649,000 in loan repayments. Disbursements included $3.5 million for loans and grants.

Compliance:
Compliance increased $1.1 million. Compliance had approximately $3 million in income related to compliance fees. Disbursements included $1.5 million transferred to fund the operating budget.

Housing Initiative:
Housing Initiatives decreased $536,000. Income of $567,000 was received for fees related to tax credit activities. Disbursements included $1.1 million transferred to fund the operating budget.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING FINANCE DIVISION

INTERNAL MANAGEMENT REPORT

PUBLIC FUNDS INVESTMENT ACT
(TEX. GOV'T CODE, §2256.023)
QUARTER ENDING FEBRUARY 28, 2013

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING FINANCE DIVISION
PUBLIC FUNDS INVESTMENT ACT
Internal Management Report (Sec. 2256.023)
Quarter Ending February 28, 2013

(b) (4) Summary statement of each pooled fund group:

NON-INDENTURE RELATED:	Investment Type	FAIR VALUE (MARKET) @ 11/30/12	CARRYING VALUE @ 11/30/12	CARRYING VALUE @ 2/28/13	FAIR VALUE (MARKET) @ 2/28/13	CHANGE IN FAIR VALUE (MARKET)	ACCRUED INT RECVBL @ 2/28/13	RECOGNIZED GAIN
General Fund	Mortgage Backed Securities	603,764.92	545,925.99	3,097,595.70	3,332,539.08	177,104.45	7,500.85	0.00
General Fund	Repurchase Agreement	9,904,658.82	9,904,658.82	9,052,216.06	9,052,216.06	-	30.16	0.00
Housing Trust Fund	Repurchase Agreement	14,006,173.15	14,006,173.15	11,138,890.83	11,138,890.83	-	37.28	0.00
Compliance	Repurchase Agreement	6,593,873.44	6,593,873.44	7,700,505.35	7,700,505.35	-	25.67	0.00
Housing Initiatives	Repurchase Agreement	7,312,770.86	7,312,770.86	6,776,881.54	6,776,881.54	-	22.79	0.00
TOTAL		38,421,241.19	38,363,402.26	37,766,089.48	38,001,032.86	177,104.45	7,616.75	0.00

(b) (8) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformation to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:
Tim Nelson completed 5.0 hrs. of training on the Texas Public Funds Investment Act on February 10, 2012
David Cervantes completed 5.0 hrs. of training on the Texas Public Funds Investment Act on August 1, 2012

David Cervantes, Chief Financial Officer — Date 4/18/13

Tim Nelson, Director of Bond Finance — Date 4/19/13

Texas Department of Housing and Community Affairs
General Fund Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
FNMA	General Fund				121,494.00	132,879.20			(2,009.84)	(119,484.16)			(11,385.20)	0.00
GNMA	General Fund	7.50	08/31/89	07/20/18	150,486.46	167,073.08			(7,258.71)		143,227.75	158,457.16	(1,357.21)	0.00
GNMA	General Fund	7.50	10/31/89	09/20/18	239,507.19	265,905.67			(11,542.09)		227,965.10	252,204.63	(2,158.95)	0.00
GNMA	General Fund	7.50	01/01/90	11/20/18						113,210.35	113,210.35	125,417.82	12,207.47	0.00
GNMA	General Fund	7.50	01/01/90	12/20/18						90,764.78	90,764.78	101,465.95	10,701.17	0.00
GNMA	General Fund	7.50	02/27/90	12/20/18						9,715.44	9,715.44	9,744.97	29.53	0.00
GNMA	General Fund	7.50	03/30/90	01/20/19						106,791.16	106,791.16	119,232.33	12,441.17	0.00
GNMA	General Fund	7.50	04/26/90	03/20/19						102,345.19	102,345.19	114,411.69	12,066.50	0.00
GNMA	General Fund	7.50	05/29/90	04/20/19						108,512.15	108,512.15	120,845.64	12,333.49	0.00
GNMA	General Fund				34,438.34	37,906.97			(251.46)	(34,186.88)			(3,468.63)	0.00
GNMA	General Fund	8.19	07/25/90	06/20/15						14,606.36	14,606.36	14,810.56	204.20	0.00
GNMA	General Fund	8.75	10/31/89	09/20/18						18,198.31	18,198.31	18,271.47	73.16	0.00
GNMA	General Fund	7.50	11/30/89	10/20/18						250,449.32	250,449.32	278,191.59	27,742.27	0.00
GNMA	General Fund	8.75	11/30/89	09/20/18						17,237.76	17,237.76	17,307.06	69.30	0.00
GNMA	General Fund	8.75	01/01/90	11/20/18						54,830.66	54,830.66	61,379.09	6,548.43	0.00
GNMA	General Fund	8.75	05/29/90	02/20/19						9,722.39	9,722.39	9,761.47	39.08	0.00
GNMA	General Fund	8.75	04/26/90	03/20/19						72,132.07	72,132.07	82,691.48	10,559.41	0.00
GNMA	General Fund	8.75	06/28/90	04/20/19						7,071.76	7,071.76	7,099.13	27.37	0.00
GNMA	General Fund	7.19	01/22/90	11/20/14						30,180.11	30,180.11	31,211.67	1,031.56	0.00
GNMA	General Fund	7.19	01/01/90	11/20/14						5,785.33	5,785.33	5,983.07	197.74	0.00
GNMA	General Fund	7.19	01/01/90	12/20/14						10,232.67	10,232.67	10,582.42	349.75	0.00
GNMA	General Fund	8.19	02/28/90	12/20/14						16,423.53	16,423.53	16,664.96	241.43	0.00
GNMA	General Fund	7.19	01/20/90	01/20/15						36,249.36	36,249.36	38,318.84	2,069.48	0.00
GNMA	General Fund	8.19	01/01/90	01/20/15						27,067.62	27,067.62	28,293.78	1,226.16	0.00
GNMA	General Fund	7.19	02/27/90	01/20/15						19,552.52	19,552.52	20,668.77	1,116.25	0.00
GNMA	General Fund	8.19	02/27/90	12/20/14						9,686.71	9,686.71	9,821.94	135.23	0.00
GNMA	General Fund	7.19	02/27/90	01/20/15						27,951.44	27,951.44	29,547.19	1,595.75	0.00
GNMA	General Fund	8.19	02/27/90	01/20/15						26,575.03	26,575.03	27,902.72	1,327.69	0.00
GNMA	General Fund	7.19	03/30/90	01/20/15						11,619.48	11,619.48	12,282.84	663.36	0.00
GNMA	General Fund	8.19	03/30/90	01/20/15						19,758.05	19,758.05	20,059.56	301.51	0.00
GNMA	General Fund	7.19	03/30/90	02/20/15						6,078.57	6,078.57	6,425.60	347.03	0.00
GNMA	General Fund	8.19	03/30/90	02/20/15						29,820.20	29,820.20	31,378.60	1,558.40	0.00
GNMA	General Fund	7.19	04/26/90	03/20/15						29,007.44	29,007.44	30,663.47	1,656.03	0.00
GNMA	General Fund	8.19	04/26/90	03/20/15						17,453.01	17,453.01	17,694.91	241.90	0.00
GNMA	General Fund	7.19	04/26/90	03/20/15						14,051.12	14,051.12	14,853.30	802.18	0.00
GNMA	General Fund	8.19	04/26/90	03/20/15						81,438.53	81,438.53	85,694.51	4,255.98	0.00
GNMA	General Fund	7.19	05/29/90	04/20/15						11,214.02	11,214.02	11,854.23	640.21	0.00
GNMA	General Fund	8.19	05/29/90	03/20/15						10,254.68	10,254.68	10,288.83	34.15	0.00
GNMA	General Fund	7.19	05/29/90	04/20/15						21,474.42	21,474.42	22,700.39	1,225.97	0.00
GNMA	General Fund	8.19	05/29/90	04/20/15						93,286.62	93,286.62	97,947.22	4,660.60	0.00
GNMA	General Fund	7.19	06/28/90	05/20/15						7,213.35	7,213.35	7,625.16	411.81	0.00
GNMA	General Fund	8.19	06/28/90	05/20/15						14,902.86	14,902.86	15,124.47	221.61	0.00
GNMA	General Fund	7.19	06/28/90	05/20/15						12,929.87	12,929.87	13,668.04	738.17	0.00
GNMA	General Fund	8.19	06/28/90	05/20/15						46,691.93	46,691.93	49,449.56	2,757.63	0.00
GNMA	General Fund	6.19	06/28/90	05/20/15						11,722.33	11,722.33	12,265.31	542.98	0.00
GNMA	General Fund	7.19	07/25/90	06/20/15						5,885.57	5,885.57	6,221.58	336.01	0.00
GNMA	General Fund	7.19	09/13/90	06/20/15						8,469.25	8,469.25	8,952.76	483.51	0.00
GNMA	General Fund	8.19	09/13/90	07/20/15						21,206.40	21,206.40	21,537.22	330.82	0.00
GNMA	General Fund	7.19	09/13/90	07/20/15						17,279.62	17,279.62	18,266.11	986.49	0.00
GNMA	General Fund	8.19	09/13/90	08/20/15						27,410.55	27,410.55	27,848.57	438.02	0.00
GNMA	General Fund	6.19	09/13/90	07/20/15						13,072.39	13,072.39	13,677.90	605.51	0.00
GNMA	General Fund	8.19	09/28/90	08/20/15						21,206.27	21,206.27	21,525.85	319.58	0.00
GNMA	General Fund	6.19	09/28/90	08/20/15						30,705.79	30,705.79	32,128.08	1,422.29	0.00
GNMA	General Fund	7.19	09/28/90	08/20/15						26,694.62	26,694.62	28,218.62	1,524.00	0.00
GNMA	General Fund	8.19	09/28/90	08/20/15						48,651.90	48,651.90	51,525.28	2,873.38	0.00
GNMA	General Fund	7.50	10/31/90	07/20/19						22,315.71	22,315.71	22,383.77	68.06	0.00
GNMA	General Fund	7.19	10/31/90	08/20/15						3,078.70	3,078.70	3,254.46	175.76	0.00
GNMA	General Fund	8.19	10/31/90	09/20/15						23,409.93	23,409.93	23,779.57	369.64	0.00
GNMA	General Fund	6.19	10/31/90	09/20/15						23,336.54	23,336.54	24,680.02	1,343.48	0.00
GNMA	General Fund	7.19	10/31/90	09/20/15						891.96	891.96	942.88	50.92	0.00
GNMA	General Fund	8.19	10/31/90	09/20/15						52,423.87	52,423.87	55,751.74	3,327.87	0.00
GNMA	General Fund	6.19	11/28/90	10/20/15						32,513.99	32,513.99	34,385.82	1,871.83	0.00
GNMA	General Fund	8.19	11/28/90	10/20/15						71,571.74	71,571.74	76,270.42	4,698.68	0.00
GNMA	General Fund	7.50	12/21/90	08/20/19						15,929.08	15,929.08	15,977.66	48.58	0.00
GNMA	General Fund	7.19	12/21/90	10/20/15						18,768.90	18,768.90	19,840.42	1,071.52	0.00
GNMA	General Fund	8.19	12/21/90	11/20/15						25,340.69	25,340.69	25,750.20	409.51	0.00
GNMA	General Fund	8.19	02/25/91	10/20/15						7,246.96	7,246.96	7,271.74	24.78	0.00
GNMA	General Fund	6.19	01/25/91	11/20/15						26,863.76	26,863.76	28,410.31	1,546.55	0.00
GNMA	General Fund	8.19	01/28/91	11/20/15						8,552.03	8,552.03	8,578.71	26.68	0.00
GNMA	General Fund	8.19	02/25/90	01/20/16						15,444.18	15,444.18	15,695.61	251.43	0.00
GNMA	General Fund	7.50	03/28/91	11/20/19						11,496.16	11,496.16	11,531.22	35.06	0.00

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GNMA	General Fund	8.19	03/28/91	02/20/16						19,884.35	19,884.35	20,219.80	335.45	0.00
GNMA	General Fund	8.75	04/29/91	02/20/20						41,741.69	41,741.69	43,080.76	1,339.07	0.00
GNMA	General Fund	8.19	04/29/91	04/20/16						32,009.23	32,009.23	34,110.64	2,101.41	0.00
GNMA	General Fund	7.19	04/29/91	02/20/16						65,525.51	65,525.51	70,610.94	5,085.43	0.00
GNMA	General Fund	6.19	04/29/91	04/20/16						61,326.03	61,326.03	64,856.57	3,530.54	0.00
GNMA	General Fund	7.19	04/26/91	04/20/16						12,365.34	12,365.34	13,325.01	959.67	0.00
GNMA	General Fund	8.75	04/26/91	01/20/20						50,003.06	50,003.06	56,891.48	6,888.42	0.00
GNMA	General Fund	6.19	10/23/92	09/20/17						73,215.50	73,215.50	78,299.58	5,084.08	0.00
GNMA	General Fund	8.19	11/23/92	01/20/17						6,112.72	6,112.72	6,133.63	20.91	0.00
GNMA	General Fund	7.19	10/30/92	08/20/17						96,886.81	96,886.81	106,193.76	9,306.95	0.00
GNMA	General Fund	6.00	10/30/92	09/20/17						63,357.55	63,357.55	64,146.99	789.44	0.00
Repo Agmt	General Fund	0.12	02/28/13	03/01/13	1,255,104.67	1,255,104.67	6,073.83				1,261,178.50	1,261,178.50	-	0.00
Repo Agmt	General Fund	0.12	02/28/13	03/01/13	493,679.21	493,679.21		(497.82)			493,181.39	493,181.39	-	0.00
Repo Agmt	General Fund	0.12	02/28/13	03/01/13	547,037.34	547,037.34		(68,928.01)			478,109.33	478,109.33	-	0.00
Repo Agmt	General Fund	0.12	02/28/13	03/01/13	219,479.08	219,479.08		(32,726.08)			186,753.00	186,753.00	-	0.00
Repo Agmt	General Fund	0.12	02/28/13	03/01/13	1,770,083.55	1,770,083.55	274,463.45				2,044,547.00	2,044,547.00	-	0.00
Repo Agmt	General Fund	0.12	02/28/13	03/01/13	3,007,828.10	3,007,828.10	156,565.22				3,164,393.32	3,164,393.32	-	0.00
Repo Agmt	General Fund	0.12	02/28/13	03/01/13	283,182.57	283,182.57	65.38				283,247.95	283,247.95	-	0.00
Repo Agmt	General Fund	0.12	02/28/13	03/01/13	430,178.36	430,178.36		(346,144.33)			84,034.03	84,034.03	-	0.00
Repo Agmt	General Fund	0.12	02/28/13	03/01/13	1,898,085.94	1,898,085.94		(841,314.40)			1,056,771.54	1,056,771.54	-	0.00
	General Fund Total				10,450,584.81	10,508,423.74	437,167.88	(1,289,610.64)	(21,062.10)	2,572,731.81	12,149,811.76	12,384,755.14	177,104.45	0.00
Repo Agmt	Housing Trust Fund	0.12	02/28/13	03/01/13	418,380.32	418,380.32	84,861.06				503,241.38	503,241.38	-	0.00
Repo Agmt	Housing Trust Fund	0.12	02/28/13	03/01/13	2,491.68	2,491.68	1,154.34				3,646.02	3,646.02	-	0.00
Repo Agmt	Housing Trust Fund	0.12	02/28/13	03/01/13	97,272.88	97,272.88		(0.78)			97,272.10	97,272.10	-	0.00
Repo Agmt	Housing Trust Fund	0.12	02/28/13	03/01/13	91,147.99	91,147.99		(81,166.92)			9,981.07	9,981.07	-	0.00
Repo Agmt	Housing Trust Fund	0.12	02/28/13	03/01/13	1,405,302.30	1,405,302.30		(323,161.00)			1,082,141.30	1,082,141.30	-	0.00
Repo Agmt	Housing Trust Fund	0.12	02/28/13	03/01/13	2,955,453.00	2,955,453.00	0.00				2,955,453.00	2,955,453.00	-	0.00
Repo Agmt	Housing Trust Fund	0.12	02/28/13	03/01/13	50,000.00	50,000.00	0.00				50,000.00	50,000.00	-	0.00
Repo Agmt	Housing Trust Fund	0.12	02/28/13	03/01/13	83,384.59	83,384.59	0.00				83,384.59	83,384.59	-	0.00
Repo Agmt	Housing Trust Fund				708,629.26	708,629.26		(708,629.26)					-	0.00
Repo Agmt	General Revenue Appn	0.12	02/28/13	03/01/13	245.34	245.34		(40.00)			205.34	205.34	-	0.00
Repo Agmt	General Revenue Appn	0.12	02/28/13	03/01/13	96,996.41	96,996.41		(96,995.51)			0.90	0.90	-	0.00
Repo Agmt	General Revenue Appn	0.12	02/28/13	03/01/13	193,875.54	193,875.54	371,817.20				565,692.74	565,692.74	-	0.00
Repo Agmt	General Revenue Appn	0.12	02/28/13	03/01/13	78,066.81	78,066.81	271.17				78,337.98	78,337.98	-	0.00
Repo Agmt	General Revenue Appn				200,463.94	200,463.94		(200,463.94)					-	0.00
Repo Agmt	General Revenue Appn				42,956.37	42,956.37		(42,956.37)					-	0.00
Repo Agmt	General Revenue Appn				4,500.00	4,500.00		(4,500.00)					-	0.00
Repo Agmt	General Revenue Appn				250,736.06	250,736.06		(250,736.06)					-	0.00
Repo Agmt	Housing Trust Fund-GR	0.12	02/28/13	03/01/13	260,711.44	260,711.44		(101,908.20)			158,803.24	158,803.24	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.12	02/28/13	03/01/13	1,253,887.40	1,253,887.40	15,564.44				1,269,451.84	1,269,451.84	-	0.00
Repo Agmt	Boostrap -GR	0.12	02/28/13	03/01/13	530,061.87	530,061.87		(243,600.00)			286,461.87	286,461.87	-	0.00
Repo Agmt	Boostrap -GR	0.12	02/28/13	03/01/13	79,100.42	79,100.42		(64,064.07)			15,036.35	15,036.35	-	0.00
Repo Agmt	Boostrap -GR	0.12	02/28/13	03/01/13	5,202,509.53	5,202,509.53		(1,222,728.42)			3,979,781.11	3,979,781.11	-	0.00
	Housing Trust Fund Total				14,006,173.15	14,006,173.15	473,668.21	(3,340,950.53)	0.00	0.00	11,138,890.83	11,138,890.83	0.00	0.00
Repo Agmt	Multi Family	0.12	02/28/13	03/01/13	931,840.20	931,840.20		(31,647.98)			900,192.22	900,192.22	-	0.00
Repo Agmt	Multi Family	0.12	02/28/13	03/01/13	793,855.94	793,855.94		(194,515.94)			599,340.00	599,340.00	-	0.00
Repo Agmt	Low Income Tax Credit Prog.	0.12	02/28/13	03/01/13	4,868,177.30	4,868,177.30	1,332,795.83				6,200,973.13	6,200,973.13	-	0.00
	Compliance Total				6,593,873.44	6,593,873.44	1,332,795.83	(226,163.92)	0.00	0.00	7,700,505.35	7,700,505.35	0.00	0.00
Repo Agmt	Low Income Tax Credit Prog.	0.12	02/28/13	03/01/13	432,731.86	432,731.86	148,976.44				581,708.30	581,708.30	-	0.00
Repo Agmt	Low Income Tax Credit Prog.	0.12	02/28/13	03/01/13	6,513,097.51	6,513,097.51		(675,900.54)			5,837,196.97	5,837,196.97	-	0.00
Repo Agmt	Low Income Tax Credit Prog.	0.12	02/28/13	03/01/13	366,941.49	366,941.49		(8,965.22)			357,976.27	357,976.27	-	0.00
	Low Income Tax Credit Prog. Total				7,312,770.86	7,312,770.86	148,976.44	(684,865.76)	0.00	0.00	6,776,881.54	6,776,881.54	0.00	0.00
	Total Non-Indenture Investment Summary				38,363,402.26	38,421,241.19	2,392,608.36	(5,541,590.85)	(21,062.10)	2,572,731.81	37,766,089.48	38,001,032.86	177,104.45	-

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BOARD ACTION REQUEST

BOND FINANCE DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action on Resolution No. 13-034 authorizing the filing of one or more applications for reservation with the Texas Bond Review Board with respect to qualified mortgage bonds

RECOMMENDED ACTION

WHEREAS, the private activity bond "State ceiling" (as defined in Section 146(d) of the Internal Revenue Code) applicable to the State is subject to allocation, in the manner authorized by Section 146(e) of the Code, pursuant to Chapter 1372, Texas Government Code, as amended (the "Allocation Act");

WHEREAS, the Allocation Act requires the Department, in order to reserve a portion of the State Ceiling for qualified mortgage bonds (the "Reservation") and satisfy the requirements of Section 146(a) of the Code, to file an application for reservation (the "Application for Reservation") with the Texas Bond Review Board (the "Bond Review Board"), stating the maximum amount of the bonds requiring an allocation, the purpose of the bonds and the section of the Code applicable to the bonds;

WHEREAS, the Allocation Act and the rules promulgated thereunder by the Bond Review Board (the "Allocation Rules") require that the Application for Reservation be accompanied by a copy of the certified resolution of the issuer authorizing the filing of the Application for Reservation; and

WHEREAS, the Governing Board has determined to authorize the filing of one or more Applications for Reservation with respect to qualified mortgage bonds to be issued by the Department;

NOW, therefore, it is hereby

RESOLVED, that as approved and presented at the TDHCA Board meeting, the Department is hereby authorized to submit one or more applications to the Texas Bond Review Board for reservation of single family private activity bond authority in an amount not to exceed $500 million.

BACKGROUND

Each year our Board petitions the Texas Bond Review Board to receive private activity bond authority, also known as "volume cap." The State of Texas, based upon population, receives

approximately $2.5 billion dollars of volume cap for all private activity purposes. The amount of volume cap that is set-aside for single family housing is approximately $700 million. Still further, TDHCA has a set-aside of volume cap exclusively for its use of approximately $231 million. The Department must submit an application for its set-aside amount on or prior to August 7th of each year. After August 7th, volume cap applications are funded without regard to set-aside on a first come – first served basis. Staff at this time is not seeking nor is the Board giving final approval of a bond program or MCC program for 2013 or 2014. Staff will come back to the Board at a later date with requests for approval to use any awarded volume cap in connection with specific transactions.

Bond Finance is requesting authorization to submit one or more applications in an amount not-to-exceed $500 million of 2013 private activity volume cap. The requested volume cap may be obtained from either the TDHCA set-aside for single family and/or additional amounts available from the collapsed pool of funds available after August 7th.

The amount of volume cap currently being requested is higher than has been requested in prior years for the following reasons:

- The Department did not request its $231 million set-aside amount in 2012.
- The Department did not receive any of its $300 million year-end 2012 carry forward request.
- The Department has seen a dramatic increase in the usage of its MCC programs necessitating a commensurate increase in volume cap needed for those programs.

All volume cap received will be used for single family mortgage revenue bond and MCC programs. All cap that is requested in 2013 is expected to be "carried forward" for use in future years. Any amounts "carried forward" are required to be used prior to December 31, 2016.

The chart on the following page outlines the Department's currently available single family volume cap and expected single family volume cap uses through the end of 2014.

Sources as of May 1, 2013	
2010 Carryforward[1]	84,586,213
2011 Unencumbered Cap[2]	300,000,000
Proposed Request	500,000,000
Available Cap as of May 1, 2013	884,586,213
Projected Uses	
2013 MCC - Program 81	254,586,213
Future Transactions	
Single Family 2004 AB Refunding	95,485,000
Single Family 2004 D Refunding	35,000,000
2014 MCC - Program 82	260,000,000
Total Uses	645,071,213
Balance available for 2014 and beyond	239,515,000

1. Derived from 2010 set aside and unencumbered state ceiling.
   Must be used by 12/31/13.
2. Derived from 2011 unencumbered state ceiling.
   Must be used by 12/31/14.

RESOLUTION NO. 13-034

RESOLUTION AUTHORIZING THE FILING OF ONE OR MORE APPLICATIONS FOR RESERVATION WITH THE TEXAS BOND REVIEW BOARD WITH RESPECT TO QUALIFIED MORTGAGE BONDS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") has been duly created and organized pursuant to and in accordance with the provisions of Chapter 2306, Texas Government Code (the "Act"), as amended from time to time, for the purpose of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe and sanitary housing for individuals and families of low and very low income and families of moderate income (as described in the Act as determined by the Governing Board of the Department (the "Governing Board") from time to time) at prices they can afford; and

WHEREAS, the Act authorizes the Department: (a) to acquire, and to enter into advance commitments to acquire, mortgage loans (including participations therein) secured by mortgages on residential housing in the State of Texas (the "State"); (b) to issue its bonds for the purpose of obtaining funds to make and acquire such mortgage loans or participations therein, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; and (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such mortgage loans or participations therein, and to mortgage, pledge or grant security interests in such mortgages, mortgage loans or other property of the Department, to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, Section 103 and Section 143 of the Internal Revenue Code of 1986, as amended (the "Code"), provide that the interest on obligations issued by or on behalf of a state or a political subdivision thereof the proceeds of which are to be used to finance owner-occupied residences will be excludable from gross income of the owners thereof for federal income tax purposes if such issue meets certain requirements set forth in Section 143 of the Code; and

WHEREAS, Section 146(a) of the Code requires that certain "private activity bonds" (as defined in Section 141(a) of the Code) must come within the issuing authority's private activity bond limit for the applicable calendar year in order to be treated as obligations the interest on which is excludable from the gross income of the holders thereof for federal income tax purposes; and

WHEREAS, the private activity bond "State ceiling" (as described in Section 146(d) of the Code) applicable to the State is subject to allocation, in the manner authorized by Section 146(e) of the Code, pursuant to Chapter 1372, Texas Government Code, as amended (the "Allocation Act"); and

WHEREAS, the Allocation Act requires the Department, in order to reserve a portion of the State Ceiling for qualified mortgage bonds (the "Reservation") and satisfy the requirements of Section 146(a) of the Code, to file an application for reservation (the "Application for Reservation") with the Texas Bond Review Board (the "Bond Review Board"), stating the maximum amount of the bonds requiring an allocation, the purpose of the bonds and the section of the Code applicable to the bonds; and

WHEREAS, the Allocation Act and the rules promulgated thereunder by the Bond Review Board (the "Allocation Rules") require that the Application for Reservation be accompanied by a copy of the certified resolution of the issuer authorizing the filing of the Application for Reservation; and

WHEREAS, the Governing Board has determined to authorize the filing of one or more Applications for Reservation with respect to qualified mortgage bonds to be issued by the Department;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS THAT:

ARTICLE 1

APPLICATIONS FOR RESERVATION

Section 1.1 Applications for Reservation. The Governing Board hereby authorizes Bracewell & Giuliani LLP, as Bond Counsel to the Department, to file on its behalf with the Bond Review Board one or more Applications for Reservation for qualified mortgage bonds to be issued and delivered within 180 days after receipt of a "reservation date," as defined in the Allocation Rules, in the maximum aggregate amount of $500,000,000, together with any other documents and opinions required by the Bond Review Board as a condition to the granting of the Reservation.

Section 1.2 Authorization of Certain Actions. The Governing Board authorizes the Executive Director, the staff of the Department, as designated by the Executive Director, and Bond Counsel to take such actions on its behalf as may be necessary to carry out the actions authorized in Section 1.1.

Section 1.3 Mortgage Credit Certificate Authority. The Department reserves the right, upon receipt of a Reservation, to convert all or any part of its authority to issue qualified mortgage bonds to mortgage credit certificates.

ARTICLE 2

GENERAL PROVISIONS

Section 2.1 Notice of Meeting. This Resolution was considered and adopted at a meeting of the Governing Board that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and with §2306.032 of the Texas Government Code, regarding meetings of the Governing Board.

Section 2.2 Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

Execution page follows

PASSED AND APPROVED this 9th day of May, 2013.

_____
Chair, Governing Board

ATTEST:

_____
Secretary to the Governing Board

(SEAL)

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BOARD ACTION REQUEST

BOND FINANCE DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action to publish a Request for Proposal ("RFP") for investment banking firms interested in providing investment banking services as Senior Manager and Co-Manager for one or more proposed single family mortgage revenue bonds starting in fiscal year 2014

RECOMMENDED ACTION

WHEREAS, publication of the RFP will allow the Department to identify qualified investment banking firms in order to allow the Department to structure and market mortgage revenue bond programs;

WHEREAS, the Board now desires to retain a new group of investment banking firms;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director and his designee(s) be, and each of them are, authorized for and on behalf of the Department to publish an RFP for Investment Banking Services and to select a qualified investment banking team in accordance with that RFP and to advise the Board of any firms so selected.

Background

In the bond market, a syndicate of bankers is needed to market bond structures. The number of bonds available for sale typically dictates the size of the syndicate needed at the time of pricing. With TDHCA's structures ranging from $50 to $150 million, a pool of bankers which will include both Senior Managers and Co-Managers who have previously been successful in marketing the Department's bonds.

On September 3, 2009, the staff reported to the Board that four investment banking firms were selected to provide single family bond underwriting services as Senior Manager and eight investment banking firms were selected to provide single family underwriting services as Co-Manager.

Staff is recommending that the underwriting syndicate be reduced from four senior managers to three. Still further, staff recommends that the Co-Manager group be reduced from eight firms to four firms. In large part, these recommendations are driven by three factors:

- The bond issue size of the Department's more recent transactions - $50 million to $100 million dollar transactions as opposed to the larger transactions undertaken in the past.

- The number of transactions underwritten has been reduced dramatically to one transaction per year rather than the two to three transactions per year in the past. It

took four years to complete the underwriting rotation last time; ideally this should be completed in less than two years.

- Reduction in the volatility and uncertainty in the financial markets and the resulting impact on Wall Street.

The responses in the RFP will be reviewed, analyzed, and scored by Bond Finance staff using criteria set-forth in the RFP. Key criteria include, but not limited to:

- Financial Strength
- Commitment to the housing bond market
- Commitment to the Texas bond market
- Experience and availability of personnel assigned
- Prior experience with the Department

Once the review process is completed, staff will report the investment banking firms selected to the board.

11

BOARD REPORT ITEM

BOND FINANCE DIVISION

MAY 9, 2013

REPORT ITEM

Presentation of the Department's 2nd Quarter Investment Report relating to funds held under Bond Trust Indentures.

BACKGROUND

- The Department's Investment Policy, was revised and approved at the April 11, 2013, Board Meeting, to exclude funds invested under a bond trust indenture for the benefit of bond holders because each trust indenture controls the authorized investments under that particular trust indenture. Management of assets within an indenture is the responsibility of the Trustee. This internal management report is for informational purposes only and while not required under the Public Funds Investment Act, it is consistent with the prescribed format and detail as required by the Public Funds Investment Act. It shows in detail the types of investments, their maturity, their carrying (face amount) value and their fair value at the beginning and end of the quarter.

- The detail for investment activity can be found after Page 4 of the attached Bond Trust Indenture Internal Management Report.

- Overall, the portfolio carrying value decreased by $147 million (See Page 1 of the attached Bond Trust Indenture Internal Management Report) for a total of $1,125,542,539. The decrease is accounted for by loan repayments and bond redemptions.

  The portfolio consists of those investments described on page 2 of the attached Bond Trust Indenture Internal Management Report.

	Beginning Quarter	Ending Quarter
Mortgage Backed Securities (MBS)	90%	90%
Guaranteed Investment Contract/ Investment Agreement (GIC/IA)	5%	3%
Repurchase Agreements	3%	5%
Money Markets and Mutual Funds	2%	2%

The 2% increase in Repurchase Agreements is a result of the withdrawal of funds from investment agreements on February 28, 2013, and cash invested in overnight repurchase agreements for pending Single Family debt service payment due on March 1, 2013.

The portfolio activity for the quarter:

- $67,382,866 of MBS purchases during the quarter represent portfolio activity for new loans originated of which all were directly related to the warehouse agreement.

- The maturities in MBS this quarter were $44,354,858 which represents loan repayments or payoffs. The table below shows a steady trend in new loans and loan payoffs.

	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	
	FY 12	**FY 12**	**FY 12**	**FY 13**	**FY 13**	**Total**
Purchases	46,434,849	65,728,606	54,966,537	78,081,778	67,382,866	312,594,636
Sales			86,757,407	69,097,988	167,804,707	323,660,102
Maturities	18,249,096	24,742,301	28,630,405	54,898,088	44,354,858	170,874,748

- The fair value (the amount at which a financial instrument could be exchanged in a current transaction between willing parties) decreased $16,251,826 (See Pages 2 and 3), decreasing the difference between fair value and carrying value (the Department's acquisition cost of its financial instruments net of amortization) with fair value being greater than the carrying value. The national average for a 30-year fixed mortgage, as reported by the Freddie Mac Primary Mortgage Market Survey as of February 28, 2013, was 3.51%, up from 3.32% at the end of November 2012. The spread between the market rate and our below-market rates is decreasing. There are various factors that affect the fair value of these investments, but there is a correlation between the prevailing mortgage interest rates and the change in market value.

- Given the current financial environment, this change in market value is to be expected. If interest rates continue to decrease, the Department can expect another decrease in market value next quarter. However, the change is cyclical and is reflective of the overall change in the bond market as a whole.

- The process of valuing investments at fair value (market value) generates unrealized gains and losses. These gains or losses do not impact the overall portfolio because the Department does not typically liquidate these investments (mortgage backed securities) but holds them until maturity.

- The ability of our investments to provide the appropriate cash flow to pay debt service and eventually retire the related bond debt is more important than their relative value in the bond market as a whole.

- The more relevant measures of indenture parity, projected future cash flows, and the comparison of current interest income to interest expense are reported on page 3 in the Bond Trust Indenture Parity Comparison. This report shows parity (ratio of assets to liabilities) by indentures with assets greater than liabilities in a range from 99.42% to 124.94% which would indicate the Department has sufficient assets to meet its obligations. The interest comparison reflects interest income greater than interest expense and indicates a positive cash flow.

BOND TRUST INDENTURE
INTERNAL MANAGEMENT REPORT
QUARTER ENDING FEBRUARY 28, 2013

1) Bond Trust Indenture - Internal Management Report
2) Supplemental Internal Management Report by Investment Type
3) Bond Trust Indenture Parity Comparison
4) Detail of Investments including maturity dates by Fund Group

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
BOND FINANCE DIVISION
BOND TRUST INDENTURES
Supplemental Internal Management Report
Quarter Ending February 28, 2013

Summary statement of each pooled fund group:

INDENTURE	FAIR VALUE (MARKET) @ 11/30/12	CARRYING VALUE @ 11/30/12	ACCRETION/ PURCHASES	CHANGE IN CARRYING VALUE AMORTIZATION/ SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 2/28/13	FAIR VALUE (MARKET) @ 2/28/13	CHANGE IN FAIR VALUE (MARKET)	ACCRUED INT RECVBL @ 2/28/13	RECOGNIZED GAIN
Single Family	773,657,420.68	706,169,315.41	37,803,042.15	(28,015,333.50)	(34,209,309.12)	0.00	681,747,714.94	745,831,293.69	(3,404,526.52)	2,625,774.25	0.00
RMRB	532,289,439.35	487,011,109.12	17,363,950.84	(126,791,174.22)	(9,864,757.85)	(3,050,562.57)	364,668,565.32	397,358,110.78	(12,588,784.77)	1,353,987.99	12,975,999.32
CHMRB	7,756,606.05	6,769,108.42	81,101.42	(583,223.22)	(158,621.95)	0.00	6,108,364.67	7,044,022.72	(51,839.58)	34,313.60	0.00
Taxable Mortgage Program	4,016,754.40	3,898,913.18	7,663,836.40	(2,390,073.39)	(23,394.21)	477,830.76	9,627,112.74	10,170,065.25	425,111.29	25,512.68	0.00
Multi Family	72,749,827.63	69,043,524.10	4,470,935.15	(10,024,903.04)	(98,775.11)	0.00	63,390,781.10	66,465,298.52	(631,786.11)	0.00	0.00
TOTAL	1,390,470,048.11	1,272,891,970.23	67,382,865.96	(167,804,707.37)	(44,354,858.24)	(2,572,731.81)	1,125,542,538.77	1,226,868,790.96	(16,251,825.69)	4,039,588.52	12,975,999.32

* With regards to the Multi Family Indenture, the Department is carrying $63,545,642 of investments pledged as reserves by participating entities. The Department is carrying these investments with their corresponding liability purely for tracking the flow of funds.

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:
Tim Nelson completed 5.0 hrs. of training on the Texas Public Funds Investment Act on February 10, 2012
David Cervantes completed 5.0 hrs. of training on the Texas Public Funds Investment Act on August 1, 2012

David Cervantes, Chief Financial Officer — Date 4/18/13

Tim Nelson, Director of Bond Finance — Date 4-17-13

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
BOND FINANCE DIVISION
BOND TRUST INDENTURES
Supplemental Internal Management Report by Investment Type
Quarter Ending February 28, 2013

Summary statement of each pooled investment group:

INVESTMENT TYPE	FAIR VALUE (MARKET) @ 11/30/12	CARRYING VALUE @ 11/30/12	ACCRETION/ PURCHASES	AMORTIZATION/ SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 2/28/13	FAIR VALUE (MARKET) @ 2/28/13	CHANGE IN FAIR VALUE (MARKET)	RECOGNIZED GAIN
INDENTURE RELATED:										
Mortgage-Backed Securities	1,265,841,508.55	1,148,263,430.67	23,585,162.41	(109,257,291.12)	(44,354,858.24)	(2,572,731.81)	1,015,663,711.91	1,116,989,964.10	(16,251,825.69)	12,975,999.32
Guaranteed Inv Contracts	44,884,297.58	44,884,297.58	2,807,864.12	(20,570,587.87)	0.00	0.00	27,121,573.83	27,121,573.83	-	0.00
Investment Agreements	8,324,495.70	8,324,495.70	119,883.48	(6,533,089.76)	0.00	0.00	1,911,289.42	1,911,289.42	-	0.00
Treasury-Backed Mutual Funds	13,770,863.20	13,770,863.20	1,797,548.84	(5,090,905.83)	0.00	0.00	10,477,506.21	10,477,506.21	-	0.00
Repurchase Agreements	40,724,746.60	40,724,746.60	36,518,904.28	(21,947,251.09)	0.00	0.00	55,296,399.79	55,296,399.79	-	0.00
Money Markets	16,924,136.48	16,924,136.48	2,553,502.83	(4,405,581.70)	0.00	0.00	15,072,057.61	15,072,057.61	-	0.00
INDENTURE RELATED SUBTOTAL:	1,390,470,048.11	1,272,891,970.23	67,382,865.96	(167,804,707.37)	(44,354,858.24)	(2,572,731.81)	1,125,542,538.77	1,226,868,790.96	(16,251,825.69)	12,975,999.32

Per Section 2256.007(d) of the Texas Government Code, the Public Funds Investment Act:
Tim Nelson completed 5.0 hrs. of training on the Texas Public Funds Investment Act on February 10, 2012
David Cervantes completed 5.0 hrs. of training on the Texas Public Funds Investment Act on August 1, 2012

David Cervantes, Chief Financial Officer — Date 4/18/13

Tim Nelson, Director of Bond Finance — Date 4-17-13

Texas Department of Housing and Community Affairs
Bond Finance Division
Executive Summary
As of February 28, 2013

	Single Family Indenture Funds	Residential Mortgage Revenue Bond Indenture Funds	Collateralized Home Mortgage Revenue Bond Indenture Funds	Taxable Mortgage Program	Multi-Family Indenture Funds	Combined Totals
PARITY COMPARISON:						
PARITY ASSETS						
Cash	$ 1,422,703	$ 3,704			$ 154,861	$ 1,581,268
Investments[1]	$ 72,133,720	$ 8,708,065	$ 320,913	$ 1,290,235	$ 61,694,537	$ 144,147,470
Mortgage Backed Securities[1]	$ 612,366,754	$ 356,112,591	$ 5,792,091	$ 8,336,878	$ -	$ 982,608,314
Loans Receivable[2]	$ 4,146,409	$ -			$ 1,025,500,217	$ 1,029,646,626
Accrued Interest Receivable	$ 2,650,665	$ 1,353,988	$ 34,314	$ 13,317	$ 8,139,772	$ 12,192,056
TOTAL PARITY ASSETS	$ 692,720,251	$ 366,178,348	$ 6,147,318	$ 9,640,430	$ 1,095,489,387	$ 2,170,175,734
PARITY LIABILITIES						
Bonds Payable[1]	$ 645,400,000	$ 338,860,000	$ 4,900,000		$ 1,026,215,878	$ 2,015,375,878
Accrued Interest Payable	$ 14,385,989	$ 2,123,475	$ 20,378		$ 8,307,337	$ 24,837,179
Other Non-Current Liabilities[3]					$ 67,369,452	$ 67,369,452
TOTAL PARITY LIABILITIES	$ 659,785,989	$ 340,983,475	$ 4,920,378	$ -	$ 1,101,892,667	$ 2,107,582,509
PARITY DIFFERENCE	$ 32,934,262	$ 25,194,873	$ 1,226,940	N/A	$ (6,403,280)	$ 62,593,225
PARITY	**104.99%**	**107.39%**	**124.94%**	**N/A**	**99.42%**	**102.97%**
INTEREST COMPARISON For the sixth Fiscal Month Only (not Fiscal Year to Date) :						
INTEREST INCOME						
Interest & Investment Income	$ 2,917,115	$ 3,018,012	$ 34,992	$ -	$ 3,754,992	$ 9,725,111
TOTAL INTEREST INCOME	$ 2,917,115	$ 3,018,012	$ 34,992	$ -	$ 3,754,992	$ 9,725,111
INTEREST EXPENSE						
Interest on Bonds	$ 2,382,410	$ 1,049,942	$ 25,953	$ -	$ 3,754,952	$ 7,213,257
TOTAL INTEREST EXPENSE	$ 2,382,410	$ 1,049,942	$ 25,953	$ -	$ 3,754,952	$ 7,213,257
NET INTEREST	$ 534,705	$ 1,968,070	$ 9,039	N/A	$ 40	$ 2,511,854
INTEREST RATIO	**122.44%**	**287.45%**	**134.83%**	**N/A**	**100.00%**	**134.82%**

(1) Investments, Mortgage Backed Securities and Bonds Payable reported at par value not fair value.
This adjustment is consistent with indenture cashflows prepared for rating agencies.
(2) Loans Receivable include whole loans only. Special mortgage loans are excluded.
(3) Other Non-Current Liabilities include "Due to Developers" (for insurance, taxes and other operating expenses) and "Earning Due to Developers" (on investments).

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GIC's	1980 Single Family Surplus Rev	6.08	11/14/96	09/30/29	10,960,547.93	10,960,547.93	2,153,792.10				13,114,340.03	13,114,340.03	-	0.00
Repo Agmt	1980 Single Family Surplus Rev	0.12	02/28/13	03/01/13	2,001.04	2,001.04	2,616.25				4,617.29	4,617.29	-	0.00
Repo Agmt	1980 Single Family Surplus Rev	0.12	02/28/13	03/01/13	2,868,673.82	2,868,673.82		(1,991,586.14)			877,087.68	877,087.68	-	0.00
Repo Agmt	1980 Single Family Surplus Rev	0.12	02/28/13	03/01/13	49,997.76	49,997.76	15,873.49				65,871.25	65,871.25	-	0.00
	1980 Single Family Surplus Rev Total				13,881,220.55	13,881,220.55	2,172,281.84	(1,991,586.14)	0.00	0.00	14,061,916.25	14,061,916.25	0.00	0.00
GIC's	1983 A&B Single Family	6.08	11/14/96	09/30/29	131,580.80	131,580.80		(38,396.56)			93,184.24	93,184.24	-	0.00
Repo Agmt	1983 A&B Single Family	0.12	02/28/13	03/01/13	4,961.90	4,961.90	21,791.70				26,753.60	26,753.60	-	0.00
	1983 A&B Single Family Total				136,542.70	136,542.70	21,791.70	(38,396.56)	0.00	0.00	119,937.84	119,937.84	0.00	0.00
Repo Agmt	1984 A&B Single Family	0.12	02/28/13	03/01/13	2,050.38	2,050.38		(1,191.80)			858.58	858.58	-	0.00
GIC's	1984 A&B Single Family				26,583.37	26,583.37		(26,583.37)					-	0.00
	1984 A&B Single Family Total				28,633.75	28,633.75	0.00	(27,775.17)	0.00	0.00	858.58	858.58	0.00	0.00
GIC's	1985 A Single Family	6.08	11/14/96	09/30/29	32,726.51	32,726.51	57,287.94				90,014.45	90,014.45	-	0.00
Repo Agmt	1985 A Single Family	0.12	02/28/13	03/01/13	31,667.21	31,667.21		(30,494.29)			1,172.92	1,172.92	-	0.00
	1985 A Single Family Total				64,393.72	64,393.72	57,287.94	(30,494.29)	0.00	0.00	91,187.37	91,187.37	0.00	0.00
GIC's	1985 B&C Single Family	6.08	11/14/96	09/30/29	12,780.83	12,780.83	400.15				13,180.98	13,180.98	-	0.00
Repo Agmt	1985 B&C Single Family	0.12	02/28/13	03/01/13	0.14	0.14	2,479.43				2,479.57	2,479.57	-	0.00
	1985 B&C Single Family Total				12,780.97	12,780.97	2,879.58	0.00	0.00	0.00	15,660.55	15,660.55	0.00	0.00
GIC's	1987 B Single Family	6.08	11/14/96	09/30/29	25,932.91	25,932.91	14,290.89				40,223.80	40,223.80	-	0.00
Repo Agmt	1987 B Single Family	0.12	02/28/13	03/01/13	892.07	892.07	6,261.96				7,154.03	7,154.03	-	0.00
Repo Agmt	1987 B Single Family	0.12	02/28/13	03/01/13	6,765.00	6,765.00	0.00				6,765.00	6,765.00	-	0.00
	1987 B Single Family Total				33,589.98	33,589.98	20,552.85	0.00	0.00	0.00	54,142.83	54,142.83	0.00	0.00
GIC's	1995 A&B Single Family	6.08	11/14/96	09/30/29	7,611.93	7,611.93	28,149.39				35,761.32	35,761.32	-	0.00
Repo Agmt	1995 A&B Single Family	0.12	02/28/13	03/01/13	8,042.95	8,042.95	4,907.23				12,950.18	12,950.18	-	0.00
FNMA	1995 A&B Single Family	6.15	07/30/96	06/01/26	36,393.19	41,297.37			(450.64)		35,942.55	40,656.61	(190.12)	0.00
GNMA	1995 A&B Single Family	6.15	11/26/96	11/20/26	238,506.29	271,268.57			(18,877.65)		219,628.64	252,439.93	49.01	0.00
GNMA	1995 A&B Single Family	6.15	05/29/97	05/20/27	119,031.53	134,260.42			(1,333.31)		117,698.22	134,037.06	1,109.95	0.00
	1995 A&B Single Family Total				409,585.89	462,481.24	33,056.62	0.00	(20,661.60)	0.00	421,980.91	475,845.10	968.84	0.00
Repo Agmt	1996 A-C Single Family	0.12	02/28/13	03/01/13	14,490.14	14,490.14	3.36				14,493.50	14,493.50	-	0.00
	1996 A-C Single Family Total				14,490.14	14,490.14	3.36	0.00	0.00	0.00	14,493.50	14,493.50	0.00	0.00
Repo Agmt	1996 D&E Single Family	0.12	02/28/13	03/01/13	290,092.00	290,092.00	0.00				290,092.00	290,092.00	-	0.00
Repo Agmt	1996 D&E Single Family	0.12	02/28/13	03/01/13	18,384.62	18,384.62	4.29				18,388.91	18,388.91	-	0.00
	1996 D&E Single Family Total				308,476.62	308,476.62	4.29	0.00	0.00	0.00	308,480.91	308,480.91	0.00	0.00
Repo Agmt	1997 D-F Single Family	0.12	02/28/13	03/01/13	411,384.96	411,384.96	337,590.88				748,975.84	748,975.84	-	0.00
FNMA	1997 D-F Single Family	6.25	06/29/98	06/01/28	185,882.20	210,445.41			(1,807.85)		184,074.35	207,397.30	(1,240.26)	0.00
FNMA	1997 D-F Single Family	6.25	11/30/98	10/01/28	72,914.64	82,549.57			(1,148.26)		71,766.38	80,859.17	(542.14)	0.00
GNMA	1997 D-F Single Family	6.25	05/19/98	05/20/28	336,505.88	378,717.23			(5,898.56)		330,607.32	375,675.77	2,857.10	0.00
GNMA	1997 D-F Single Family	5.45	07/24/00	06/20/30	610,477.40	673,716.73			(6,640.24)		603,837.16	668,218.26	1,141.77	0.00
GNMA	1997 D-F Single Family	6.25	08/14/98	07/20/28	117,664.51	132,424.36			(1,938.55)		115,725.96	131,501.75	1,015.94	0.00
GNMA	1997 D-F Single Family	5.45	08/28/00	08/20/30	205,217.24	226,463.36			(1,726.56)		203,490.68	224,932.46	195.66	0.00
GNMA	1997 D-F Single Family	6.25	06/30/98	06/20/28	271,625.46	306,545.66			(2,704.41)		268,921.05	306,419.44	2,578.19	0.00
GNMA	1997 D-F Single Family	6.25	09/18/98	08/20/28	499,553.05	563,465.95			(15,127.46)		484,425.59	551,673.63	3,335.14	0.00
FNMA	1997 D-F Single Family	6.25	03/31/99	11/01/28	87,375.00	98,920.73			(942.48)		86,432.52	97,383.51	(594.74)	0.00
GNMA	1997 D-F Single Family	6.25	11/30/98	11/20/28	367,870.40	414,935.64			(5,533.91)		362,336.49	412,635.92	3,234.19	0.00
GNMA	1997 D-F Single Family	6.25	11/30/98	10/20/28	307,090.26	346,569.79			(3,238.12)		303,852.14	346,221.28	2,889.61	0.00
FNMA	1997 D-F Single Family	6.25	05/27/99	04/01/29	78,445.13	88,810.86			(796.87)		77,648.26	87,486.29	(527.70)	0.00
GNMA	1997 D-F Single Family	6.25	02/16/99	02/20/29	991,929.47	1,119,451.97			(70,064.67)		921,864.80	1,050,409.64	1,022.34	0.00
GNMA	1997 D-F Single Family	6.25	03/31/99	03/20/29	536,589.81	605,573.79			(6,181.83)		530,407.98	604,368.07	4,976.11	0.00
GNMA	1997 D-F Single Family	6.25	05/27/99	04/20/29	297,446.31	335,686.01			(2,954.25)		294,492.06	335,556.04	2,824.28	0.00
GNMA	1997 D-F Single Family	5.45	06/22/99	06/20/29	477,126.08	527,863.67			(43,317.04)		433,809.04	480,738.49	(3,808.14)	0.00
GNMA	1997 D-F Single Family	5.45	07/30/99	07/20/29	531,323.17	587,112.02			(6,234.11)		525,089.06	581,893.12	1,015.21	0.00
GNMA	1997 D-F Single Family	5.45	08/26/99	08/20/29	406,682.45	449,294.62			(40,543.86)		366,138.59	405,176.28	(3,574.48)	0.00
GNMA	1997 D-F Single Family	5.45	09/30/99	09/20/29	329,003.24	363,084.66			(44,158.81)		284,844.43	314,875.55	(4,050.30)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
FNMA	1997 D-F Single Family	5.45	12/21/99	11/01/29	64,740.86	70,926.19			(1,318.33)		63,422.53	69,620.80	12.94	0.00
GNMA	1997 D-F Single Family	5.45	10/29/99	10/20/29	757,137.57	836,470.39			(60,039.89)		697,097.68	771,422.17	(5,008.33)	0.00
GNMA	1997 D-F Single Family	5.45	11/18/99	11/20/29	752,305.26	831,131.80			(7,195.14)		745,110.12	824,553.74	617.08	0.00
GNMA	1997 D-F Single Family	5.45	12/30/99	12/20/29	719,705.41	795,116.10			(7,346.60)		712,358.81	788,310.45	540.95	0.00
GNMA	1997 D-F Single Family	5.45	01/28/00	01/20/30	999,263.47	1,103,966.27			(9,314.72)		989,948.75	1,095,497.07	845.52	0.00
GNMA	1997 D-F Single Family	5.45	02/22/00	01/20/30	468,414.86	517,495.35			(5,839.85)		462,575.01	511,894.74	239.24	0.00
GNMA	1997 D-F Single Family	5.45	03/27/00	02/20/30	170,684.30	188,834.90			(2,334.06)		168,350.24	186,562.39	61.55	0.00
FNMA	1997 D-F Single Family	5.45	02/23/00	01/01/30	101,665.36	111,378.45			(878.83)		100,786.53	110,636.37	136.75	0.00
GNMA	1997 D-F Single Family	5.45	04/27/00	03/20/30	244,478.80	269,789.63			(2,138.47)		242,340.33	267,875.69	224.53	0.00
GNMA	1997 D-F Single Family	5.45	05/30/00	05/20/30	322,562.18	356,863.45			(4,738.37)		317,823.81	352,701.79	576.71	0.00
GNMA	1997 D-F Single Family	5.45	06/21/00	06/20/30	786,457.49	867,879.40			(7,203.86)		779,253.63	861,363.56	688.02	0.00
FNMA	1997 D-F Single Family	5.45	05/30/00	05/01/30	97,669.44	106,858.10			(1,627.16)		96,042.28	105,377.50	146.56	0.00
GNMA	1997 D-F Single Family	5.45	10/23/00	09/20/30	37,035.22	40,869.48			(300.14)		36,735.08	40,605.85	36.51	0.00
GNMA	1997 D-F Single Family	5.45	10/30/00	10/20/30	175,133.92	193,484.43			(1,603.67)		173,530.25	192,032.03	151.27	0.00
FNMA	1997 D-F Single Family	5.45	07/24/00	06/01/30	204,498.66	223,594.71			(53,482.03)		151,016.63	165,779.98	(4,332.70)	0.00
GNMA	1997 D-F Single Family	5.45	12/21/00	05/20/30	57,903.64	63,898.38			(523.16)		57,380.48	63,426.63	51.41	0.00
FNMA	1997 D-F Single Family	5.45	10/06/00	09/01/30	173,132.83	190,350.84			(1,675.79)		171,457.04	189,535.41	860.36	0.00
FNMA	1997 D-F Single Family	5.45	10/30/00	08/01/30	269,751.42	296,389.40			(4,032.73)		265,718.69	293,547.43	1,190.76	0.00
GNMA	1997 D-F Single Family	4.49	05/12/05	05/20/35	34,470.74	38,134.64			(7,220.37)		27,250.37	30,029.87	(884.40)	0.00
GNMA	1997 D-F Single Family	4.49	07/14/05	07/20/35	34,786.76	38,433.39			(281.83)		34,504.93	38,042.65	(108.91)	0.00
GNMA	1997 D-F Single Family	4.49	05/26/05	05/20/35	42,130.13	46,477.68			(253.51)		41,876.62	46,102.56	(121.61)	0.00
GNMA	1997 D-F Single Family	4.49	06/02/05	06/20/35	42,528.84	46,921.34			(274.22)		42,254.62	46,522.43	(124.69)	0.00
GNMA	1997 D-F Single Family	4.49	06/09/05	06/20/35	48,580.39	53,573.34			(295.96)		48,284.43	53,155.90	(121.48)	0.00
GNMA	1997 D-F Single Family	4.49	06/15/05	06/20/35	47,769.19	52,743.08			(322.29)		47,446.90	52,278.51	(142.28)	0.00
GNMA	1997 D-F Single Family	4.49	06/23/05	06/20/35	83,720.81	92,525.39			(8,270.35)		75,450.46	83,211.36	(1,043.68)	0.00
GNMA	1997 D-F Single Family	4.49	06/29/05	06/20/35	34,934.28	38,709.07			(207.09)		34,727.19	38,398.25	(103.73)	0.00
GNMA	1997 D-F Single Family	4.49	09/08/05	09/20/35	11,232.05	12,390.55			(67.13)		11,164.92	12,192.46	(130.96)	0.00
GNMA	1997 D-F Single Family	4.49	07/21/05	07/20/35	17,854.89	19,791.39			(104.75)		17,750.14	19,476.10	(210.54)	0.00
GNMA	1997 D-F Single Family	4.49	07/28/05	07/20/35	9,460.95	10,419.37			(56.64)		9,404.31	10,383.72	20.99	0.00
GNMA	1997 D-F Single Family	4.49	08/04/05	08/20/35	4,617.76	5,158.96			(26.40)		4,591.36	5,077.02	(55.54)	0.00
FNMA	1997 D-F Single Family	4.49	07/28/05	07/01/35	13,702.21	14,922.46			(125.23)		13,576.98	14,767.31	(29.92)	0.00
FNMA	1997 D-F Single Family	4.49	10/20/05	09/01/35	5,736.11	6,223.35			(34.30)		5,701.81	6,177.83	(11.22)	0.00
	1997 D-F Single Family Total				13,956,172.46	15,464,738.27	337,590.88	0.00	(450,090.71)	0.00	13,843,672.63	15,358,957.38	6,718.94	0.00
Repo Agmt	2002A Single Family (JR Lien)	0.12	02/28/13	03/01/13	82,628.07	82,628.07	76,378.18				159,006.25	159,006.25	-	0.00
Repo Agmt	2002A Single Family (JR Lien)	0.12	02/28/13	03/01/13	26,207.06	26,207.06	26,941.85				53,148.91	53,148.91	-	0.00
	2002A Single Family (JR Lien) Total				108,835.13	108,835.13	103,320.03	0.00	0.00	0.00	212,155.16	212,155.16	0.00	0.00
GIC's	2004 A/B Single Family	3.96	04/25/05	03/01/36	2,956,586.71	2,956,586.71		(1,843,570.30)			1,113,016.41	1,113,016.41	-	0.00
Repo Agmt	2004 A/B Single Family	0.12	02/28/13	03/01/13	809,172.53	809,172.53	2,702,998.53				3,512,171.06	3,512,171.06	-	0.00
GNMA	2004 A/B Single Family	4.49	07/08/04	06/20/34	698,778.94	769,752.89			(5,683.62)		693,095.32	764,547.19	477.92	0.00
GNMA	2004 A/B Single Family	4.49	07/08/04	07/20/34	717,267.74	791,483.99			(113,612.37)		603,655.37	664,408.98	(13,462.64)	0.00
GNMA	2004 A/B Single Family	4.49	06/29/04	06/20/34	115,364.69	126,439.04			(765.15)		114,599.54	125,941.01	267.12	0.00
GNMA	2004 A/B Single Family	4.49	09/02/04	08/20/34	691,493.38	763,076.55			(4,665.84)		686,827.54	756,371.89	(2,038.82)	0.00
GNMA	2004 A/B Single Family	4.49	09/09/04	09/20/34	1,040,405.61	1,148,121.94			(7,810.31)		1,032,595.30	1,137,165.09	(3,146.54)	0.00
GNMA	2004 A/B Single Family	4.49	09/16/04	08/20/34	1,510,644.57	1,667,041.11			(128,323.90)		1,382,320.67	1,522,300.57	(16,416.64)	0.00
GNMA	2004 A/B Single Family	4.49	09/23/04	09/20/34	634,585.68	700,292.61			(101,028.75)		533,556.93	581,179.34	(18,084.52)	0.00
GNMA	2004 A/B Single Family	4.49	09/29/04	09/20/34	825,460.62	910,469.33			(122,423.72)		703,036.90	773,845.46	(14,200.15)	0.00
GNMA	2004 A/B Single Family	4.49	10/07/04	10/20/34	1,187,755.44	1,310,760.32			(13,383.60)		1,174,371.84	1,293,331.70	(4,045.02)	0.00
GNMA	2004 A/B Single Family	4.49	07/15/04	07/20/34	1,551,727.02	1,712,292.35			(11,535.06)		1,540,191.96	1,696,076.70	(4,680.59)	0.00
GNMA	2004 A/B Single Family	4.49	07/22/04	07/20/34	962,126.15	1,061,687.74			(6,551.85)		955,574.30	1,052,294.43	(2,841.46)	0.00
GNMA	2004 A/B Single Family	4.49	07/29/04	07/20/34	1,655,837.67	1,830,310.73			(261,982.79)		1,393,854.88	1,520,555.41	(47,772.53)	0.00
GNMA	2004 A/B Single Family	4.49	08/05/04	08/20/34	1,397,688.42	1,544,979.40			(190,755.71)		1,206,932.71	1,314,604.03	(39,619.66)	0.00
GNMA	2004 A/B Single Family	4.49	08/12/04	08/20/34	1,565,692.45	1,723,317.19			(105,768.78)		1,459,923.67	1,607,726.38	(9,822.03)	0.00
GNMA	2004 A/B Single Family	4.49	08/19/04	08/20/34	2,272,088.23	2,507,268.82			(15,936.79)		2,256,151.44	2,484,574.35	(6,757.68)	0.00
GNMA	2004 A/B Single Family	5.00	08/19/04	08/20/34	240,273.79	266,279.08			(1,455.74)		238,818.05	265,084.57	261.23	0.00
GNMA	2004 A/B Single Family	4.49	08/26/04	08/20/34	1,393,273.75	1,537,497.24			(9,190.42)		1,384,083.33	1,524,221.80	(4,085.02)	0.00
GNMA	2004 A/B Single Family	5.00	08/26/04	08/20/34	75,715.88	83,911.18			(450.11)		75,265.77	83,544.33	83.26	0.00
GNMA	2004 A/B Single Family	4.49	12/02/04	12/20/34	639,987.30	705,940.17			(4,709.94)		635,277.36	699,664.70	(1,565.53)	0.00
GNMA	2004 A/B Single Family	5.00	12/09/04	10/20/34	191,096.88	208,903.64			(1,352.67)		189,744.21	208,210.82	659.85	0.00
GNMA	2004 A/B Single Family	4.49	12/09/04	12/20/34	323,116.47	354,186.86			(2,443.51)		320,672.96	352,461.86	718.51	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2004 A/B Single Family	5.00	12/09/04	11/20/34	133,323.99	147,935.89			(804.88)		132,519.11	147,275.19	144.18	0.00
GNMA	2004 A/B Single Family	5.00	12/16/04	12/20/34	116,295.81	127,226.27			(796.06)		115,499.75	126,822.14	391.93	0.00
GNMA	2004 A/B Single Family	4.49	12/16/04	12/20/34	648,832.19	716,069.01			(4,844.30)		643,987.89	709,264.51	(1,960.20)	0.00
GNMA	2004 A/B Single Family	4.49	10/14/04	10/20/34	769,169.26	847,496.88			(4,860.88)		764,308.38	840,409.71	(2,226.29)	0.00
GNMA	2004 A/B Single Family	5.00	10/14/04	10/20/34	453,570.23	501,042.85			(3,565.69)		450,004.54	499,669.27	2,192.11	0.00
GNMA	2004 A/B Single Family	5.00	10/21/04	10/20/34	561,969.30	623,002.86			(3,996.72)		557,972.58	619,556.18	550.04	0.00
GNMA	2004 A/B Single Family	4.49	10/21/04	10/20/34	1,013,469.31	1,118,435.14			(123,307.51)		890,161.80	979,839.04	(15,288.59)	0.00
GNMA	2004 A/B Single Family	5.00	10/28/04	10/20/34	183,089.83	200,235.40			(1,194.14)		181,895.69	199,671.59	630.33	0.00
GNMA	2004 A/B Single Family	4.49	10/28/04	10/20/34	427,655.40	471,209.58			(2,726.21)		424,929.19	467,243.17	(1,240.20)	0.00
GNMA	2004 A/B Single Family	4.49	11/04/04	11/20/34	1,416,622.62	1,563,370.17			(9,469.84)		1,407,152.78	1,549,733.19	(4,167.14)	0.00
GNMA	2004 A/B Single Family	4.49	11/10/04	11/20/34	645,767.29	712,664.21			(4,701.01)		641,066.28	706,024.66	(1,938.54)	0.00
GNMA	2004 A/B Single Family	5.00	11/10/04	10/20/34	314,823.81	344,384.55			(1,962.11)		312,861.70	343,508.78	1,086.34	0.00
GNMA	2004 A/B Single Family	4.49	11/18/04	11/20/34	463,868.26	511,924.86			(3,723.99)		460,144.27	506,773.17	(1,427.70)	0.00
GNMA	2004 A/B Single Family	5.00	11/23/04	11/20/34	187,747.57	208,322.03			(1,132.34)		186,615.23	207,392.85	203.16	0.00
GNMA	2004 A/B Single Family	4.49	11/23/04	11/20/34	931,755.52	1,028,288.21			(6,176.96)		925,578.56	1,019,375.52	(2,735.73)	0.00
GNMA	2004 A/B Single Family	5.00	12/23/04	12/20/34	354,575.88	393,443.05			(2,501.04)		352,074.84	391,285.28	343.27	0.00
GNMA	2004 A/B Single Family	4.49	12/23/04	12/20/34	440,397.34	486,037.05			(3,920.93)		436,476.41	480,721.45	(1,394.67)	0.00
GNMA	2004 A/B Single Family	5.00	12/29/04	12/20/34	291,287.75	322,852.08			(1,701.60)		289,586.15	321,473.63	323.15	0.00
GNMA	2004 A/B Single Family	4.49	12/29/04	12/20/34	96,685.15	106,537.86			(596.82)		96,088.33	104,814.80	(1,126.24)	0.00
GNMA	2004 A/B Single Family	4.49	01/06/05	01/20/35	451,030.68	496,999.03			(2,965.32)		448,065.36	492,716.96	(1,316.75)	0.00
GNMA	2004 A/B Single Family	4.49	01/13/05	01/20/35	395,704.80	435,602.13			(118,168.42)		277,536.38	304,890.87	(12,542.84)	0.00
GNMA	2004 A/B Single Family	4.49	01/19/05	01/20/35	412,437.46	455,191.03			(2,719.17)		409,718.29	451,262.22	(1,209.64)	0.00
GNMA	2004 A/B Single Family	4.49	01/28/05	01/20/35	317,624.73	348,155.83			(1,983.62)		315,641.11	346,900.67	728.46	0.00
GNMA	2004 A/B Single Family	4.49	02/03/05	02/20/35	1,021,348.01	1,125,471.63			(116,561.58)		904,786.43	994,622.81	(14,287.24)	0.00
GNMA	2004 A/B Single Family	4.49	02/10/05	02/20/35	1,006,898.74	1,109,553.77			(103,816.87)		903,081.87	984,321.25	(21,415.65)	0.00
GNMA	2004 A/B Single Family	5.00	02/10/05	02/20/35	451,019.09	498,277.86			(7,513.37)		443,505.72	492,506.22	1,741.73	0.00
GNMA	2004 A/B Single Family	4.49	02/17/05	02/20/35	485,127.87	535,430.65			(127,698.23)		357,429.64	392,670.44	(15,061.98)	0.00
GNMA	2004 A/B Single Family	5.00	02/17/05	01/20/35	197,525.97	216,101.79			(1,394.54)		196,131.43	215,372.46	665.21	0.00
GNMA	2004 A/B Single Family	4.49	02/24/05	02/20/35	118,612.21	130,043.02			(799.06)		117,813.15	129,519.65	275.69	0.00
GNMA	2004 A/B Single Family	5.00	03/03/05	02/20/35	275,039.88	300,915.69			(1,710.55)		273,329.33	300,151.58	946.44	0.00
GNMA	2004 A/B Single Family	4.49	03/03/05	03/20/35	228,438.90	252,129.74			(1,685.09)		226,753.81	247,755.72	(2,688.93)	0.00
GNMA	2004 A/B Single Family	5.00	03/10/05	03/20/35	167,941.91	186,152.89			(956.14)		166,985.77	185,385.94	189.19	0.00
GNMA	2004 A/B Single Family	4.49	03/17/05	03/20/35	388,444.87	428,733.41			(3,138.28)		385,306.59	424,397.10	(1,198.03)	0.00
GNMA	2004 A/B Single Family	5.00	03/24/05	03/20/35	148,550.41	162,536.82			(859.81)		147,690.60	162,194.42	517.41	0.00
GNMA	2004 A/B Single Family	4.49	03/24/05	03/20/35	76,982.48	85,912.52			(858.21)		76,124.27	84,110.64	(943.67)	0.00
GNMA	2004 A/B Single Family	5.00	03/30/05	03/20/35	163,178.27	181,080.53			(999.94)		162,178.33	180,255.32	174.73	0.00
GNMA	2004 A/B Single Family	5.00	04/07/05	04/20/35	118,019.42	130,820.42			(668.12)		117,351.30	130,285.65	133.35	0.00
GNMA	2004 A/B Single Family	4.49	04/07/05	04/20/35	482,637.61	532,706.85			(3,442.17)		479,195.44	527,822.40	(1,442.28)	0.00
GNMA	2004 A/B Single Family	5.00	04/21/05	04/20/35	175,228.28	191,689.14			(1,392.49)		173,835.79	190,875.40	578.75	0.00
GNMA	2004 A/B Single Family	4.49	04/21/05	04/20/35	221,435.08	242,736.24			(1,367.34)		220,067.74	241,878.47	509.57	0.00
GNMA	2004 A/B Single Family	5.00	04/28/05	04/20/35	248,539.29	278,630.57			(1,478.03)		247,061.26	277,406.68	254.14	0.00
GNMA	2004 A/B Single Family	5.00	05/05/05	05/20/35	51,223.87	56,781.30			(298.31)		50,925.56	56,539.96	56.97	0.00
GNMA	2004 A/B Single Family	4.49	05/05/05	04/20/35	475,952.38	525,337.58			(106,226.15)		369,726.23	402,317.61	(16,793.82)	0.00
GNMA	2004 A/B Single Family	5.00	05/12/05	04/20/35	94,225.05	104,447.61			(554.21)		93,670.84	103,997.57	104.17	0.00
GNMA	2004 A/B Single Family	4.49	05/12/05	04/20/35	431,098.78	475,085.45			(2,612.18)		428,486.60	471,236.43	(1,236.84)	0.00
GNMA	2004 A/B Single Family	5.00	06/03/05	05/20/35	115,043.64	127,527.52			(666.99)		114,376.65	126,988.78	128.25	0.00
GNMA	2004 A/B Single Family	5.00	07/07/05	06/20/35	109,057.00	120,894.90			(606.04)		108,450.96	120,413.31	124.45	0.00
GNMA	2004 A/B Single Family	4.49	07/07/05	06/20/35	301,188.99	331,937.50			(1,816.35)		299,372.64	329,257.77	(863.38)	0.00
GNMA	2004 A/B Single Family	5.00	05/26/05	05/20/35	113,662.25	125,995.60			(1,010.40)		112,651.85	125,214.99	229.79	0.00
GNMA	2004 A/B Single Family	4.49	05/26/05	05/20/35	249,319.34	274,762.78			(1,544.64)		247,774.70	270,313.11	(2,905.03)	0.00
GNMA	2004 A/B Single Family	5.00	06/02/05	05/20/35	141,586.86	156,951.06			(1,292.15)		140,294.71	155,764.78	105.87	0.00
GNMA	2004 A/B Single Family	4.49	06/02/05	05/20/35	131,826.98	145,280.86			(816.67)		131,010.31	142,928.16	(1,536.03)	0.00
GNMA	2004 A/B Single Family	4.49	06/10/05	04/20/35	11,433.29	11,898.36			(3,134.39)		8,298.90	8,553.01	(210.96)	0.00
GNMA	2004 A/B Single Family	5.00	06/15/05	06/20/35	262,694.22	291,535.51			(1,990.19)		260,704.03	289,784.06	238.74	0.00
GNMA	2004 A/B Single Family	4.49	09/08/05	09/20/35	139,633.42	153,744.93			(826.88)		138,806.54	151,295.22	(1,622.83)	0.00
GNMA	2004 A/B Single Family	5.00	09/15/05	09/20/35	343,879.42	381,232.57			(1,963.07)		341,916.35	379,656.03	386.53	0.00
GNMA	2004 A/B Single Family	5.00	09/22/05	09/20/35	177,227.58	196,256.31			(964.75)		176,262.83	195,497.19	205.63	0.00
GNMA	2004 A/B Single Family	4.49	07/21/05	07/20/35	235,848.53	259,930.60			(1,462.02)		234,386.51	255,720.22	(2,748.36)	0.00
GNMA	2004 A/B Single Family	5.00	07/21/05	07/20/35	20,268.17	22,468.60			(118.36)		20,149.81	22,372.73	22.49	0.00
GNMA	2004 A/B Single Family	4.49	07/28/05	07/20/35	1,936,047.26	2,133,744.33			(105,228.02)		1,830,819.24	2,013,624.89	(14,891.42)	0.00
GNMA	2004 A/B Single Family	5.00	08/04/05	08/20/35	23,607.44	26,170.82			(154.56)		23,452.88	26,040.61	24.35	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2004 A/B Single Family	4.49	08/11/05	07/20/35	125,377.43	138,043.76			(742.01)		124,635.42	135,844.72	(1,457.03)	0.00
GNMA	2004 A/B Single Family	5.00	08/11/05	08/20/35	278,668.48	304,945.16			(1,612.25)		277,056.23	304,303.53	970.62	0.00
GNMA	2004 A/B Single Family	4.49	08/30/05	08/20/35	258,264.34	285,579.07			(8,472.29)		249,792.05	272,783.61	(4,323.17)	0.00
GNMA	2004 A/B Single Family	5.00	08/30/05	08/20/35	52,376.51	58,064.79			(308.95)		52,067.56	57,813.56	57.72	0.00
GNMA	2004 A/B Single Family	5.00	08/30/05	08/20/35	183,447.83	203,601.95			(1,199.95)		182,247.88	202,589.65	187.65	0.00
GNMA	2004 A/B Single Family	5.00	10/27/05	10/20/35	406,516.44	455,808.75			(2,221.03)		404,295.41	454,027.22	439.50	0.00
GNMA	2004 A/B Single Family	4.49	10/27/05	09/20/35	100,242.93	110,377.38			(588.55)		99,654.38	108,624.08	(1,164.75)	0.00
GNMA	2004 A/B Single Family	5.00	09/29/05	09/20/35	64,191.11	71,083.59			(366.60)		63,824.51	70,789.53	72.54	0.00
GNMA	2004 A/B Single Family	5.00	09/29/05	09/20/35	153,476.76	169,956.25			(844.55)		152,632.21	169,288.60	176.90	0.00
GNMA	2004 A/B Single Family	4.49	09/29/05	09/20/35	109,311.38	120,480.38			(769.92)		108,541.46	118,427.99	(1,282.47)	0.00
GNMA	2004 A/B Single Family	5.00	12/08/05	12/20/35	337,814.00	374,962.38			(2,350.89)		335,463.11	372,941.44	329.95	0.00
GNMA	2004 A/B Single Family	5.00	12/15/05	12/20/35	801,674.05	887,816.91			(4,479.39)		797,194.66	884,254.79	917.27	0.00
GNMA	2004 A/B Single Family	5.00	11/03/05	11/20/35	164,536.12	182,416.92			(919.04)		163,617.08	181,685.02	187.14	0.00
GNMA	2004 A/B Single Family	4.49	11/17/05	10/20/35	219,449.16	241,640.09			(1,284.68)		218,164.48	237,806.08	(2,549.33)	0.00
GNMA	2004 A/B Single Family	5.00	11/17/05	11/20/35	747,920.17	829,208.03			(4,172.93)		743,747.24	825,886.30	851.20	0.00
GNMA	2004 A/B Single Family	5.00	11/22/05	11/20/35	99,210.16	109,868.22			(533.38)		98,676.78	109,450.67	115.83	0.00
GNMA	2004 A/B Single Family	5.00	11/29/05	11/20/35	1,253,851.56	1,405,929.03			(6,932.32)		1,246,919.24	1,400,342.07	1,345.36	0.00
GNMA	2004 A/B Single Family	5.00	12/22/05	12/20/35	985,279.98	1,091,157.50			(5,637.51)		979,642.47	1,086,632.89	1,112.90	0.00
GNMA	2004 A/B Single Family	5.00	12/29/05	12/20/35	818,070.94	908,045.49			(147,141.92)		670,929.02	742,942.68	(17,960.89)	0.00
GNMA	2004 A/B Single Family	4.49	12/29/05	11/20/35	190,440.41	208,803.51			(1,261.88)		189,178.53	207,969.30	427.67	0.00
GNMA	2004 A/B Single Family	5.00	01/05/06	01/20/36	732,559.90	821,442.26			(4,758.15)		727,801.75	817,382.85	698.74	0.00
GNMA	2004 A/B Single Family	5.00	01/12/06	01/20/36	104,413.60	113,867.69			(891.42)		103,522.18	113,221.35	245.08	0.00
GNMA	2004 A/B Single Family	5.00	01/12/06	01/20/36	540,027.06	598,070.64			(2,877.24)		537,149.82	595,826.56	633.16	0.00
GNMA	2004 A/B Single Family	4.49	01/12/06	12/20/35	77,208.92	85,555.17			(631.42)		76,577.50	84,006.18	(917.57)	0.00
GNMA	2004 A/B Single Family	5.00	03/09/06	03/20/36	1,680,811.61	1,861,563.64			(101,874.82)		1,578,936.79	1,753,492.18	(6,196.64)	0.00
GNMA	2004 A/B Single Family	5.00	03/02/06	03/20/36	483,790.96	536,423.83			(156,158.09)		327,632.87	362,821.80	(17,443.94)	0.00
GNMA	2004 A/B Single Family	5.00	03/02/06	01/20/36	98,101.91	107,254.29			(920.26)		97,181.65	106,434.46	100.43	0.00
GNMA	2004 A/B Single Family	5.00	01/19/06	01/20/36	575,031.93	643,648.28			(3,289.07)		571,742.86	642,121.33	1,762.12	0.00
GNMA	2004 A/B Single Family	5.00	01/26/06	01/20/36	877,841.23	971,645.60			(4,779.36)		873,061.87	968,441.48	1,575.24	0.00
GNMA	2004 A/B Single Family	5.00	01/26/06	01/20/36	184,390.27	201,312.51			(1,225.59)		183,164.68	200,323.70	236.78	0.00
GNMA	2004 A/B Single Family	5.00	02/09/06	01/20/36	2,353,469.60	2,565,006.06			(123,722.99)		2,229,746.61	2,434,452.24	(6,830.83)	0.00
GNMA	2004 A/B Single Family	4.49	02/09/06	01/20/36	60,367.77	66,477.38			(343.76)		60,024.01	65,433.11	(700.51)	0.00
GNMA	2004 A/B Single Family	5.00	02/09/06	02/20/36	914,747.80	1,025,766.25			(109,429.31)		805,318.49	902,845.31	(13,491.63)	0.00
GNMA	2004 A/B Single Family	5.00	02/09/06	01/20/36	106,545.39	116,190.21			(602.52)		105,942.87	115,735.14	147.45	0.00
GNMA	2004 A/B Single Family	5.00	02/16/06	02/20/36	1,738,349.20	1,926,125.64			(124,042.03)		1,614,307.17	1,792,736.68	(9,346.93)	0.00
GNMA	2004 A/B Single Family	5.00	02/23/06	02/20/36	1,290,738.30	1,429,520.76			(106,440.06)		1,184,298.24	1,313,713.95	(9,366.75)	0.00
GNMA	2004 A/B Single Family	5.00	02/23/06	02/20/36	839,046.49	929,262.23			(4,505.59)		834,540.90	925,736.39	979.75	0.00
GNMA	2004 A/B Single Family	5.00	05/11/06	05/20/36	423,174.77	468,708.81			(2,355.75)		420,819.02	466,837.95	484.89	0.00
GNMA	2004 A/B Single Family	5.00	05/11/06	05/20/36	136,316.02	150,983.79			(785.87)		135,530.15	150,351.15	153.23	0.00
GNMA	2004 A/B Single Family	5.00	05/18/06	05/20/36	371,011.48	405,513.73			(1,952.82)		369,058.66	404,856.57	1,295.66	0.00
GNMA	2004 A/B Single Family	5.00	03/16/06	03/20/36	478,278.85	529,714.93			(3,226.56)		475,052.29	526,974.89	486.52	0.00
GNMA	2004 A/B Single Family	4.49	03/23/06	02/20/36	111,253.36	122,517.24			(647.71)		110,605.65	120,577.21	(1,292.32)	0.00
GNMA	2004 A/B Single Family	5.00	03/23/06	03/20/36	953,225.91	1,056,945.69			(5,540.12)		947,685.79	1,052,465.39	1,059.82	0.00
GNMA	2004 A/B Single Family	5.00	03/30/06	03/20/36	112,955.68	123,174.91			(627.67)		112,328.01	122,704.61	157.37	0.00
GNMA	2004 A/B Single Family	5.00	03/30/06	03/20/36	877,394.52	971,762.87			(99,865.71)		777,528.81	862,034.59	(9,862.57)	0.00
GNMA	2004 A/B Single Family	5.00	04/06/06	04/20/36	615,145.24	681,314.90			(116,406.47)		498,738.77	551,694.10	(13,214.33)	0.00
GNMA	2004 A/B Single Family	5.00	04/13/06	04/20/36	478,370.54	529,829.79			(117,129.29)		361,241.25	401,189.46	(11,511.04)	0.00
GNMA	2004 A/B Single Family	5.00	04/20/06	04/20/36	156,079.23	170,196.18			(846.94)		155,232.29	169,568.59	219.35	0.00
GNMA	2004 A/B Single Family	5.00	04/20/06	04/20/36	813,613.31	900,623.32			(118,934.72)		694,678.59	770,195.30	(11,493.30)	0.00
GNMA	2004 A/B Single Family	5.00	04/27/06	04/20/36	958,553.48	1,061,069.14			(5,083.49)		953,469.99	1,057,720.21	1,734.56	0.00
GNMA	2004 A/B Single Family	5.00	05/05/06	05/20/36	744,730.65	835,179.72			(14,591.73)		730,138.92	820,096.08	(491.91)	0.00
GNMA	2004 A/B Single Family	5.00	05/05/06	05/20/36	75,554.66	82,503.91			(560.64)		74,994.02	82,035.44	92.17	0.00
GNMA	2004 A/B Single Family	4.49	05/25/06	04/20/36	56,197.26	61,890.46			(314.12)		55,883.14	60,924.61	(651.73)	0.00
GNMA	2004 A/B Single Family	5.00	05/25/06	05/20/36	145,821.00	159,452.97			(927.05)		144,893.95	159,023.47	497.55	0.00
GNMA	2004 A/B Single Family	5.00	05/25/06	05/20/36	120,131.92	131,179.29			(2,746.66)		117,385.26	128,405.01	(27.62)	0.00
GNMA	2004 A/B Single Family	5.00	06/01/06	05/20/36	832,038.20	922,627.43			(5,922.29)		826,115.91	917,509.79	804.65	0.00
GNMA	2004 A/B Single Family	5.00	06/08/06	06/20/36	352,578.04	395,410.92			(3,176.05)		349,401.99	392,461.71	226.84	0.00
GNMA	2004 A/B Single Family	5.00	06/15/06	05/20/36	206,482.28	224,754.02			(1,115.72)		205,366.56	223,934.59	296.29	0.00
GNMA	2004 A/B Single Family	5.00	06/15/06	06/20/36	390,654.89	431,470.68			(2,026.01)		388,628.88	431,140.69	1,696.02	0.00
GNMA	2004 A/B Single Family	5.00	06/27/06	06/20/36	744,573.99	835,040.24			(4,045.47)		740,528.52	831,800.98	806.21	0.00
GNMA	2004 A/B Single Family	5.00	06/27/06	06/20/36	244,854.17	266,984.16			(1,330.36)		243,523.81	265,997.81	344.01	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2004 A/B Single Family	5.00	07/06/06	07/20/36	901,762.16	998,844.05			(5,484.17)		896,277.99	994,342.17	982.29	0.00
GNMA	2004 A/B Single Family	4.49	07/06/06	06/20/36	168,035.26	185,066.13			(959.24)		167,076.02	182,156.42	(1,950.47)	0.00
GNMA	2004 A/B Single Family	5.00	07/13/06	06/20/36	172,214.50	190,754.56			(930.02)		171,284.48	190,024.79	200.25	0.00
GNMA	2004 A/B Single Family	5.00	07/19/06	07/20/36	408,094.03	453,574.92			(2,157.13)		405,936.90	455,980.02	4,562.23	0.00
GNMA	2004 A/B Single Family	5.00	07/19/06	06/20/36	61,996.28	67,598.38			(336.92)		61,659.36	67,348.63	87.17	0.00
GNMA	2004 A/B Single Family	5.00	07/27/06	07/20/36	122,637.50	134,050.30			(641.67)		121,995.83	133,837.27	428.64	0.00
GNMA	2004 A/B Single Family	5.00	08/09/06	08/20/36	375,822.08	421,502.15			(1,958.77)		373,863.31	419,960.92	417.54	0.00
GNMA	2004 A/B Single Family	5.00	08/23/06	08/20/36	551,105.94	618,097.45			(2,928.58)		548,177.36	615,774.18	605.31	0.00
GNMA	2004 A/B Single Family	5.00	09/06/06	08/20/36	477,878.37	529,351.88			(2,629.39)		475,248.98	527,273.25	550.76	0.00
GNMA	2004 A/B Single Family	5.00	09/12/06	08/20/36	477,102.19	535,105.47			(2,855.89)		474,246.30	532,734.05	484.47	0.00
GNMA	2004 A/B Single Family	4.49	09/20/06	08/20/36	113,005.07	124,466.62			(626.48)		112,378.59	122,529.87	(1,310.27)	0.00
GNMA	2004 A/B Single Family	5.00	09/20/06	08/20/36	57,800.61	62,368.11			(403.42)		57,397.19	62,048.28	83.59	0.00
GNMA	2004 A/B Single Family	5.00	09/20/06	08/20/36	379,090.87	419,927.98			(2,233.53)		376,857.34	418,114.74	420.29	0.00
GNMA	2004 A/B Single Family	5.00	09/26/06	09/20/36	207,824.96	230,214.98			(1,145.43)		206,679.53	229,308.83	239.28	0.00
GNMA	2004 A/B Single Family	5.00	10/17/06	10/20/36	352,485.99	392,326.87			(1,816.03)		350,669.96	394,981.18	4,470.34	0.00
GNMA	2004 A/B Single Family	5.00	11/14/06	10/20/36	547,302.40	604,563.96			(2,835.99)		544,466.41	604,104.27	2,376.30	0.00
GNMA	2004 A/B Single Family	4.49	11/14/06	10/20/36	172,449.50	189,949.79			(1,123.40)		171,326.10	186,811.77	(2,014.62)	0.00
GNMA	2004 A/B Single Family	5.00	11/14/06	10/20/36	60,688.29	66,089.66			(319.76)		60,368.53	65,856.52	86.62	0.00
GNMA	2004 A/B Single Family	5.00	11/28/06	11/20/36	512,291.19	566,868.93			(2,617.62)		509,673.57	564,866.93	615.62	0.00
GNMA	2004 A/B Single Family	5.00	12/12/06	11/20/36	93,774.39	103,765.84			(467.39)		93,307.00	103,412.41	113.96	0.00
GNMA	2004 A/B Single Family	5.00	01/09/07	08/20/36	67,404.08	73,400.92			(352.99)		67,051.09	73,144.47	96.54	0.00
GNMA	2004 A/B Single Family	5.00	02/13/07	01/20/37	390,896.81	438,480.30			(1,958.46)		388,938.35	436,965.60	443.76	0.00
GNMA	2004 A/B Single Family	5.00	03/20/07	03/20/36	75,726.07	83,892.28			(396.33)		75,329.74	83,585.16	89.21	0.00
GNMA	2004 A/B Single Family	5.00	04/10/07	02/20/37	184,314.98	204,206.52			(1,356.19)		182,958.79	203,025.08	174.75	0.00
GNMA	2004 A/B Single Family	4.49	07/03/07	05/20/37	185,329.90	203,769.93			(1,136.01)		184,193.89	200,476.94	(2,156.98)	0.00
GNMA	2004 A/B Single Family	4.49	08/23/07	08/20/37	361,491.65	397,686.18			(2,430.36)		359,061.29	394,770.71	(485.11)	0.00
FNMA	2004 A/B Single Family	4.49	08/05/04	07/01/34	273,347.20	296,995.71			(2,907.48)		270,439.72	293,453.44	(634.79)	0.00
FNMA	2004 A/B Single Family	4.49	08/12/04	08/01/34	75,826.12	82,108.20			(553.92)		75,272.20	81,758.97	204.69	0.00
FNMA	2004 A/B Single Family	4.49	08/26/04	08/01/34	215,834.11	234,797.54			(1,468.44)		214,365.67	232,885.52	(443.58)	0.00
FNMA	2004 A/B Single Family	4.49	09/02/04	08/01/34	95,878.50	104,195.91			(611.05)		95,267.45	103,391.10	(193.76)	0.00
FNMA	2004 A/B Single Family	4.49	10/28/04	10/01/34	163,711.67	177,918.03			(1,045.99)		162,665.68	176,540.95	(331.09)	0.00
FNMA	2004 A/B Single Family	5.00	10/28/04	10/01/34	75,333.12	82,149.23			(447.72)		74,885.40	81,566.13	(135.38)	0.00
FNMA	2004 A/B Single Family	4.49	11/10/04	10/01/34	284,054.73	307,753.28			(4,196.29)		279,858.44	302,827.15	(729.84)	0.00
FNMA	2004 A/B Single Family	5.00	11/23/04	11/01/34	190,270.21	207,507.37			(1,166.05)		189,104.16	205,992.32	(349.00)	0.00
FNMA	2004 A/B Single Family	4.49	02/10/05	01/01/35	136,348.31	148,186.71			(882.38)		135,465.93	147,027.57	(276.76)	0.00
FNMA	2004 A/B Single Family	5.00	02/10/05	02/01/35	45,828.88	49,982.41			(276.59)		45,552.29	49,622.13	(83.69)	0.00
FNMA	2004 A/B Single Family	5.00	03/29/05	04/01/35	135,892.72	148,347.15			(1,370.20)		134,522.52	146,709.28	(267.67)	0.00
FNMA	2004 A/B Single Family	4.49	04/21/05	04/01/35	180,702.92	196,485.95			(1,564.53)		179,138.39	194,690.86	(230.56)	0.00
FNMA	2004 A/B Single Family	4.49	06/10/05	05/01/35	143,757.12	156,083.92			(883.99)		142,873.13	154,913.04	(286.89)	0.00
FNMA	2004 A/B Single Family	5.00	06/29/05	06/01/35	257,790.11	287,485.84			(1,926.59)		255,863.52	285,490.50	(68.75)	0.00
FNMA	2004 A/B Single Family	4.49	07/14/05	04/01/35	133,623.77	145,328.24			(1,000.87)		132,622.90	144,043.73	(283.64)	0.00
FNMA	2004 A/B Single Family	5.00	07/14/05	07/01/35	67,164.06	73,218.41			(373.14)		66,790.92	72,732.37	(112.90)	0.00
FNMA	2004 A/B Single Family	5.00	09/22/05	09/01/35	155,713.58	169,734.65			(860.93)		154,852.65	168,613.98	(259.74)	0.00
FNMA	2004 A/B Single Family	4.49	10/06/05	09/01/35	216,312.32	235,035.62			(1,409.56)		214,902.76	233,227.48	(398.58)	0.00
FNMA	2004 A/B Single Family	5.00	10/20/05	09/01/35	195,341.25	213,324.78			(1,405.58)		193,935.67	211,578.88	(340.32)	0.00
FNMA	2004 A/B Single Family	5.00	11/17/05	10/01/35	170,863.76	186,412.60			(1,062.89)		169,800.87	185,037.84	(311.87)	0.00
FNMA	2004 A/B Single Family	5.00	12/15/05	12/01/35	271,701.59	303,022.65			(1,533.73)		270,167.86	301,473.85	(15.07)	0.00
FNMA	2004 A/B Single Family	4.49	12/29/05	12/01/35	248,226.36	272,086.36			(1,957.40)		246,268.96	269,534.78	(594.18)	0.00
FNMA	2004 A/B Single Family	5.00	12/29/05	12/01/35	564,973.21	627,796.51			(3,283.83)		561,689.38	623,435.35	(1,077.33)	0.00
FNMA	2004 A/B Single Family	5.00	01/12/06	01/01/36	26,076.59	28,492.79			(15,529.90)		10,546.69	11,023.86	(1,939.03)	0.00
FNMA	2004 A/B Single Family	5.00	01/12/06	12/01/35	113,139.70	121,440.85			(662.11)		112,477.59	120,620.67	(158.07)	0.00
FNMA	2004 A/B Single Family	5.00	01/26/06	01/01/36	237,499.20	258,929.85			(2,149.82)		235,349.38	256,306.73	(473.30)	0.00
FNMA	2004 A/B Single Family	5.00	02/09/06	01/01/36	181,536.98	198,046.23			(53,609.04)		127,927.94	139,404.94	(5,032.25)	0.00
FNMA	2004 A/B Single Family	5.00	02/16/06	02/01/36	201,586.12	219,620.55			(1,077.41)		200,508.71	218,214.83	(328.31)	0.00
FNMA	2004 A/B Single Family	5.00	02/23/06	02/01/36	712,932.02	795,140.11			(4,086.68)		708,845.34	791,006.56	(46.87)	0.00
FNMA	2004 A/B Single Family	5.00	03/09/06	02/01/36	345,649.69	376,752.02			(106,215.91)		239,433.78	260,699.21	(9,836.90)	0.00
FNMA	2004 A/B Single Family	5.00	03/16/06	03/01/36	343,307.42	377,512.23			(2,158.64)		341,148.78	380,694.62	5,341.03	0.00
FNMA	2004 A/B Single Family	5.00	03/23/06	03/01/36	200,790.35	218,730.46			(1,069.96)		199,720.39	217,335.89	(324.61)	0.00
FNMA	2004 A/B Single Family	5.00	03/30/06	03/01/36	326,400.67	367,319.45			(2,585.81)		323,814.86	363,082.19	(1,651.45)	0.00
FNMA	2004 A/B Single Family	5.00	04/13/06	03/01/36	85,404.84	93,036.29			(453.57)		84,951.27	92,444.70	(138.02)	0.00
FNMA	2004 A/B Single Family	5.00	04/20/06	04/01/36	280,291.52	305,412.00			(1,518.51)		278,773.01	303,432.13	(461.36)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
FNMA	2004 A/B Single Family	5.00	04/27/06	03/01/36	273,578.81	304,911.63			(1,677.15)		271,901.66	301,994.41	(1,240.07)	0.00
FNMA	2004 A/B Single Family	5.00	05/05/06	04/01/36	165,808.25	180,799.16			(104,493.44)		61,314.81	66,849.57	(9,456.15)	0.00
FNMA	2004 A/B Single Family	5.00	05/11/06	05/01/36	213,063.16	232,545.73			(2,253.75)		210,809.41	229,839.91	(452.07)	0.00
FNMA	2004 A/B Single Family	5.00	06/27/06	06/01/36	301,337.07	339,127.08			(1,625.12)		299,711.95	336,069.63	(1,432.33)	0.00
FNMA	2004 A/B Single Family	5.00	08/09/06	07/01/36	100,347.77	109,270.71			(521.05)		99,826.72	108,589.86	(159.80)	0.00
FNMA	2004 A/B Single Family	4.49	08/23/06	06/01/36	70,074.51	75,923.76			(754.03)		69,320.48	75,039.84	(129.89)	0.00
FNMA	2004 A/B Single Family	5.00	09/20/06	07/01/36	174,656.21	190,466.53			(996.64)		173,659.57	189,168.13	(301.76)	0.00
FNMA	2004 A/B Single Family	5.00	10/17/06	09/01/36	279,077.38	304,655.71			(1,524.34)		277,553.04	302,163.21	(968.16)	0.00
FNMA	2004 A/B Single Family	5.00	12/27/06	11/01/36	228,792.22	249,601.62			(3,067.07)		225,725.15	245,998.73	(535.82)	0.00
FNMA	2004 A/B Single Family	5.00	02/13/07	02/01/37	255,092.34	277,719.23			(1,288.89)		253,803.45	276,024.96	(405.38)	0.00
FNMA	2004 A/B Single Family	5.00	03/20/07	01/01/37	131,537.69	141,238.40			(835.88)		130,701.81	140,199.53	(202.99)	0.00
FNMA	2004 A/B Single Family	5.00	05/08/07	02/01/37	64,797.84	70,647.45			(358.74)		64,439.10	70,180.48	(108.23)	0.00
FNMA	2004 A/B Single Family	5.00	08/23/07	07/01/36	77,429.39	82,955.33			(413.01)		77,016.38	82,440.52	(101.80)	0.00
FNMA	2004 A/B Single Family	5.00	08/23/07	08/01/37	177,430.74	193,198.32			(919.39)		176,511.35	191,996.75	(282.18)	0.00
FNMA	2004 A/B Single Family	4.49	08/23/07	08/01/37	386,054.98	417,928.36			(2,194.85)		383,860.13	415,039.37	(694.14)	0.00
	2004 A/B Single Family Total				93,960,902.16	103,376,178.90	2,702,998.53	(1,843,570.30)	(3,864,098.31)	0.00	90,956,232.08	99,904,443.06	(467,065.76)	0.00
Repo Agmt	2004 CDEF Single Family	0.12	02/28/13	03/01/13	0.02	0.02	0.00				0.02	0.02	-	0.00
GIC's	2004 CDEF Single Family	3.80	12/16/04	03/01/36	1,160,766.04	1,160,766.04	510,310.35				1,671,076.39	1,671,076.39	-	0.00
Repo Agmt	2004 CDEF Single Family	0.12	02/28/13	03/01/13	131,495.27	131,495.27	2,195,991.28				2,327,486.55	2,327,486.55	-	0.00
Repo Agmt	2004 CDEF Single Family	0.12	02/28/13	03/01/13	6,618.66	6,618.66	1.53				6,620.19	6,620.19	-	0.00
GNMA	2004 CDEF Single Family	4.49	08/11/05	07/20/35	21,123.88	23,312.22			(137.52)		20,986.36	23,112.50	(62.20)	0.00
GNMA	2004 CDEF Single Family	4.49	08/30/05	08/20/35	8,908.92	9,832.06			(60.43)		8,848.49	9,745.16	(26.47)	0.00
GNMA	2004 CDEF Single Family	4.49	10/27/05	10/20/35	25,494.38	28,109.86			(1,965.67)		23,528.71	25,914.65	(229.54)	0.00
GNMA	2004 CDEF Single Family	4.49	10/27/05	10/20/35	16,982.22	18,743.10			(106.55)		16,875.67	18,586.95	(49.60)	0.00
GNMA	2004 CDEF Single Family	4.49	09/29/05	09/20/35	81,272.66	89,697.08			(12,772.96)		68,499.70	74,630.35	(2,293.77)	0.00
GNMA	2004 CDEF Single Family	4.49	10/06/05	09/20/35	26,448.41	29,190.10			(3,024.08)		23,424.33	25,789.81	(376.21)	0.00
GNMA	2004 CDEF Single Family	4.49	10/20/05	10/20/35	17,528.03	19,345.42			(108.64)		17,419.39	19,185.73	(51.05)	0.00
GNMA	2004 CDEF Single Family	4.49	12/08/05	12/20/35	14,789.77	16,307.83			(101.88)		14,687.89	16,161.94	(44.01)	0.00
GNMA	2004 CDEF Single Family	4.49	12/15/05	12/20/35	24,202.38	26,713.33			(147.98)		24,054.40	26,495.07	(70.28)	0.00
GNMA	2004 CDEF Single Family	4.49	11/03/05	11/20/35	4,972.21	5,487.86			(37.99)		4,934.22	5,399.61	(50.26)	0.00
GNMA	2004 CDEF Single Family	4.49	11/10/05	11/20/35	30,076.17	33,195.41			(206.90)		29,869.27	32,898.81	(89.70)	0.00
GNMA	2004 CDEF Single Family	4.49	11/17/05	11/20/35	19,960.52	22,030.73			(2,440.18)		17,520.34	19,290.56	(299.99)	0.00
GNMA	2004 CDEF Single Family	4.49	11/22/05	11/20/35	14,145.24	15,612.41			(88.61)		14,056.63	15,482.51	(41.29)	0.00
GNMA	2004 CDEF Single Family	4.49	11/29/05	11/20/35	21,312.87	23,523.63			(2,595.13)		18,717.74	20,609.19	(319.31)	0.00
GNMA	2004 CDEF Single Family	4.49	12/22/05	12/20/35	17,119.99	18,896.32			(2,242.30)		14,877.69	16,381.52	(272.50)	0.00
GNMA	2004 CDEF Single Family	4.49	12/29/05	12/20/35	34,368.26	37,934.40			(5,338.45)		29,029.81	31,964.27	(631.68)	0.00
GNMA	2004 CDEF Single Family	4.49	01/05/06	01/20/36	22,257.62	24,567.47			(154.97)		22,102.65	24,345.90	(66.60)	0.00
GNMA	2004 CDEF Single Family	4.49	01/12/06	01/20/36	20,905.54	23,052.24			(126.63)		20,778.91	22,865.14	(60.47)	0.00
GNMA	2004 CDEF Single Family	4.49	03/09/06	02/20/36	20,525.79	22,657.21			(3,202.02)		17,323.77	18,860.27	(594.92)	0.00
GNMA	2004 CDEF Single Family	4.49	03/02/06	02/20/36	24,865.02	27,419.54			(157.08)		24,707.94	27,189.91	(72.55)	0.00
GNMA	2004 CDEF Single Family	4.49	01/19/06	01/20/36	12,583.02	13,884.02			(2,830.49)		9,752.53	10,723.24	(330.29)	0.00
GNMA	2004 CDEF Single Family	4.49	01/26/06	01/20/36	16,418.57	18,104.67			(2,399.09)		14,019.48	15,437.08	(268.50)	0.00
GNMA	2004 CDEF Single Family	4.49	02/02/06	02/20/36	41,222.31	45,456.28			(2,821.00)		38,401.31	42,257.80	(377.48)	0.00
GNMA	2004 CDEF Single Family	4.49	02/09/06	02/20/36	20,671.32	22,817.36			(2,860.50)		17,810.82	19,407.73	(549.13)	0.00
GNMA	2004 CDEF Single Family	4.49	02/16/06	02/20/36	24,962.79	27,505.40			(1,223.33)		23,739.46	26,149.96	(132.11)	0.00
GNMA	2004 CDEF Single Family	4.49	02/23/06	02/20/36	27,037.93	29,815.56			(158.52)		26,879.41	29,579.35	(77.69)	0.00
GNMA	2004 CDEF Single Family	4.49	05/11/06	04/20/36	17,234.63	19,006.66			(113.93)		17,120.70	18,841.89	(50.84)	0.00
GNMA	2004 CDEF Single Family	4.49	05/11/06	05/20/36	7,624.43	8,416.80			(57.17)		7,567.26	8,336.39	(23.24)	0.00
GNMA	2004 CDEF Single Family	4.49	05/18/06	05/20/36	15,099.14	16,651.76			(2,328.56)		12,770.58	14,050.99	(272.21)	0.00
GNMA	2004 CDEF Single Family	4.49	05/18/06	05/20/36	6,859.63	7,572.53			(54.28)		6,805.35	7,497.07	(21.18)	0.00
GNMA	2004 CDEF Single Family	4.49	03/16/06	03/20/36	12,494.91	13,778.83			(71.87)		12,423.04	13,671.18	(35.78)	0.00
GNMA	2004 CDEF Single Family	4.49	03/23/06	03/20/36	26,620.95	29,356.50			(158.27)		26,462.68	29,121.53	(76.70)	0.00
GNMA	2004 CDEF Single Family	4.49	03/30/06	03/20/36	22,695.89	25,028.37			(133.83)		22,562.06	24,829.25	(65.29)	0.00
GNMA	2004 CDEF Single Family	4.49	04/06/06	03/20/36	23,866.95	26,346.09			(3,343.20)		20,523.75	22,365.00	(637.89)	0.00
GNMA	2004 CDEF Single Family	4.49	04/13/06	03/20/36	19,272.49	21,274.54			(2,773.37)		16,499.12	18,194.67	(306.50)	0.00
GNMA	2004 CDEF Single Family	4.49	04/20/06	04/20/36	19,328.89	21,337.12			(139.72)		19,189.17	21,139.03	(58.37)	0.00
GNMA	2004 CDEF Single Family	4.49	04/27/06	04/20/36	9,294.26	10,259.96			(76.42)		9,217.84	10,154.55	(28.99)	0.00
GNMA	2004 CDEF Single Family	4.49	05/05/06	04/20/36	19,784.51	21,818.57			(1,938.28)		17,846.23	19,659.87	(220.42)	0.00
GNMA	2004 CDEF Single Family	4.49	05/25/06	05/20/36	15,702.23	17,312.61			(2,714.24)		12,987.99	14,126.41	(471.96)	0.00
GNMA	2004 CDEF Single Family	4.49	06/01/06	06/20/36	16,241.40	17,911.88			(91.67)		16,149.73	17,773.90	(46.31)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2004 CDEF Single Family	4.49	06/08/06	06/20/36	29,278.30	32,289.77			(2,562.12)		26,716.18	29,403.07	(324.58)	0.00
GNMA	2004 CDEF Single Family	4.49	06/15/06	06/20/36	12,253.52	13,496.48			(68.25)		12,185.27	13,410.81	(17.42)	0.00
GNMA	2004 CDEF Single Family	4.49	06/27/06	06/20/36	30,136.85	33,270.23			(5,047.07)		25,089.78	27,303.64	(919.52)	0.00
GNMA	2004 CDEF Single Family	4.49	07/06/06	07/20/36	15,826.07	17,454.37			(90.90)		15,735.17	17,318.17	(45.30)	0.00
GNMA	2004 CDEF Single Family	4.49	07/13/06	06/20/36	20,964.57	23,121.61			(1,562.59)		19,401.98	21,131.12	(427.90)	0.00
GNMA	2004 CDEF Single Family	4.49	07/19/06	06/20/36	30,645.29	33,798.43			(186.45)		30,458.84	33,523.23	(88.75)	0.00
GNMA	2004 CDEF Single Family	4.49	07/27/06	07/20/36	23,938.14	26,401.57			(2,061.44)		21,876.70	24,078.01	(262.12)	0.00
GNMA	2004 CDEF Single Family	4.49	08/02/06	08/20/36	8,543.63	9,422.96			(47.38)		8,496.25	9,351.30	(24.28)	0.00
GNMA	2004 CDEF Single Family	4.49	08/09/06	08/20/36	26,153.06	28,844.92			(158.15)		25,994.91	28,611.11	(75.66)	0.00
GNMA	2004 CDEF Single Family	4.49	08/16/06	07/20/36	16,201.35	17,868.92			(91.46)		16,109.89	17,731.25	(46.21)	0.00
GNMA	2004 CDEF Single Family	4.49	08/23/06	07/20/36	7,535.50	8,319.45			(50.88)		7,484.62	8,180.00	(88.57)	0.00
GNMA	2004 CDEF Single Family				7,110.97	7,843.05			(7,110.97)				(732.08)	0.00
GNMA	2004 CDEF Single Family	4.49	09/12/06	08/20/36	6,507.77	7,177.81			(35.94)		6,471.83	7,066.17	(75.70)	0.00
GNMA	2004 CDEF Single Family	4.49	09/26/06	09/20/36	6,412.35	7,058.51			(34.83)		6,377.52	6,949.22	(74.46)	0.00
GNMA	2004 CDEF Single Family	4.49	10/17/06	10/20/36	13,573.33	14,967.61			(104.04)		13,469.29	14,825.93	(37.64)	0.00
GNMA	2004 CDEF Single Family	4.49	11/14/06	10/20/36	12,561.08	13,837.42			(72.06)		12,489.02	13,747.27	(18.09)	0.00
GNMA	2004 CDEF Single Family	4.49	11/28/06	10/20/36	4,338.02	4,785.01			(24.32)		4,313.70	4,710.19	(50.50)	0.00
GNMA	2004 CDEF Single Family	4.49	12/12/06	10/20/36	5,016.24	5,522.17			(27.34)		4,988.90	5,436.55	(58.28)	0.00
GNMA	2004 CDEF Single Family	4.49	01/16/07	12/20/36	2,280.69	2,510.79			(12.27)		2,268.42	2,472.04	(26.48)	0.00
GNMA	2004 CDEF Single Family	4.49	01/30/07	12/20/36	2,605.95	2,870.07			(15.20)		2,590.75	2,824.47	(30.40)	0.00
GNMA	2004 CDEF Single Family	4.49	02/13/07	01/20/37	6,286.48	6,921.00			(33.77)		6,252.71	6,814.25	(72.98)	0.00
GNMA	2004 CDEF Single Family	4.49	02/20/07	02/20/37	4,581.09	5,043.51			(24.76)		4,556.33	4,965.56	(53.19)	0.00
GNMA	2004 CDEF Single Family	4.49	03/20/07	01/20/37	1,251.77	1,378.16			(6.69)		1,245.08	1,356.93	(14.54)	0.00
GNMA	2004 CDEF Single Family	4.49	04/24/07	03/20/37	5,672.52	6,245.48			(36.02)		5,636.50	6,143.10	(66.36)	0.00
GNMA	2004 CDEF Single Family	4.49	04/10/07	02/20/37	5,436.92	5,986.01			(28.85)		5,408.07	5,894.08	(63.08)	0.00
GNMA	2004 CDEF Single Family	4.49	05/22/07	04/20/37	2,854.05	3,135.58			(14.79)		2,839.26	3,127.16	6.37	0.00
GNMA	2004 CDEF Single Family	4.49	06/05/07	05/20/37	6,546.70	7,208.27			(34.09)		6,512.61	7,098.26	(75.92)	0.00
GNMA	2004 CDEF Single Family	4.49	07/03/07	06/20/37	2,398.96	2,641.49			(12.28)		2,386.68	2,601.40	(27.81)	0.00
GNMA	2004 CDEF Single Family	4.49	11/21/07	09/20/37	2,280.68	2,511.56			(11.47)		2,269.21	2,473.66	(26.43)	0.00
GNMA	2004 CDEF Single Family	4.49	09/25/07	04/20/37	2,227.98	2,465.63			(27.55)		2,200.43	2,410.63	(27.45)	0.00
GNMA	2004 CDEF Single Family	4.49	12/11/07	08/20/37	2,812.67	3,097.43			(14.21)		2,798.46	3,050.60	(32.62)	0.00
GNMA	2004 CDEF Single Family	4.49	01/30/08	01/20/38	4,148.81	4,569.21			(1,837.21)		2,311.60	2,520.09	(211.91)	0.00
GNMA	2004 CDEF Single Family	4.49	01/30/08	01/20/38	2,462.47	2,707.46			(12.09)		2,450.38	2,700.88	5.51	0.00
GNMA	2004 CDEF Single Family	4.49	03/26/08	03/20/38	5,417.96	5,967.37			(26.64)		5,391.32	5,877.98	(62.75)	0.00
FNMA	2004 CDEF Single Family	4.49	10/20/05	10/01/35	1,406.91	1,529.78			(9.71)		1,397.20	1,517.29	(2.78)	0.00
FNMA	2004 CDEF Single Family				3,762.63	4,092.48			(3,762.63)				(329.85)	0.00
FNMA	2004 CDEF Single Family	4.49	01/05/06	12/01/35	6,737.85	7,322.78			(51.22)		6,686.63	7,257.21	(14.35)	0.00
FNMA	2004 CDEF Single Family	4.49	02/09/06	02/01/36	2,928.55	3,173.84			(43.27)		2,885.28	3,123.35	(7.22)	0.00
FNMA	2004 CDEF Single Family	4.49	02/23/06	01/01/36	2,743.46	2,978.60			(16.66)		2,726.80	2,956.46	(5.48)	0.00
FNMA	2004 CDEF Single Family	4.49	03/16/06	03/01/36	7,277.01	7,978.36			(60.08)		7,216.93	7,903.25	(15.03)	0.00
FNMA	2004 CDEF Single Family	4.49	04/06/06	03/01/36	5,284.16	5,726.06			(30.08)		5,254.08	5,686.52	(9.46)	0.00
FNMA	2004 CDEF Single Family	4.49	04/20/06	04/01/36	5,553.12	6,017.56			(31.58)		5,521.54	5,976.05	(9.93)	0.00
FNMA	2004 CDEF Single Family	4.49	05/11/06	04/01/36	1,121.75	1,221.00			(11.14)		1,110.61	1,207.36	(2.50)	0.00
FNMA	2004 CDEF Single Family	4.49	06/08/06	04/01/36	2,706.74	2,935.81			(15.87)		2,690.87	2,914.75	(5.19)	0.00
FNMA	2004 CDEF Single Family	4.49	06/27/06	06/01/36	3,317.74	3,594.07			(1,501.56)		1,816.18	1,965.45	(127.06)	0.00
FNMA	2004 CDEF Single Family	4.49	07/13/06	06/01/36	6,923.22	7,590.81			(52.01)		6,871.21	7,522.45	(16.35)	0.00
FNMA	2004 CDEF Single Family	4.49	07/19/06	07/01/36	6,257.18	6,779.57			(35.36)		6,221.82	6,733.17	(11.04)	0.00
FNMA	2004 CDEF Single Family	4.49	08/02/06	07/01/36	4,499.24	4,873.16			(25.12)		4,474.12	4,840.29	(7.75)	0.00
FNMA	2004 CDEF Single Family	4.49	08/09/06	07/01/36	2,483.30	2,689.22			(13.79)		2,469.51	2,671.21	(4.22)	0.00
FNMA	2004 CDEF Single Family	4.49	09/12/06	08/01/36	3,843.20	4,161.96			(21.30)		3,821.90	4,134.14	(6.52)	0.00
FNMA	2004 CDEF Single Family	4.49	10/17/06	09/01/36	4,036.17	4,393.56			(27.93)		4,008.24	4,357.28	(8.35)	0.00
FNMA	2004 CDEF Single Family	4.49	11/14/06	10/01/36	4,860.15	5,262.99			(27.92)		4,832.23	5,226.57	(8.50)	0.00
FNMA	2004 CDEF Single Family	4.49	11/21/06	10/01/36	4,283.61	4,656.85			(3,213.97)		1,069.64	1,156.32	(286.56)	0.00
FNMA	2004 CDEF Single Family	4.49	12/12/06	11/01/36	6,132.68	6,651.11			(35.66)		6,097.02	6,603.83	(11.62)	0.00
FNMA	2004 CDEF Single Family	4.49	01/30/07	11/01/36	1,027.35	1,118.39			(29.71)		997.64	1,084.26	(4.42)	0.00
FNMA	2004 CDEF Single Family	4.49	02/13/07	01/01/37	1,163.76	1,259.88			(6.23)		1,157.53	1,251.53	(2.12)	0.00
FNMA	2004 CDEF Single Family	4.49	03/20/07	02/01/37	3,259.81	3,529.76			(17.69)		3,242.12	3,506.32	(5.75)	0.00
FNMA	2004 CDEF Single Family	4.49	04/10/07	01/01/37	4,255.48	4,617.97			(25.58)		4,229.90	4,583.96	(8.43)	0.00
FNMA	2004 CDEF Single Family	4.49	04/24/07	04/01/37	7,480.82	8,098.15			(39.42)		7,441.40	8,044.75	(13.98)	0.00
FNMA	2004 CDEF Single Family	4.49	05/22/07	04/01/37	4,538.77	4,913.08			(23.78)		4,514.99	4,880.71	(8.59)	0.00
FNMA	2004 CDEF Single Family	4.49	06/05/07	05/01/37	5,333.76	5,773.69			(27.94)		5,305.82	5,735.64	(10.11)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
FNMA	2004 CDEF Single Family	4.49	07/03/07	06/01/37	10,790.15	11,832.64			(56.65)		10,733.50	11,752.80	(23.19)	0.00
FNMA	2004 CDEF Single Family	4.49	09/25/07	09/01/37	7,284.22	7,917.55			(37.20)		7,247.02	7,865.63	(14.72)	0.00
FNMA	2004 CDEF Single Family	4.49	11/08/07	09/01/37	7,035.57	7,747.98			(44.51)		6,991.06	7,687.05	(16.42)	0.00
FNMA	2004 CDEF Single Family	4.49	11/21/07	09/01/37	2,935.22	3,190.16			(14.81)		2,920.41	3,169.39	(5.96)	0.00
FNMA	2004 CDEF Single Family	4.49	12/11/07	11/01/37	6,516.12	7,083.02			(36.52)		6,479.60	7,033.78	(12.72)	0.00
FNMA	2004 CDEF Single Family	4.49	03/26/08	02/01/38	9,848.86	10,847.62			(169.29)		9,679.57	10,644.65	(33.68)	0.00
FNMA	2004 CDEF Single Family	6.10	06/30/94	06/01/24	92,645.55	103,717.94			(2,523.76)		90,121.79	100,308.94	(885.24)	0.00
FNMA	2004 CDEF Single Family	6.90	08/17/94	08/01/24	122,093.01	143,607.48			(39,745.93)		82,347.08	96,494.44	(7,367.11)	0.00
FNMA	2004 CDEF Single Family	6.97	08/17/94	07/01/24	216,332.90	255,005.38			(4,704.05)		211,628.85	248,518.14	(1,783.19)	0.00
FNMA	2004 CDEF Single Family	7.06	08/17/94	07/01/24	38,374.58	45,308.73			(556.19)		37,818.39	44,482.63	(269.91)	0.00
FNMA	2004 CDEF Single Family	6.90	05/26/95	01/01/25	55,003.82	62,529.96			(758.99)		54,244.83	61,464.97	(306.00)	0.00
FNMA	2004 CDEF Single Family	7.10	08/15/95	05/01/25	11,897.80	13,649.65			(979.57)		10,918.23	12,479.23	(190.85)	0.00
GNMA	2004 CDEF Single Family	6.10	06/30/94	06/20/24	599,638.80	676,945.13			(12,569.17)		587,069.63	669,118.33	4,742.37	0.00
GNMA	2004 CDEF Single Family	6.90	08/17/94	08/20/24	522,789.76	615,085.90			(55,626.46)		467,163.30	547,591.65	(11,867.79)	0.00
GNMA	2004 CDEF Single Family	6.97	08/17/94	08/20/24	239,128.51	281,959.86			(4,472.59)		234,655.92	275,648.41	(1,838.86)	0.00
GNMA	2004 CDEF Single Family	7.06	08/17/94	08/20/24	71,159.18	84,140.46			(5,901.96)		65,257.22	76,869.31	(1,369.19)	0.00
GNMA	2004 CDEF Single Family	6.10	01/27/95	10/20/24	138,849.34	156,673.61			(3,311.71)		135,537.63	154,558.82	1,196.92	0.00
GNMA	2004 CDEF Single Family	6.97	02/16/95	12/20/24	263,489.45	310,847.70			(4,711.96)		258,777.49	304,141.34	(1,994.40)	0.00
GNMA	2004 CDEF Single Family	6.90	03/30/95	02/20/25	102,321.22	121,108.00			(1,434.86)		100,886.36	118,920.89	(752.25)	0.00
GNMA	2004 CDEF Single Family	7.06	03/30/95	12/20/24	14,738.70	17,429.83			(1,562.88)		13,175.82	15,522.51	(344.44)	0.00
GNMA	2004 CDEF Single Family	7.10	06/29/95	05/20/25	27,367.79	32,605.78			(332.40)		27,035.39	32,075.21	(198.17)	0.00
GNMA	2004 CDEF Single Family	7.06	08/15/95	06/20/25	27,407.50	32,611.74			(331.03)		27,076.47	32,083.92	(196.79)	0.00
GNMA	2004 CDEF Single Family	7.10	08/15/95	08/20/25	38,211.63	45,547.19			(639.87)		37,571.76	44,597.04	(310.28)	0.00
GNMA	2004 CDEF Single Family	4.49	02/24/05	02/20/35	1,466,033.98	1,620,169.84			(10,290.97)		1,455,743.01	1,605,473.26	(4,405.61)	0.00
GNMA	2004 CDEF Single Family	4.49	03/17/05	03/20/35	3,663,185.53	4,048,423.36			(495,053.65)		3,168,131.88	3,455,924.15	(97,445.56)	0.00
GNMA	2004 CDEF Single Family	4.49	03/24/05	03/20/35	1,218,907.53	1,347,101.74			(8,412.53)		1,210,495.00	1,335,039.32	(3,649.89)	0.00
GNMA	2004 CDEF Single Family	4.49	03/29/05	02/20/35	228,619.87	252,266.51			(1,433.05)		227,186.82	248,159.19	(2,674.27)	0.00
GNMA	2004 CDEF Single Family	4.49	04/07/05	04/20/35	1,377,276.48	1,519,766.38			(9,021.90)		1,368,254.58	1,506,687.26	(4,057.22)	0.00
GNMA	2004 CDEF Single Family	4.49	04/14/05	04/20/35	723,256.26	798,086.78			(4,500.53)		718,755.73	791,479.61	(2,106.64)	0.00
GNMA	2004 CDEF Single Family	4.49	04/21/05	04/20/35	140,917.86	155,498.65			(848.11)		140,069.75	153,005.32	(1,645.22)	0.00
GNMA	2004 CDEF Single Family	4.49	04/28/05	04/20/35	1,143,292.15	1,263,578.39			(212,802.65)		930,489.50	1,012,945.36	(37,830.38)	0.00
GNMA	2004 CDEF Single Family	4.49	05/05/05	05/20/35	450,830.79	497,487.78			(154,056.90)		296,773.89	326,615.23	(16,815.65)	0.00
GNMA	2004 CDEF Single Family	4.49	05/12/05	05/20/35	201,993.76	222,899.44			(1,214.15)		200,779.61	219,327.29	(2,358.00)	0.00
GNMA	2004 CDEF Single Family	4.49	05/19/05	05/20/35	164,392.21	181,692.57			(1,360.75)		163,031.46	178,375.75	(1,956.07)	0.00
GNMA	2004 CDEF Single Family	4.49	07/14/05	07/20/35	479,547.72	528,271.27			(2,838.46)		476,709.26	524,993.66	(439.15)	0.00
GNMA	2004 CDEF Single Family	4.49	05/26/05	05/20/35	738,558.54	815,005.96			(98,788.31)		639,770.23	696,936.63	(19,281.02)	0.00
GNMA	2004 CDEF Single Family	4.49	06/02/05	06/20/35	625,902.33	690,452.35			(3,861.42)		622,040.91	685,017.13	(1,573.80)	0.00
GNMA	2004 CDEF Single Family	4.49	09/08/05	09/20/35	259,131.21	285,986.78			(1,572.70)		257,558.51	281,387.09	(3,026.99)	0.00
GNMA	2004 CDEF Single Family	4.49	09/15/05	09/20/35	192,785.81	212,766.83			(1,225.83)		191,559.98	209,283.62	(2,257.38)	0.00
GNMA	2004 CDEF Single Family	4.49	09/22/05	09/20/35	366,130.29	404,079.41			(2,351.63)		363,778.66	400,653.34	(1,074.44)	0.00
GNMA	2004 CDEF Single Family	4.49	07/21/05	07/20/35	285,587.74	313,505.44			(76,206.66)		209,381.08	230,530.66	(6,768.12)	0.00
GNMA	2004 CDEF Single Family	4.49	07/28/05	07/20/35	401,855.60	443,038.88			(2,875.29)		398,980.31	440,088.81	(74.78)	0.00
GNMA	2004 CDEF Single Family	4.49	08/04/05	07/20/35	338,736.00	373,825.35			(218,899.88)		119,836.12	131,125.11	(23,800.36)	0.00
GNMA	2004 CDEF Single Family	4.49	08/04/05	08/20/35	2,284,758.94	2,521,455.32			(124,590.12)		2,160,168.82	2,379,023.00	(17,842.20)	0.00
GNMA	2004 CDEF Single Family	4.49	08/11/05	08/20/35	496,747.17	548,211.96			(3,733.84)		493,013.33	542,965.52	(1,512.60)	0.00
GNMA	2004 CDEF Single Family	4.49	08/11/05	08/20/35	147,764.60	162,211.96			(903.82)		146,860.78	161,644.45	336.31	0.00
GNMA	2004 CDEF Single Family	4.49	08/30/05	08/20/35	426,909.02	471,145.46			(2,796.90)		424,112.12	467,090.30	(1,258.26)	0.00
GNMA	2004 CDEF Single Family	4.49	10/27/05	10/20/35	728,103.43	802,799.31			(4,247.55)		723,855.88	796,462.31	(2,089.45)	0.00
GNMA	2004 CDEF Single Family	4.49	10/27/05	10/20/35	305,000.09	334,846.82			(1,809.99)		303,190.10	333,726.99	690.16	0.00
GNMA	2004 CDEF Single Family	4.49	09/29/05	09/20/35	245,197.19	270,343.70			(1,439.88)		243,757.31	266,045.33	(2,858.49)	0.00
GNMA	2004 CDEF Single Family	4.49	10/06/05	10/20/35	254,288.39	280,650.55			(1,524.81)		252,763.58	276,156.90	(2,968.84)	0.00
GNMA	2004 CDEF Single Family	4.49	10/20/05	10/20/35	736,245.79	812,581.69			(4,633.91)		731,611.88	805,796.65	(2,151.13)	0.00
GNMA	2004 CDEF Single Family	4.49	12/08/05	11/20/35	761,062.04	840,010.76			(155,628.08)		605,433.96	658,714.53	(25,668.15)	0.00
GNMA	2004 CDEF Single Family	4.49	12/15/05	12/20/35	332,221.07	364,751.49			(2,092.56)		330,128.51	363,402.11	743.18	0.00
GNMA	2004 CDEF Single Family	4.49	11/03/05	11/20/35	575,407.12	635,079.00			(3,514.59)		571,892.53	629,893.94	(1,670.47)	0.00
GNMA	2004 CDEF Single Family	4.49	11/10/05	10/20/35	831,352.68	916,651.02			(129,273.62)		702,079.06	772,311.41	(15,065.99)	0.00
GNMA	2004 CDEF Single Family	4.49	11/17/05	11/20/35	295,273.04	324,175.72			(1,899.17)		293,373.87	322,933.17	656.62	0.00
GNMA	2004 CDEF Single Family	4.49	11/22/05	11/20/35	489,143.32	539,877.51			(3,694.49)		485,448.83	534,691.22	(1,491.80)	0.00
GNMA	2004 CDEF Single Family	4.49	11/29/05	11/20/35	506,276.33	558,234.14			(2,958.29)		503,318.04	553,822.34	(1,453.51)	0.00
GNMA	2004 CDEF Single Family	4.49	12/22/05	12/20/35	642,996.76	709,004.37			(114,154.38)		528,842.38	581,464.23	(13,385.76)	0.00
GNMA	2004 CDEF Single Family	4.49	12/29/05	12/20/35	391,978.46	433,331.46			(2,614.87)		389,363.59	429,551.04	(1,165.55)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2004 CDEF Single Family	4.49	01/05/06	01/20/36	172,756.62	189,677.38			(1,032.15)		171,724.47	189,037.13	391.90	0.00
GNMA	2004 CDEF Single Family	4.49	01/12/06	01/20/36	250,629.94	275,179.42			(1,433.42)		249,196.52	274,308.72	562.72	0.00
GNMA	2004 CDEF Single Family	4.49	03/09/06	02/20/36	578,437.84	637,704.31			(3,284.27)		575,153.57	632,932.49	(1,487.55)	0.00
GNMA	2004 CDEF Single Family	4.49	03/02/06	02/20/36	396,273.07	436,984.33			(156,776.79)		239,496.28	261,437.41	(18,770.13)	0.00
GNMA	2004 CDEF Single Family	4.49	01/19/06	01/20/36	298,094.71	327,295.38			(245,942.57)		52,152.14	57,407.97	(23,944.84)	0.00
GNMA	2004 CDEF Single Family	4.49	01/26/06	01/20/36	562,572.06	620,346.20			(114,634.66)		447,937.40	487,135.64	(18,575.90)	0.00
GNMA	2004 CDEF Single Family	4.49	02/02/06	01/20/36	681,221.84	751,933.87			(4,636.71)		676,585.13	745,270.67	(2,026.49)	0.00
GNMA	2004 CDEF Single Family	4.49	02/09/06	02/20/36	626,266.17	691,036.33			(127,926.42)		498,339.75	542,667.90	(20,442.01)	0.00
GNMA	2004 CDEF Single Family	4.49	02/16/06	02/20/36	163,681.97	179,721.33			(927.32)		162,754.65	179,160.73	366.72	0.00
GNMA	2004 CDEF Single Family	4.49	02/23/06	02/20/36	281,552.74	311,274.87			(1,891.10)		279,661.64	306,073.45	(3,310.32)	0.00
GNMA	2004 CDEF Single Family	4.49	05/11/06	05/20/36	657,737.63	725,368.40			(4,143.04)		653,594.59	719,305.83	(1,919.53)	0.00
GNMA	2004 CDEF Single Family	4.49	05/18/06	04/20/36	137,791.84	151,959.74			(802.54)		136,989.30	149,551.01	(1,606.19)	0.00
GNMA	2004 CDEF Single Family	4.49	05/18/06	04/20/36	224,351.67	247,419.75			(1,318.29)		223,033.38	243,485.20	(2,616.26)	0.00
GNMA	2004 CDEF Single Family	4.49	03/23/06	03/20/36	294,523.07	324,788.86			(1,664.02)		292,859.05	319,696.68	(3,428.16)	0.00
GNMA	2004 CDEF Single Family	4.49	04/06/06	03/20/36	76,375.62	84,225.16			(434.64)		75,940.98	82,901.14	(889.38)	0.00
GNMA	2004 CDEF Single Family	4.49	04/20/06	04/20/36	180,237.08	198,764.84			(1,035.83)		179,201.25	195,629.20	(2,099.81)	0.00
GNMA	2004 CDEF Single Family	4.49	04/27/06	04/20/36	428,376.67	472,414.70			(2,461.46)		425,915.21	468,727.44	(1,225.80)	0.00
GNMA	2004 CDEF Single Family	4.49	05/05/06	04/20/36	429,095.84	472,600.62			(2,415.83)		426,680.01	469,571.93	(612.86)	0.00
GNMA	2004 CDEF Single Family	4.49	06/01/06	05/20/36	456,795.23	503,123.07			(113,182.38)		343,612.85	378,290.32	(11,650.37)	0.00
GNMA	2004 CDEF Single Family	4.49	06/08/06	05/20/36	176,623.88	194,789.44			(1,007.21)		175,616.67	191,725.09	(2,057.14)	0.00
GNMA	2004 CDEF Single Family	4.49	06/15/06	06/20/36	99,511.56	109,747.54			(558.18)		98,953.38	108,031.29	(1,158.07)	0.00
GNMA	2004 CDEF Single Family	4.49	07/06/06	06/20/36	100,924.85	111,308.22			(558.03)		100,366.82	109,576.27	(1,173.92)	0.00
GNMA	2004 CDEF Single Family	4.49	07/13/06	06/20/36	255,539.21	281,831.36			(128,073.39)		127,465.82	139,162.67	(14,595.30)	0.00
GNMA	2004 CDEF Single Family	4.49	07/19/06	06/20/36	210,817.91	232,509.68			(1,190.82)		209,627.09	228,864.58	(2,454.28)	0.00
GNMA	2004 CDEF Single Family	4.49	07/27/06	07/20/36	190,673.96	210,836.71			(1,395.95)		189,278.01	207,187.46	(2,253.30)	0.00
GNMA	2004 CDEF Single Family	4.49	08/09/06	07/20/36	513,090.79	565,898.70			(2,874.80)		510,215.99	561,562.03	(1,461.87)	0.00
GNMA	2004 CDEF Single Family	4.49	08/16/06	06/20/36	184,119.56	203,069.16			(1,024.80)		183,094.76	199,902.02	(2,142.34)	0.00
GNMA	2004 CDEF Single Family	4.49	09/06/06	08/20/36	627,702.95	692,327.85			(3,930.21)		623,772.74	686,567.46	(1,830.18)	0.00
GNMA	2004 CDEF Single Family	4.49	09/12/06	09/20/36	97,457.58	107,492.48			(537.25)		96,920.33	105,821.76	(1,133.47)	0.00
GNMA	2004 CDEF Single Family	4.49	10/05/06	09/20/36	834,298.79	920,222.48			(4,775.81)		829,522.98	913,058.99	(2,387.68)	0.00
GNMA	2004 CDEF Single Family	4.49	11/02/06	10/20/36	804,976.94	887,906.80			(127,350.55)		677,626.39	745,696.97	(14,859.28)	0.00
GNMA	2004 CDEF Single Family	4.49	11/14/06	10/20/36	262,252.77	288,693.69			(1,436.40)		260,816.37	284,211.00	(3,046.29)	0.00
GNMA	2004 CDEF Single Family	4.49	11/21/06	11/20/36	301,367.44	331,756.33			(122,558.07)		178,809.37	195,245.70	(13,952.56)	0.00
GNMA	2004 CDEF Single Family	4.49	11/28/06	11/20/36	472,166.54	520,072.08			(2,559.32)		469,607.22	516,179.83	(1,332.93)	0.00
GNMA	2004 CDEF Single Family	4.49	12/12/06	11/20/36	366,513.34	403,478.66			(171,561.59)		194,951.75	212,444.91	(19,472.16)	0.00
GNMA	2004 CDEF Single Family	4.49	12/27/06	12/20/36	491,703.60	541,607.77			(2,632.85)		489,070.75	537,590.46	(1,384.46)	0.00
GNMA	2004 CDEF Single Family	4.49	01/09/07	12/20/36	365,507.38	402,608.06			(1,965.26)		363,542.12	399,612.83	(1,029.97)	0.00
GNMA	2004 CDEF Single Family	4.49	01/30/07	12/20/36	212,432.06	234,337.92			(1,169.44)		211,262.62	230,697.23	(2,471.25)	0.00
GNMA	2004 CDEF Single Family	4.49	02/13/08	01/20/38	61,551.81	67,761.23			(302.43)		61,249.38	66,746.59	(712.21)	0.00
GNMA	2004 CDEF Single Family	4.49	02/13/08	01/20/38	115,147.97	126,764.23			(573.54)		114,574.43	124,857.63	(1,333.06)	0.00
GNMA	2004 CDEF Single Family	4.49	02/19/08	02/20/38	156,747.09	172,561.84			(799.72)		155,947.37	169,945.56	(1,816.56)	0.00
GNMA	2004 CDEF Single Family	4.49	03/26/08	12/20/37	302,271.92	332,776.23			(1,609.17)		300,662.75	327,657.88	(3,509.18)	0.00
FNMA	2004 CDEF Single Family	4.49	04/07/05	02/01/35	140,439.88	152,828.77			(1,892.07)		138,547.81	150,574.47	(362.23)	0.00
FNMA	2004 CDEF Single Family	4.49	05/27/05	04/01/35	181,790.96	197,784.95			(1,476.18)		180,314.78	195,931.93	(376.84)	0.00
FNMA	2004 CDEF Single Family	4.49	12/08/05	11/01/35	272,924.90	296,561.54			(1,767.13)		271,157.77	294,240.02	(554.39)	0.00
FNMA	2004 CDEF Single Family	4.49	01/05/06	12/01/35	131,682.26	143,207.44			(1,885.30)		129,796.96	140,935.03	(387.11)	0.00
FNMA	2004 CDEF Single Family	4.49	01/12/06	11/01/35	100,527.43	109,028.04			(587.10)		99,940.33	108,248.39	(192.55)	0.00
FNMA	2004 CDEF Single Family	4.49	02/02/06	01/01/36	137,196.64	149,344.13			(1,112.50)		136,084.14	147,933.05	(298.58)	0.00
FNMA	2004 CDEF Single Family	4.49	04/20/06	04/01/36	151,354.30	164,132.38			(964.80)		150,389.50	162,899.75	(267.83)	0.00
FNMA	2004 CDEF Single Family	4.49	05/25/06	04/01/36	121,885.84	132,593.67			(1,107.10)		120,778.74	131,222.64	(263.93)	0.00
FNMA	2004 CDEF Single Family	4.49	07/06/06	05/01/36	116,971.11	126,780.92			(668.17)		116,302.94	125,899.74	(213.01)	0.00
FNMA	2004 CDEF Single Family	4.49	08/02/06	07/01/36	70,290.21	76,132.01			(390.90)		69,899.31	75,619.89	(121.22)	0.00
FNMA	2004 CDEF Single Family	4.49	09/12/06	08/01/36	252,166.40	276,490.87			(2,937.30)		249,229.10	273,031.30	(522.27)	0.00
FNMA	2004 CDEF Single Family	4.49	11/14/06	01/01/36	216,029.75	235,025.33			(4,856.87)		211,172.88	229,320.42	(848.04)	0.00
FNMA	2004 CDEF Single Family	4.49	01/09/07	09/01/36	69,333.84	75,167.80			(436.58)		68,897.26	74,600.80	(130.42)	0.00
FNMA	2004 CDEF Single Family	4.49	01/30/07	01/01/37	62,547.43	67,718.09			(335.50)		62,211.93	67,269.63	(112.96)	0.00
FNMA	2004 CDEF Single Family	4.49	02/13/08	01/01/38	435,491.10	471,337.44			(2,217.87)		433,273.23	468,260.73	(858.84)	0.00
GNMA	2004 CDEF Single Family	5.38	08/07/07	07/20/37	3,065.55	3,399.21			(13.74)		3,051.81	3,389.28	3.81	0.00
GNMA	2004 CDEF Single Family	5.63	08/07/07	08/20/37	11,486.78	12,767.90			(52.67)		11,434.11	12,684.77	(30.46)	0.00
GNMA	2004 CDEF Single Family	5.63	11/21/07	10/20/37	1,350.08	1,502.16			(6.75)		1,343.33	1,491.78	(3.63)	0.00
GNMA	2004 CDEF Single Family	5.38	11/21/07	10/20/37	2,039.31	2,251.26			(9.05)		2,030.26	2,244.79	2.58	0.00

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For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2004 CDEF Single Family	5.38	09/25/07	09/20/37	15,897.04	17,628.51			(80.04)		15,817.00	17,567.23	18.76	0.00
GNMA	2004 CDEF Single Family	5.13	09/25/07	09/20/37	16,295.22	18,070.02			(83.20)		16,212.02	18,005.93	19.11	0.00
GNMA	2004 CDEF Single Family	5.63	09/25/07	08/20/37	5,834.09	6,485.04			(27.29)		5,806.80	6,442.20	(15.55)	0.00
GNMA	2004 CDEF Single Family	5.63	09/25/07	09/20/37	2,587.60	2,878.99			(12.61)		2,574.99	2,859.44	(6.94)	0.00
GNMA	2004 CDEF Single Family	5.38	10/09/07	09/20/37	14,673.56	16,219.83			(64.72)		14,608.84	16,173.81	18.70	0.00
GNMA	2004 CDEF Single Family	5.63	10/09/07	06/20/37	1,968.42	2,187.59			(8.49)		1,959.93	2,173.96	(5.14)	0.00
GNMA	2004 CDEF Single Family	5.13	10/09/07	09/20/37	5,626.60	6,239.52			(2,944.13)		2,682.47	2,979.34	(316.05)	0.00
GNMA	2004 CDEF Single Family	5.38	08/23/07	08/20/37	12,614.23	13,987.65			(70.16)		12,544.07	13,931.66	14.17	0.00
GNMA	2004 CDEF Single Family	5.13	08/23/07	07/20/37	13,319.06	14,769.01			(62.94)		13,256.12	14,722.26	16.19	0.00
GNMA	2004 CDEF Single Family	5.38	09/11/07	09/20/37	6,547.87	7,227.87			(29.15)		6,518.72	7,207.03	8.31	0.00
GNMA	2004 CDEF Single Family	5.63	09/11/07	08/20/37	6,122.15	6,805.17			(26.27)		6,095.88	6,762.87	(16.03)	0.00
GNMA	2004 CDEF Single Family	5.13	09/11/07	08/20/37	2,771.78	3,033.38			(12.91)		2,758.87	3,014.30	(6.17)	0.00
GNMA	2004 CDEF Single Family				2,876.35	3,175.34			(2,876.35)				(298.99)	0.00
GNMA	2004 CDEF Single Family	5.13	12/11/07	11/20/37	5,550.98	6,077.17			(49.87)		5,501.11	6,013.69	(13.61)	0.00
GNMA	2004 CDEF Single Family	5.38	10/25/07	10/20/37	6,520.52	7,198.06			(28.77)		6,491.75	7,177.57	8.28	0.00
GNMA	2004 CDEF Single Family	5.13	10/25/07	10/20/37	15,717.73	17,390.53			(82.82)		15,634.91	17,365.54	57.83	0.00
GNMA	2004 CDEF Single Family	5.63	10/25/07	09/20/36	2,197.29	2,441.87			(10.05)		2,187.24	2,426.00	(5.82)	0.00
GNMA	2004 CDEF Single Family	5.38	10/25/07	10/20/37	14,038.29	15,567.85			(2,579.46)		11,458.83	12,705.60	(282.79)	0.00
GNMA	2004 CDEF Single Family	5.38	11/08/07	10/20/37	9,650.30	10,667.56			(42.49)		9,607.81	10,637.38	12.31	0.00
GNMA	2004 CDEF Single Family	5.13	11/08/07	10/20/37	7,779.77	8,588.24			(35.30)		7,744.47	8,562.73	9.79	0.00
GNMA	2004 CDEF Single Family	5.38	12/28/07	11/20/37	3,619.18	3,995.46			(15.68)		3,603.50	3,984.40	4.62	0.00
GNMA	2004 CDEF Single Family	5.63	12/28/07	12/20/37	1,372.63	1,523.86			(5.83)		1,366.80	1,514.46	(3.57)	0.00
GNMA	2004 CDEF Single Family	5.63	12/28/07	12/20/37	12,269.92	13,640.46			(52.98)		12,216.94	13,555.30	(32.18)	0.00
GNMA	2004 CDEF Single Family	5.38	12/11/07	11/20/37	13,290.75	14,692.31			(58.49)		13,232.26	14,650.81	16.99	0.00
GNMA	2004 CDEF Single Family	5.38	12/20/07	11/20/37	1,553.60	1,715.17			(6.86)		1,546.74	1,710.28	1.97	0.00
GNMA	2004 CDEF Single Family	5.13	12/20/07	12/20/37	1,568.62	1,731.66			(7.04)		1,561.58	1,726.62	2.00	0.00
GNMA	2004 CDEF Single Family	5.38	01/16/08	12/20/37	912.25	1,015.18			(14.60)		897.65	1,000.49	(0.09)	0.00
GNMA	2004 CDEF Single Family	5.63	01/30/08	12/20/37	3,801.98	4,221.11			(16.22)		3,785.76	4,194.98	(9.91)	0.00
GNMA	2004 CDEF Single Family	5.38	02/13/08	12/20/37	3,076.38	3,415.80			(15.27)		3,061.11	3,404.16	3.63	0.00
GNMA	2004 CDEF Single Family	5.63	01/30/08	01/20/38	1,365.41	1,515.92			(5.62)		1,359.79	1,506.75	(3.55)	0.00
GNMA	2004 CDEF Single Family	5.63	02/13/08	01/20/38	3,921.52	4,353.87			(17.39)		3,904.13	4,326.20	(10.28)	0.00
GNMA	2004 CDEF Single Family	5.38	02/19/08	12/20/37	2,623.37	2,919.49			(28.31)		2,595.06	2,892.49	1.31	0.00
GNMA	2004 CDEF Single Family	5.63	02/19/08	01/20/38	1,560.72	1,732.79			(6.65)		1,554.07	1,722.08	(4.06)	0.00
GNMA	2004 CDEF Single Family	5.13	02/27/08	02/20/38	3,599.37	3,967.19			(16.27)		3,583.10	3,955.55	4.63	0.00
GNMA	2004 CDEF Single Family	5.38	02/27/08	02/20/38	2,448.12	2,716.82			(13.62)		2,434.50	2,705.97	2.77	0.00
GNMA	2004 CDEF Single Family	5.38	03/20/08	02/20/38	2,046.76	2,259.78			(9.04)		2,037.72	2,253.34	2.60	0.00
GNMA	2004 CDEF Single Family	5.13	03/20/08	10/20/37	2,083.82	2,300.63			(9.46)		2,074.36	2,293.80	2.63	0.00
GNMA	2004 CDEF Single Family	5.38	03/27/08	03/20/38	4,216.17	4,655.03			(18.33)		4,197.84	4,642.09	5.39	0.00
FNMA	2004 CDEF Single Family	5.63	07/03/07	07/01/37	4,551.10	4,965.19			(20.17)		4,530.93	4,940.97	(4.05)	0.00
FNMA	2004 CDEF Single Family	5.38	08/07/07	07/01/37	26,898.01	29,650.29			(4,163.48)		22,734.53	25,178.81	(308.00)	0.00
FNMA	2004 CDEF Single Family	5.63	08/07/07	07/01/37	3,372.70	3,742.75			(20.19)		3,352.51	3,719.15	(3.41)	0.00
FNMA	2004 CDEF Single Family	5.13	08/07/07	08/01/37	25,731.18	28,313.90			(123.76)		25,607.42	28,241.48	51.34	0.00
FNMA	2004 CDEF Single Family	5.13	08/29/07	08/01/37	6,231.09	6,782.17			(29.81)		6,201.28	6,765.68	13.32	0.00
FNMA	2004 CDEF Single Family	5.38	08/23/07	07/01/37	9,688.47	10,664.02			(78.41)		9,610.06	10,614.23	28.62	0.00
FNMA	2004 CDEF Single Family	5.38	09/11/07	08/01/37	11,062.28	12,176.44			(585.92)		10,476.36	11,621.71	31.19	0.00
FNMA	2004 CDEF Single Family	5.13	09/11/07	09/01/37	3,364.36	3,671.87			(17.69)		3,346.67	3,660.87	6.69	0.00
FNMA	2004 CDEF Single Family	5.63	09/11/07	08/01/37	3,110.97	3,407.92			(13.84)		3,097.13	3,391.20	(2.88)	0.00
FNMA	2004 CDEF Single Family	5.38	09/25/07	09/01/37	20,252.50	22,292.54			(102.42)		20,150.08	22,252.11	61.99	0.00
FNMA	2004 CDEF Single Family	5.63	09/25/07	07/01/37	1,348.94	1,511.93			(15.56)		1,333.38	1,498.25	1.88	0.00
FNMA	2004 CDEF Single Family	5.13	09/25/07	09/01/37	12,684.09	13,957.86			(72.72)		12,611.37	13,909.23	24.09	0.00
FNMA	2004 CDEF Single Family	5.38	10/09/07	08/01/37	1,489.86	1,630.87			(6.63)		1,483.23	1,627.44	3.20	0.00
FNMA	2004 CDEF Single Family	5.13	10/09/07	09/01/37	7,557.25	8,316.20			(34.71)		7,522.54	8,296.75	15.26	0.00
FNMA	2004 CDEF Single Family	5.63	10/09/07	09/01/37	1,830.56	2,005.33			(8.33)		1,822.23	1,995.29	(1.71)	0.00
FNMA	2004 CDEF Single Family	5.38	10/25/07	10/01/37	23,447.12	25,809.69			(3,082.72)		20,364.40	22,480.39	(246.58)	0.00
FNMA	2004 CDEF Single Family	5.13	10/25/07	10/01/37	13,992.20	15,397.69			(79.44)		13,912.76	15,344.92	26.67	0.00
FNMA	2004 CDEF Single Family	5.38	11/08/07	09/01/37	9,948.11	10,951.50			(2,448.94)		7,499.17	8,273.61	(228.95)	0.00
FNMA	2004 CDEF Single Family	5.13	11/08/07	10/01/37	5,612.11	6,135.81			(33.89)		5,578.22	6,113.65	11.73	0.00
FNMA	2004 CDEF Single Family	5.38	11/21/07	10/01/37	5,841.94	6,398.94			(28.55)		5,813.39	6,382.73	12.34	0.00
FNMA	2004 CDEF Single Family	5.13	11/21/07	09/01/37	7,565.08	8,234.73			(35.93)		7,529.15	8,214.98	16.18	0.00
FNMA	2004 CDEF Single Family	5.38	11/21/07	11/01/37	11,012.24	12,122.16			(54.69)		10,957.55	12,099.07	31.60	0.00
FNMA	2004 CDEF Single Family	5.38	12/11/07	10/01/37	15,035.87	16,551.49			(2,606.43)		12,429.44	13,713.38	(231.68)	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
FNMA	2004 CDEF Single Family	5.13	12/11/07	11/01/37	5,252.17	5,711.90			(24.55)		5,227.62	5,698.65	11.30	0.00
FNMA	2004 CDEF Single Family	5.38	12/11/07	11/01/37	5,896.17	6,478.49			(4,088.56)		1,807.61	1,983.50	(406.43)	0.00
FNMA	2004 CDEF Single Family	5.13	12/11/07	12/01/37	6,183.74	6,752.96			(37.21)		6,146.53	6,728.12	12.37	0.00
FNMA	2004 CDEF Single Family	5.13	12/20/07	11/01/37	2,577.45	2,805.72			(12.28)		2,565.17	2,798.96	5.52	0.00
FNMA	2004 CDEF Single Family	5.38	12/20/07	10/01/37	1,495.67	1,645.02			(8.08)		1,487.59	1,640.03	3.09	0.00
FNMA	2004 CDEF Single Family	5.63	12/28/07	10/01/37	16,514.20	18,328.67			(74.73)		16,439.47	18,235.08	(18.86)	0.00
FNMA	2004 CDEF Single Family	5.13	01/16/08	12/01/37	5,113.10	5,559.20			(2,397.39)		2,715.71	2,959.60	(202.21)	0.00
FNMA	2004 CDEF Single Family	5.13	01/30/08	12/01/37	3,502.08	3,821.88			(23.44)		3,478.64	3,805.70	7.26	0.00
FNMA	2004 CDEF Single Family	5.38	01/30/08	11/01/37	1,340.63	1,467.25			(5.84)		1,334.79	1,464.31	2.90	0.00
FNMA	2004 CDEF Single Family	5.13	02/13/08	01/01/38	2,180.32	2,369.89			(9.74)		2,170.58	2,364.86	4.71	0.00
FNMA	2004 CDEF Single Family	5.38	02/19/08	12/01/37	2,170.51	2,375.41			(9.41)		2,161.10	2,370.69	4.69	0.00
FNMA	2004 CDEF Single Family	5.13	02/19/08	01/01/38	4,651.25	5,074.99			(29.15)		4,622.10	5,055.76	9.92	0.00
FNMA	2004 CDEF Single Family	5.13	02/27/08	02/01/38	1,454.38	1,580.68			(6.87)		1,447.51	1,576.95	3.14	0.00
FNMA	2004 CDEF Single Family	5.38	03/20/08	11/01/37	3,148.64	3,467.76			(57.84)		3,090.80	3,410.04	0.12	0.00
	2004 CDEF Single Family Total				47,239,936.10	52,085,876.55	2,706,303.16	0.00	(3,520,593.41)	0.00	46,425,645.85	50,693,062.39	(578,523.91)	0.00
Repo Agmt	2005 BCD Single Family	0.12	02/28/13	03/01/13	33,447.69	33,447.69	29,604.27				63,051.96	63,051.96	-	0.00
Repo Agmt	2005 BCD Single Family	0.12	02/28/13	03/01/13	378,336.93	378,336.93	322,042.29				700,379.22	700,379.22	-	0.00
GNMA	2005 BCD Single Family	5.13	08/10/06	07/20/36	7,511.12	8,348.38			(54.54)		7,456.58	8,300.66	6.82	0.00
GNMA	2005 BCD Single Family	5.38	08/16/06	08/20/36	3,779.94	4,188.06			(18.13)		3,761.81	4,174.51	4.58	0.00
GNMA	2005 BCD Single Family	5.38	08/23/06	08/20/36	9,943.51	11,042.37			(91.89)		9,851.62	10,957.47	6.99	0.00
GNMA	2005 BCD Single Family	5.13	08/23/06	08/01/36	12,017.30	13,334.28			(80.77)		11,936.53	13,272.93	19.42	0.00
GNMA	2005 BCD Single Family	5.38	09/06/06	08/20/36	31,787.75	35,260.94			(165.93)		31,621.82	35,131.91	36.90	0.00
GNMA	2005 BCD Single Family	5.63	09/06/06	09/20/36	15,250.82	16,954.23			(116.47)		15,134.35	16,792.46	(45.30)	0.00
GNMA	2005 BCD Single Family	5.13	09/06/06	08/20/36	27,179.02	30,175.44			(148.17)		27,030.85	30,057.75	30.48	0.00
GNMA	2005 BCD Single Family	5.38	09/12/06	09/20/36	18,520.84	20,544.68			(97.58)		18,423.26	20,468.52	21.42	0.00
GNMA	2005 BCD Single Family	5.13	09/12/06	09/20/36	19,647.60	21,794.57			(2,490.72)		17,156.88	19,050.83	(253.02)	0.00
GNMA	2005 BCD Single Family	5.63	09/12/06	09/20/36	2,487.85	2,765.75			(14.00)		2,473.85	2,744.91	(6.84)	0.00
GNMA	2005 BCD Single Family	5.38	09/20/06	09/20/36	27,345.32	30,247.33			(2,421.36)		24,923.96	27,691.14	(134.83)	0.00
GNMA	2005 BCD Single Family	5.13	09/20/06	09/20/36	45,114.28	49,987.56			(226.33)		44,887.95	49,814.96	53.73	0.00
GNMA	2005 BCD Single Family	5.63	09/20/06	09/20/36	5,240.91	5,826.38			(25.09)		5,215.82	5,787.36	(13.93)	0.00
GNMA	2005 BCD Single Family	5.13	09/26/06	09/20/36	20,210.29	22,419.02			(105.18)		20,105.11	22,337.35	23.51	0.00
GNMA	2005 BCD Single Family	5.38	09/26/06	09/20/36	24,634.61	27,357.97			(2,024.21)		22,610.40	25,149.37	(184.39)	0.00
GNMA	2005 BCD Single Family	5.38	10/05/06	10/20/36	35,564.08	39,428.74			(3,269.31)		32,294.77	35,880.94	(278.49)	0.00
GNMA	2005 BCD Single Family	5.63	10/17/06	10/20/36	17,978.17	20,032.32			(2,228.55)		15,749.62	17,507.57	(296.20)	0.00
GNMA	2005 BCD Single Family	5.13	10/05/06	10/20/36	37,456.76	41,550.91			(2,653.86)		34,802.90	38,667.57	(229.48)	0.00
GNMA	2005 BCD Single Family	5.38	10/17/06	10/20/36	32,751.83	36,332.11			(197.34)		32,554.49	36,169.90	35.13	0.00
GNMA	2005 BCD Single Family	5.13	10/17/06	10/20/36	33,929.99	37,639.03			(170.88)		33,759.11	37,465.67	(2.48)	0.00
GNMA	2005 BCD Single Family	5.63	10/24/06	10/20/36	15,969.51	17,754.02			(82.86)		15,886.65	17,627.98	(43.18)	0.00
GNMA	2005 BCD Single Family	5.38	10/24/06	10/20/36	34,433.95	38,198.33			(168.16)		34,265.79	38,071.42	41.25	0.00
GNMA	2005 BCD Single Family	5.13	10/24/06	10/20/36	31,291.49	34,712.27			(166.58)		31,124.91	34,581.66	35.97	0.00
GNMA	2005 BCD Single Family	5.38	11/02/06	11/20/36	22,554.16	24,934.82			(3,277.59)		19,276.57	21,383.76	(273.47)	0.00
GNMA	2005 BCD Single Family	5.13	11/02/06	10/20/36	25,082.53	27,824.78			(2,771.17)		22,311.36	24,775.54	(278.07)	0.00
GNMA	2005 BCD Single Family	5.63	11/14/06	11/20/36	13,153.53	14,610.30			(61.98)		13,091.55	14,513.40	(34.92)	0.00
GNMA	2005 BCD Single Family	5.38	11/14/06	10/20/36	20,359.24	22,559.65			(3,178.35)		17,180.89	19,059.04	(322.26)	0.00
GNMA	2005 BCD Single Family	5.13	11/14/06	11/20/36	30,838.47	34,210.61			(160.68)		30,677.79	34,085.78	35.85	0.00
GNMA	2005 BCD Single Family	5.38	11/21/06	11/20/36	34,271.57	38,019.37			(2,577.07)		31,694.50	35,215.64	(226.66)	0.00
GNMA	2005 BCD Single Family	5.63	11/21/06	11/20/36	4,695.04	5,215.05			(22.21)		4,672.83	5,180.35	(12.49)	0.00
GNMA	2005 BCD Single Family	5.13	11/21/06	11/20/36	13,984.86	15,469.97			(2,365.46)		11,619.40	12,873.65	(230.86)	0.00
GNMA	2005 BCD Single Family	5.38	11/28/06	11/20/36	26,618.46	29,529.54			(2,984.13)		23,634.33	26,245.40	(300.01)	0.00
GNMA	2005 BCD Single Family	5.63	11/28/06	11/20/36	3,355.96	3,726.90			(15.45)		3,340.51	3,702.61	(8.84)	0.00
GNMA	2005 BCD Single Family	5.38	12/12/06	12/20/36	23,151.35	25,714.94			(164.28)		22,987.07	25,572.48	21.82	0.00
GNMA	2005 BCD Single Family	5.63	12/12/06	12/20/36	16,915.77	18,789.77			(77.56)		16,838.21	18,667.50	(44.71)	0.00
GNMA	2005 BCD Single Family	5.13	12/12/06	11/20/36	23,851.01	26,489.78			(135.28)		23,715.73	26,380.80	26.30	0.00
GNMA	2005 BCD Single Family	5.38	12/27/06	12/20/36	43,125.03	47,788.30			(219.16)		42,905.87	47,620.16	51.02	0.00
GNMA	2005 BCD Single Family	5.63	12/27/06	12/20/36	8,357.65	9,283.63			(38.79)		8,318.86	9,222.71	(22.13)	0.00
GNMA	2005 BCD Single Family	5.13	12/27/06	12/20/36	21,185.03	23,422.39			(106.08)		21,078.95	23,395.00	78.69	0.00
GNMA	2005 BCD Single Family	5.38	01/10/07	12/20/36	19,175.13	21,200.46			(1,512.45)		17,662.68	19,603.58	(84.43)	0.00
GNMA	2005 BCD Single Family	5.63	01/09/07	12/20/36	7,681.44	8,532.64			(45.59)		7,635.85	8,473.48	(13.57)	0.00
GNMA	2005 BCD Single Family	5.13	01/09/07	01/20/37	11,086.62	12,285.70			(54.34)		11,032.28	12,244.69	13.33	0.00
GNMA	2005 BCD Single Family	5.38	01/16/07	12/20/36	15,462.22	17,154.01			(102.24)		15,359.98	17,086.71	34.94	0.00

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GNMA	2005 BCD Single Family	5.63	01/16/07	01/20/37	12,854.57	14,279.15			(4,568.99)		8,285.58	9,186.03	(524.13)	0.00
GNMA	2005 BCD Single Family	5.13	01/30/07	01/20/37	29,737.58	32,939.41			(2,587.45)		27,150.13	30,134.33	(217.63)	0.00
GNMA	2005 BCD Single Family	5.38	01/30/07	01/20/37	21,383.24	23,723.33			(2,713.29)		18,669.95	20,733.93	(276.11)	0.00
GNMA	2005 BCD Single Family	5.63	01/30/07	01/20/37	7,142.35	7,934.00			(32.97)		7,109.38	7,882.12	(18.91)	0.00
GNMA	2005 BCD Single Family	5.38	02/13/07	01/20/37	22,065.83	24,480.93			(3,597.32)		18,468.51	20,510.50	(373.11)	0.00
GNMA	2005 BCD Single Family	5.13	02/13/07	01/20/37	13,999.70	15,539.00			(94.74)		13,904.96	15,468.59	24.33	0.00
GNMA	2005 BCD Single Family	5.63	02/13/07	02/20/37	2,230.63	2,477.32			(9.90)		2,220.73	2,461.58	(5.84)	0.00
FNMA	2005 BCD Single Family	5.38	08/09/06	08/01/36	5,821.11	6,372.34			(38.89)		5,782.22	6,345.48	12.03	0.00
FNMA	2005 BCD Single Family	5.13	08/10/06	07/01/36	4,173.17	4,556.09			(25.44)		4,147.73	4,539.60	8.95	0.00
FNMA	2005 BCD Single Family	5.38	08/23/06	08/01/36	4,043.25	4,427.83			(22.26)		4,020.99	4,414.65	9.08	0.00
FNMA	2005 BCD Single Family	5.63	08/23/06	08/01/36	7,997.03	8,849.50			(38.91)		7,958.12	8,795.37	(15.22)	0.00
FNMA	2005 BCD Single Family	5.13	08/23/06	08/01/36	6,658.40	7,275.58			(63.81)		6,594.59	7,230.14	18.37	0.00
FNMA	2005 BCD Single Family	5.38	09/06/06	09/01/36	17,153.56	18,827.88			(90.63)		17,062.93	18,816.86	79.61	0.00
FNMA	2005 BCD Single Family	5.63	09/06/06	08/01/36	5,756.23	6,291.09			(2,268.16)		3,488.07	3,810.73	(212.20)	0.00
FNMA	2005 BCD Single Family	5.13	09/12/06	09/01/36	14,877.07	16,300.21			(79.68)		14,797.39	16,250.26	29.73	0.00
FNMA	2005 BCD Single Family	5.38	09/12/06	09/01/36	6,973.38	7,703.61			(83.09)		6,890.29	7,638.56	18.04	0.00
FNMA	2005 BCD Single Family	5.63	09/20/06	09/01/36	5,640.37	6,232.65			(27.37)		5,613.00	6,199.05	(6.23)	0.00
FNMA	2005 BCD Single Family	5.38	09/20/06	09/01/36	10,013.68	11,029.47			(184.87)		9,828.81	10,900.79	56.19	0.00
FNMA	2005 BCD Single Family	5.13	09/20/06	09/01/36	3,964.44	4,306.41			(22.65)		3,941.79	4,291.80	8.04	0.00
FNMA	2005 BCD Single Family	5.38	09/26/06	09/01/36	9,775.51	10,715.39			(50.74)		9,724.77	10,711.18	46.53	0.00
FNMA	2005 BCD Single Family	5.38	10/05/06	09/01/36	13,349.71	14,631.05			(68.55)		13,281.16	14,628.39	65.89	0.00
FNMA	2005 BCD Single Family	5.63	10/17/06	09/01/36	7,921.76	8,753.56			(1,960.76)		5,961.00	6,583.35	(209.45)	0.00
FNMA	2005 BCD Single Family	5.13	10/17/06	10/01/36	19,743.38	21,652.82			(204.73)		19,538.65	21,513.70	65.61	0.00
FNMA	2005 BCD Single Family	5.38	10/17/06	10/01/36	8,257.47	9,061.43			(89.01)		8,168.46	9,056.05	83.63	0.00
FNMA	2005 BCD Single Family	5.38	10/24/06	11/01/36	20,626.25	22,613.77			(113.04)		20,513.21	22,608.35	107.62	0.00
FNMA	2005 BCD Single Family	5.38	11/02/06	11/01/36	24,425.53	26,837.33			(145.81)		24,279.72	26,800.82	109.30	0.00
FNMA	2005 BCD Single Family	5.63	11/02/06	10/01/36	3,397.67	3,719.97			(20.74)		3,376.93	3,697.78	(1.45)	0.00
FNMA	2005 BCD Single Family	5.13	11/02/06	10/01/36	7,812.29	8,593.96			(107.31)		7,704.98	8,500.64	13.99	0.00
FNMA	2005 BCD Single Family	5.38	11/14/06	11/01/36	23,233.84	25,476.97			(2,256.51)		20,977.33	23,112.86	(107.60)	0.00
FNMA	2005 BCD Single Family	5.63	11/14/06	11/01/36	7,692.80	8,527.25			(39.35)		7,653.45	8,472.99	(14.91)	0.00
FNMA	2005 BCD Single Family	5.13	11/14/06	11/01/36	7,239.88	7,861.40			(37.15)		7,202.73	7,839.39	15.14	0.00
FNMA	2005 BCD Single Family	5.38	11/21/06	10/01/36	8,523.36	9,341.63			(42.86)		8,480.50	9,332.34	33.57	0.00
FNMA	2005 BCD Single Family	5.63	11/21/06	11/01/36	4,103.86	4,483.46			(19.47)		4,084.39	4,460.40	(3.59)	0.00
FNMA	2005 BCD Single Family	5.13	11/21/06	11/01/36	4,385.40	4,791.92			(32.30)		4,353.10	4,768.58	8.96	0.00
FNMA	2005 BCD Single Family	5.38	11/28/06	11/01/36	2,868.73	3,133.89			(14.18)		2,854.55	3,125.81	6.10	0.00
FNMA	2005 BCD Single Family	5.13	11/28/06	11/01/36	2,168.99	2,353.78			(10.93)		2,158.06	2,347.44	4.59	0.00
FNMA	2005 BCD Single Family	5.63	11/28/06	11/01/36	1,256.78	1,372.46			(5.80)		1,250.98	1,365.58	(1.08)	0.00
FNMA	2005 BCD Single Family	5.38	12/12/06	11/01/36	7,071.75	7,750.75			(34.87)		7,036.88	7,741.38	25.50	0.00
FNMA	2005 BCD Single Family	5.63	12/12/06	11/01/36	5,349.53	5,927.38			(30.73)		5,318.80	5,885.92	(10.73)	0.00
FNMA	2005 BCD Single Family	5.13	12/12/06	11/01/36	3,797.95	4,137.86			(28.90)		3,769.05	4,118.31	9.35	0.00
FNMA	2005 BCD Single Family	5.38	12/27/06	11/01/36	18,289.06	20,045.27			(1,344.76)		16,944.30	18,658.23	(42.28)	0.00
FNMA	2005 BCD Single Family	5.63	12/27/06	12/01/36	6,798.28	7,548.47			(1,810.36)		4,987.92	5,496.36	(241.75)	0.00
FNMA	2005 BCD Single Family	5.13	12/27/06	10/01/36	1,060.99	1,154.28			(6.02)		1,054.97	1,150.59	2.33	0.00
FNMA	2005 BCD Single Family	5.38	01/09/07	12/01/36	16,782.63	18,456.97			(266.67)		16,515.96	18,310.50	120.20	0.00
FNMA	2005 BCD Single Family	5.63	01/09/07	12/01/36	4,953.64	5,497.96			(31.77)		4,921.87	5,455.85	(10.34)	0.00
FNMA	2005 BCD Single Family	5.13	01/09/07	12/01/36	4,788.78	5,194.88			(23.82)		4,764.96	5,181.30	10.24	0.00
FNMA	2005 BCD Single Family	5.38	01/30/07	12/01/36	20,817.62	22,816.91			(104.68)		20,712.94	22,785.68	73.45	0.00
FNMA	2005 BCD Single Family	5.63	01/30/07	12/01/36	15,340.05	16,954.82			(1,015.27)		14,324.78	15,821.09	(118.46)	0.00
FNMA	2005 BCD Single Family	5.13	01/30/07	01/01/37	1,171.92	1,271.55			(5.84)		1,166.08	1,268.21	2.50	0.00
FNMA	2005 BCD Single Family	5.38	02/13/07	01/01/37	12,669.38	13,941.50			(137.10)		12,532.28	13,905.32	100.92	0.00
FNMA	2005 BCD Single Family	5.63	02/13/07	01/01/37	2,480.48	2,714.66			(22.00)		2,458.48	2,693.39	0.73	0.00
FNMA	2005 BCD Single Family	5.13	02/13/07	01/01/37	6,960.09	7,565.95			(37.09)		6,923.00	7,543.31	14.45	0.00
FNMA	2005 BCD Single Family	5.38	02/20/07	01/01/37	3,131.68	3,428.96			(15.70)		3,115.98	3,420.44	7.18	0.00
FNMA	2005 BCD Single Family	5.63	02/20/07	01/01/37	9,050.51	10,001.41			(41.94)		9,008.57	9,949.68	(9.79)	0.00
FNMA	2005 BCD Single Family	6.15	05/01/96	04/01/26	121,894.82	140,055.80			(1,850.98)		120,043.84	136,320.60	(1,884.22)	0.00
FNMA	2005 BCD Single Family	6.15	06/01/96	05/01/26	127,760.78	146,672.27			(2,319.63)		125,441.15	142,338.76	(2,013.88)	0.00
FNMA	2005 BCD Single Family	6.15	07/01/96	06/01/26	88,167.11	100,009.35			(4,052.52)		84,114.59	95,110.56	(846.27)	0.00
FNMA	2005 BCD Single Family	6.15	08/01/96	07/01/26	109,488.44	124,214.35			(2,039.98)		107,448.46	121,513.86	(660.51)	0.00
FNMA	2005 BCD Single Family	6.15	08/01/96	08/01/26	128,889.34	147,527.95			(41,805.12)		87,084.22	96,202.96	(9,519.87)	0.00
FNMA	2005 BCD Single Family	6.15	09/01/96	08/01/26	28,175.87	31,677.62			(1,123.80)		27,052.07	30,319.80	(234.02)	0.00
FNMA	2005 BCD Single Family	6.15	10/01/96	10/01/26	113,345.09	128,139.11			(2,260.35)		111,084.74	125,373.36	(505.40)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
FNMA	2005 BCD Single Family	6.15	12/01/96	11/01/26	99,850.79	112,278.84			(1,832.45)		98,018.34	109,876.17	(570.22)	0.00
FNMA	2005 BCD Single Family	6.15	03/01/97	01/01/27	41,141.32	46,239.97			(460.37)		40,680.95	45,580.98	(198.62)	0.00
FNMA	2005 BCD Single Family	6.15	09/01/97	07/01/27	85,537.54	96,795.97			(1,089.84)		84,447.70	95,267.97	(438.16)	0.00
GNMA	2005 BCD Single Family	6.15	07/01/96	07/20/26	629,856.19	711,912.29			(40,076.75)		589,779.44	673,006.79	1,171.25	0.00
GNMA	2005 BCD Single Family	6.15	03/01/96	03/20/26	91,816.94	103,781.55			(3,411.19)		88,405.75	100,883.77	513.41	0.00
GNMA	2005 BCD Single Family	6.15	08/01/96	07/20/26	418,907.14	473,468.46			(49,445.48)		369,461.66	421,457.32	(2,565.66)	0.00
GNMA	2005 BCD Single Family	6.15	04/01/96	04/20/26	177,846.21	200,997.98			(2,940.20)		174,906.01	199,570.59	1,512.81	0.00
GNMA	2005 BCD Single Family	6.15	05/01/96	05/20/26	407,946.79	461,060.69			(6,378.99)		401,567.80	458,203.29	3,521.59	0.00
GNMA	2005 BCD Single Family	6.15	05/01/96	05/20/26	186,585.38	210,910.63			(3,218.40)		183,366.98	209,259.60	1,567.37	0.00
GNMA	2005 BCD Single Family	6.15	06/01/96	06/20/26	619,409.30	700,114.99			(9,893.33)		609,515.97	695,538.26	5,316.60	0.00
GNMA	2005 BCD Single Family	6.15	06/01/96	06/20/26	192,396.48	217,433.88			(2,475.86)		189,920.62	216,694.24	1,736.22	0.00
GNMA	2005 BCD Single Family	6.15	07/01/96	06/20/26	736,295.15	832,047.39			(16,215.32)		720,079.83	821,528.85	5,696.78	0.00
GNMA	2005 BCD Single Family	6.15	08/01/96	08/20/26	477,524.34	537,996.51			(45,605.98)		431,918.36	491,459.94	(930.59)	0.00
GNMA	2005 BCD Single Family	6.15	09/01/96	09/20/26	221,034.53	248,981.17			(53,442.01)		167,592.52	190,424.68	(5,114.48)	0.00
GNMA	2005 BCD Single Family	6.15	09/01/96	09/20/26	75,243.83	84,781.29			(2,225.75)		73,018.08	83,067.03	511.49	0.00
GNMA	2005 BCD Single Family	6.15	10/01/96	10/20/26	644,953.89	726,544.95			(11,809.63)		633,144.26	720,124.21	5,388.89	0.00
GNMA	2005 BCD Single Family	6.15	12/01/96	12/20/26	132,734.13	149,493.99			(3,091.94)		129,642.19	147,421.26	1,019.21	0.00
GNMA	2005 BCD Single Family	6.15	01/01/97	12/20/26	479,302.01	539,830.52			(55,865.15)		423,436.86	481,366.34	(2,599.03)	0.00
GNMA	2005 BCD Single Family	6.15	01/01/97	01/20/27	204,887.45	230,784.24			(5,649.34)		199,238.11	226,796.97	1,662.07	0.00
GNMA	2005 BCD Single Family	6.15	02/01/97	02/20/27	164,012.66	184,913.48			(2,350.90)		161,661.76	184,019.27	1,456.69	0.00
GNMA	2005 BCD Single Family	6.15	02/01/97	02/20/27	53,130.62	59,988.98			(566.63)		52,563.99	59,920.62	498.27	0.00
GNMA	2005 BCD Single Family	6.15	03/01/97	03/20/27	245,034.65	275,908.35			(45,791.53)		199,243.12	226,300.71	(3,816.11)	0.00
GNMA	2005 BCD Single Family	6.15	04/01/97	04/20/27	128,314.91	144,410.74			(1,611.47)		126,703.44	143,975.66	1,176.39	0.00
GNMA	2005 BCD Single Family	6.15	06/01/97	06/20/27	68,578.50	77,376.13			(790.47)		67,788.03	77,221.56	635.90	0.00
GNMA	2005 BCD Single Family	6.15	08/01/97	07/20/27	208,850.00	236,163.32			(4,004.10)		204,845.90	233,856.06	1,696.84	0.00
GNMA	2005 BCD Single Family	6.15	09/01/97	08/20/27	248,121.40	279,356.08			(18,551.96)		229,569.44	260,965.58	161.46	0.00
GNMA	2005 BCD Single Family	6.15	02/01/98	02/20/28	75,113.14	84,769.67			(726.09)		74,387.05	84,759.57	715.99	0.00
GNMA	2005 BCD Single Family	6.15	03/01/98	01/20/28	47,192.86	53,112.73			(663.55)		46,529.31	52,872.18	423.00	0.00
GNMA	2005 BCD Single Family	6.15	04/01/98	04/20/28	91,368.20	103,057.84			(1,039.58)		90,328.62	102,868.02	849.76	0.00
GNMA	2005 BCD Single Family	6.15	06/01/98	05/20/28	46,278.90	52,228.49			(443.50)		45,835.40	52,226.66	441.67	0.00
GNMA	2005 BCD Single Family	6.15	09/01/98	07/20/28	156,539.48	176,175.79			(58,502.35)		98,037.13	111,707.43	(5,966.01)	0.00
GNMA	2005 BCD Single Family	6.15	11/01/98	10/20/28	166,900.23	188,356.92			(1,989.09)		164,911.14	187,906.36	1,538.53	0.00
	2005 BCD Single Family Total				10,166,946.18	11,395,889.62	351,646.56	0.00	(571,226.53)	0.00	9,947,366.21	11,173,667.72	(2,641.93)	0.00
Repo Agmt	2006 ABCDE Single Family	0.12	02/28/13	03/01/13	84,447.04	84,447.04	19.45				84,466.49	84,466.49	-	0.00
GIC's	2006 ABCDE Single Family	4.73	06/28/06	08/31/37	7,051,845.29	7,051,845.29		(3,687,075.80)			3,364,769.49	3,364,769.49	-	0.00
Repo Agmt	2006 ABCDE Single Family	0.12	02/28/13	03/01/13	3,035,595.49	3,035,595.49	3,514,761.77				6,550,357.26	6,550,357.26	-	0.00
FNMA	2006 ABCDE Single Family	6.25	04/15/97	03/01/27	152,503.04	174,994.15			(2,772.57)		149,730.47	169,535.28	(2,686.30)	0.00
FNMA	2006 ABCDE Single Family	6.25	05/29/97	05/01/27	107,268.89	122,670.56			(2,407.87)		104,861.02	118,323.08	(1,939.61)	0.00
FNMA	2006 ABCDE Single Family	6.25	06/26/97	05/01/27	159,293.69	183,194.08			(2,444.84)		156,848.85	178,023.42	(2,725.82)	0.00
FNMA	2006 ABCDE Single Family	6.25	08/18/97	06/01/27	67,394.24	76,720.94			(1,155.12)		66,239.12	75,045.62	(520.20)	0.00
FNMA	2006 ABCDE Single Family	6.25	09/29/97	08/01/27	38,019.06	43,280.50			(924.69)		37,094.37	42,026.05	(329.76)	0.00
FNMA	2006 ABCDE Single Family	6.25	01/29/98	11/01/27	93,721.30	105,213.43			(4,103.05)		89,618.25	100,062.38	(1,048.00)	0.00
GNMA	2006 ABCDE Single Family	6.25	03/18/97	02/20/27	1,205,137.29	1,356,309.69			(20,187.76)		1,184,949.53	1,346,481.79	10,359.86	0.00
GNMA	2006 ABCDE Single Family	6.25	04/15/97	04/20/27	469,652.59	528,565.74			(38,103.47)		431,549.12	490,377.82	(84.45)	0.00
GNMA	2006 ABCDE Single Family	6.45	04/29/97	04/20/27	184,546.68	208,157.53			(1,978.99)		182,567.69	207,911.69	1,733.15	0.00
GNMA	2006 ABCDE Single Family	6.25	04/29/97	04/20/27	402,753.74	453,275.07			(62,426.31)		340,327.43	386,601.64	(4,247.12)	0.00
GNMA	2006 ABCDE Single Family	6.25	05/15/97	05/20/27	371,343.32	418,852.90			(4,323.78)		367,019.54	417,969.13	3,440.01	0.00
GNMA	2006 ABCDE Single Family	6.45	05/29/97	05/20/27	52,038.98	58,566.79			(628.43)		51,410.55	58,418.87	480.51	0.00
GNMA	2006 ABCDE Single Family	6.25	06/17/97	06/20/27	694,022.12	781,080.18			(8,502.92)		685,519.20	778,969.14	6,391.88	0.00
GNMA	2006 ABCDE Single Family	6.25	06/26/97	06/20/27	183,909.99	207,439.50			(1,943.27)		181,966.72	207,227.41	1,731.18	0.00
GNMA	2006 ABCDE Single Family	6.45	07/15/97	05/20/27	197,663.01	222,457.86			(4,809.77)		192,853.24	219,142.98	1,494.89	0.00
GNMA	2006 ABCDE Single Family	6.25	07/15/97	06/20/27	266,565.35	300,003.26			(41,466.90)		225,098.45	255,705.04	(2,831.32)	0.00
GNMA	2006 ABCDE Single Family	6.25	07/30/97	07/20/27	380,092.07	428,721.00			(4,266.30)		375,825.77	427,997.87	3,543.17	0.00
GNMA	2006 ABCDE Single Family	6.25	08/18/97	07/20/27	618,600.23	696,197.42			(10,012.22)		608,588.01	691,550.70	5,365.50	0.00
GNMA	2006 ABCDE Single Family	6.25	08/28/97	08/20/27	617,725.94	695,213.39			(15,072.30)		602,653.64	684,807.32	4,666.23	0.00
GNMA	2006 ABCDE Single Family	6.45	08/28/97	08/20/27	181,685.70	204,930.59			(1,877.52)		179,808.18	204,769.16	1,716.09	0.00
GNMA	2006 ABCDE Single Family	6.25	09/18/97	09/20/27	71,944.78	80,969.52			(29,407.86)		42,536.92	48,335.54	(3,226.12)	0.00
GNMA	2006 ABCDE Single Family	6.25	09/29/97	09/20/27	237,361.38	267,135.96			(5,359.49)		232,001.89	263,628.34	1,851.87	0.00
GNMA	2006 ABCDE Single Family	6.25	10/15/97	09/20/27	167,325.03	188,235.64			(1,782.18)		165,542.85	188,523.52	2,070.06	0.00
GNMA	2006 ABCDE Single Family	6.45	10/15/97	08/20/27	53,906.66	60,668.69			(634.59)		53,272.07	60,534.08	499.98	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2006 ABCDE Single Family	6.25	10/30/97	10/20/27	224,687.78	252,872.59			(3,092.13)		221,595.65	251,803.53	2,023.07	0.00
GNMA	2006 ABCDE Single Family	6.25	11/17/97	10/20/27	208,548.41	235,230.05			(2,238.22)		206,310.19	234,950.13	1,958.30	0.00
GNMA	2006 ABCDE Single Family	6.45	11/25/97	10/20/27	122,247.33	137,887.64			(1,237.52)		121,009.81	137,808.38	1,158.26	0.00
GNMA	2006 ABCDE Single Family	6.25	11/25/97	11/20/27	293,156.59	329,930.07			(43,456.34)		249,700.25	284,213.74	(2,259.99)	0.00
GNMA	2006 ABCDE Single Family	6.25	12/17/97	11/20/27	378,685.87	426,188.26			(5,384.16)		373,301.71	424,190.22	3,386.12	0.00
GNMA	2006 ABCDE Single Family	6.25	01/29/98	01/20/28	656,674.86	739,048.11			(10,108.24)		646,566.62	734,706.56	5,766.69	0.00
GNMA	2006 ABCDE Single Family	6.45	02/12/98	12/20/27	191,795.22	216,333.51			(64,350.59)		127,444.63	144,817.90	(7,165.02)	0.00
GNMA	2006 ABCDE Single Family	6.45	04/16/98	02/20/28	186,779.37	210,209.27			(2,497.46)		184,281.91	209,403.51	1,691.70	0.00
GNMA	2006 ABCDE Single Family	6.25	04/29/98	04/20/28	308,945.10	347,699.22			(5,495.38)		303,449.72	344,816.03	2,612.19	0.00
GNMA	2006 ABCDE Single Family	6.25	07/06/98	05/20/28	74,300.70	83,852.54			(784.94)		73,515.76	83,766.54	698.94	0.00
GNMA	2006 ABCDE Single Family	6.45	08/13/98	06/20/28	142,630.54	160,878.69			(1,535.42)		141,095.12	160,681.93	1,338.66	0.00
GNMA	2006 ABCDE Single Family	6.25	08/27/98	07/20/28	148,681.19	167,331.76			(4,082.84)		144,598.35	164,310.00	1,061.08	0.00
GNMA	2006 ABCDE Single Family	6.25	09/24/98	08/20/28	110,410.17	124,604.45			(1,034.62)		109,375.55	124,626.83	1,057.00	0.00
GNMA	2006 ABCDE Single Family	6.25	10/01/98	08/20/28	61,432.51	69,138.60			(1,344.25)		60,088.26	68,279.49	485.14	0.00
GNMA	2006 ABCDE Single Family	6.25	10/29/98	09/20/28	36,482.11	40,237.57			(2,477.96)		34,004.15	37,491.95	(267.66)	0.00
GNMA	2006 ABCDE Single Family	6.45	12/15/98	09/20/28	84,679.72	95,301.96			(1,388.45)		83,291.27	94,645.54	732.03	0.00
GNMA	2006 ABCDE Single Family	6.25	12/29/98	10/20/28	410,367.42	463,124.27			(4,849.04)		405,518.38	462,063.88	3,788.65	0.00
GNMA	2006 ABCDE Single Family	6.45	01/28/99	11/20/28	32,657.15	36,855.54			(302.90)		32,354.25	36,865.72	313.08	0.00
GNMA	2006 ABCDE Single Family	5.45	03/18/99	02/20/29	239,671.56	265,158.19			(2,686.80)		236,984.76	262,621.74	150.35	0.00
GNMA	2006 ABCDE Single Family	5.45	06/24/99	05/20/29	310,162.66	343,145.36			(3,675.00)		306,487.66	339,643.49	173.13	0.00
GNMA	2006 ABCDE Single Family	5.45	07/29/99	06/20/29	139,467.01	154,516.91			(1,858.20)		137,608.81	152,710.02	51.31	0.00
GNMA	2006 ABCDE Single Family	5.45	10/14/99	08/20/29	102,530.29	113,594.38			(1,253.18)		101,277.11	112,391.31	50.11	0.00
GNMA	2006 ABCDE Single Family	5.45	08/26/99	07/20/29	214,379.98	237,513.68			(3,074.71)		211,305.27	234,493.87	54.90	0.00
GNMA	2006 ABCDE Single Family	6.25	10/20/99	07/20/29	156,419.45	176,431.75			(65,126.25)		91,293.20	104,679.51	(6,625.99)	0.00
GNMA	2006 ABCDE Single Family	6.25	11/23/99	10/20/29	40,108.04	45,502.57			(329.60)		39,778.44	45,561.42	388.45	0.00
GNMA	2006 ABCDE Single Family	5.45	12/01/99	10/20/29	140,380.51	154,431.16			(1,966.76)		138,413.75	152,522.23	57.83	0.00
GNMA	2006 ABCDE Single Family	5.45	01/27/00	12/20/29	651,701.04	721,002.94			(86,289.67)		565,411.37	625,819.95	(8,893.32)	0.00
GNMA	2006 ABCDE Single Family	6.25	01/27/00	12/20/29	173,890.02	196,245.36			(3,439.33)		170,450.69	194,218.37	1,412.34	0.00
FNMA	2006 ABCDE Single Family	5.45	01/28/00	07/01/29	145,446.18	159,042.45			(1,536.57)		143,909.61	157,677.40	171.52	0.00
FNMA	2006 ABCDE Single Family	6.25	01/28/00	09/01/29	85,815.77	98,040.22			(1,984.18)		83,831.59	95,317.35	(738.69)	0.00
GNMA	2006 ABCDE Single Family	5.13	08/10/06	07/20/36	362,404.17	402,440.07			(2,635.17)		359,769.00	400,139.82	334.92	0.00
GNMA	2006 ABCDE Single Family	5.38	08/16/06	08/20/36	172,851.22	191,515.76			(829.60)		172,021.62	190,896.16	210.00	0.00
GNMA	2006 ABCDE Single Family	5.38	08/23/06	08/20/36	454,706.84	504,956.52			(4,202.42)		450,504.42	501,074.16	320.06	0.00
GNMA	2006 ABCDE Single Family	5.13	08/23/06	08/01/36	579,825.30	642,788.78			(3,902.54)		575,922.76	639,831.51	945.27	0.00
GNMA	2006 ABCDE Single Family	5.38	09/06/06	08/20/36	1,453,621.27	1,612,446.89			(7,588.19)		1,446,033.08	1,606,546.14	1,687.44	0.00
GNMA	2006 ABCDE Single Family	5.63	09/06/06	09/20/36	697,405.72	775,299.51			(5,325.81)		692,079.91	767,902.16	(2,071.54)	0.00
GNMA	2006 ABCDE Single Family	5.13	09/06/06	08/20/36	1,311,370.19	1,454,629.69			(7,160.83)		1,304,209.36	1,448,956.27	1,487.41	0.00
GNMA	2006 ABCDE Single Family	5.38	09/12/06	09/20/36	846,938.85	939,487.54			(4,462.46)		842,476.39	936,004.57	979.49	0.00
GNMA	2006 ABCDE Single Family	5.13	09/12/06	09/20/36	948,214.44	1,051,829.92			(120,204.54)		828,009.90	919,414.00	(12,211.38)	0.00
GNMA	2006 ABCDE Single Family	5.63	09/12/06	09/20/36	113,767.81	126,475.26			(640.10)		113,127.71	125,522.27	(312.89)	0.00
GNMA	2006 ABCDE Single Family	5.38	09/20/06	09/20/36	1,250,475.11	1,383,179.77			(110,726.70)		1,139,748.41	1,266,287.47	(6,165.60)	0.00
GNMA	2006 ABCDE Single Family	5.13	09/20/06	09/20/36	2,177,264.38	2,412,453.94			(10,922.71)		2,166,341.67	2,404,124.20	2,592.97	0.00
GNMA	2006 ABCDE Single Family	5.63	09/20/06	09/20/36	239,663.34	266,434.78			(1,147.39)		238,515.95	264,650.28	(637.11)	0.00
GNMA	2006 ABCDE Single Family	5.13	09/26/06	09/20/36	975,370.34	1,081,966.48			(5,076.58)		970,293.76	1,078,024.82	1,134.92	0.00
GNMA	2006 ABCDE Single Family	5.38	09/26/06	09/20/36	1,126,516.57	1,251,052.17			(92,564.55)		1,033,952.02	1,150,055.14	(8,432.48)	0.00
GNMA	2006 ABCDE Single Family	5.38	10/05/06	10/20/36	1,626,308.78	1,803,035.89			(149,502.02)		1,476,806.76	1,640,798.62	(12,735.25)	0.00
GNMA	2006 ABCDE Single Family	5.63	10/17/06	10/20/36	822,121.93	916,057.56			(101,909.46)		720,212.47	800,603.54	(13,544.56)	0.00
GNMA	2006 ABCDE Single Family	5.13	10/05/06	10/20/36	1,807,703.64	2,005,291.92			(128,078.30)		1,679,625.34	1,866,139.23	(11,074.39)	0.00
GNMA	2006 ABCDE Single Family	5.38	10/17/06	10/20/36	1,497,708.74	1,661,430.27			(9,023.91)		1,488,684.83	1,654,012.47	1,606.11	0.00
GNMA	2006 ABCDE Single Family	5.13	10/17/06	10/20/36	1,637,497.95	1,816,500.47			(8,246.99)		1,629,250.96	1,808,134.15	(119.33)	0.00
GNMA	2006 ABCDE Single Family	5.63	10/24/06	10/20/36	730,270.49	811,873.46			(3,789.42)		726,481.07	806,109.59	(1,974.45)	0.00
GNMA	2006 ABCDE Single Family	5.38	10/24/06	10/20/36	1,574,629.61	1,746,770.25			(7,689.60)		1,566,940.01	1,740,967.12	1,886.47	0.00
GNMA	2006 ABCDE Single Family	5.13	10/24/06	10/20/36	1,510,159.44	1,675,252.12			(8,039.19)		1,502,120.25	1,668,948.36	1,735.43	0.00
GNMA	2006 ABCDE Single Family	5.38	11/02/06	11/20/36	1,031,379.39	1,140,243.91			(149,880.51)		881,498.88	977,857.80	(12,505.60)	0.00
GNMA	2006 ABCDE Single Family	5.13	11/02/06	10/20/36	1,210,510.10	1,342,854.24			(133,739.46)		1,076,770.64	1,195,694.67	(13,420.11)	0.00
GNMA	2006 ABCDE Single Family	5.63	11/14/06	11/20/36	601,497.59	668,114.19			(2,833.97)		598,663.62	663,682.88	(1,597.34)	0.00
GNMA	2006 ABCDE Single Family	5.38	11/14/06	10/20/36	931,007.56	1,031,629.77			(145,342.83)		785,664.73	871,550.38	(14,736.56)	0.00
GNMA	2006 ABCDE Single Family	5.13	11/14/06	11/20/36	1,488,298.65	1,651,041.50			(7,755.08)		1,480,543.57	1,645,016.84	1,730.42	0.00
GNMA	2006 ABCDE Single Family	5.38	11/21/06	11/20/36	1,567,205.14	1,738,586.84			(117,846.85)		1,449,358.29	1,610,375.35	(10,364.64)	0.00
GNMA	2006 ABCDE Single Family	5.63	11/21/06	11/20/36	214,699.35	238,478.98			(1,015.79)		213,683.56	236,892.34	(570.85)	0.00
GNMA	2006 ABCDE Single Family	5.13	11/21/06	11/20/36	674,923.67	746,597.84			(114,159.63)		560,764.04	621,296.75	(11,141.46)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2006 ABCDE Single Family	5.38	11/28/06	11/20/36	1,217,236.45	1,350,355.51			(136,461.48)		1,080,774.97	1,200,175.17	(13,718.86)	0.00
GNMA	2006 ABCDE Single Family	5.63	11/28/06	11/20/36	153,466.04	170,427.43			(706.20)		152,759.84	169,317.04	(404.19)	0.00
GNMA	2006 ABCDE Single Family	5.38	12/12/06	12/20/36	1,058,771.61	1,175,917.77			(7,512.72)		1,051,258.89	1,169,403.38	998.33	0.00
GNMA	2006 ABCDE Single Family	5.63	12/12/06	12/20/36	773,540.41	859,236.89			(3,546.56)		769,993.85	853,645.72	(2,044.61)	0.00
GNMA	2006 ABCDE Single Family	5.13	12/12/06	11/20/36	1,151,074.56	1,278,425.66			(6,529.18)		1,144,545.38	1,273,166.01	1,269.53	0.00
GNMA	2006 ABCDE Single Family	5.38	12/27/06	12/20/36	1,972,063.70	2,185,310.14			(10,022.27)		1,962,041.43	2,177,621.48	2,333.61	0.00
GNMA	2006 ABCDE Single Family	5.63	12/27/06	12/20/36	382,185.51	424,530.99			(1,773.75)		380,411.76	421,745.12	(1,012.12)	0.00
GNMA	2006 ABCDE Single Family	5.13	12/27/06	12/20/36	1,022,412.69	1,130,390.06			(5,119.87)		1,017,292.82	1,129,068.23	3,798.04	0.00
GNMA	2006 ABCDE Single Family	5.38	01/10/07	12/20/36	876,858.45	969,475.53			(69,163.21)		807,695.24	896,451.92	(3,860.40)	0.00
GNMA	2006 ABCDE Single Family	5.63	01/09/07	12/20/36	351,265.43	390,189.31			(2,085.08)		349,180.35	387,483.99	(620.24)	0.00
GNMA	2006 ABCDE Single Family	5.38	01/09/07	12/01/36	537,877.33	592,921.45			(2,665.13)		535,212.20	590,942.02	685.70	0.00
GNMA	2006 ABCDE Single Family	5.38	01/16/07	12/20/36	707,071.53	784,435.26			(4,675.41)		702,396.12	781,357.72	1,597.87	0.00
GNMA	2006 ABCDE Single Family	5.63	01/16/07	01/20/37	587,825.41	652,971.24			(208,935.27)		378,890.14	420,067.91	(23,968.06)	0.00
GNMA	2006 ABCDE Single Family	5.13	01/30/07	01/20/37	1,435,168.55	1,589,692.02			(124,873.30)		1,310,295.25	1,454,315.81	(10,502.91)	0.00
GNMA	2006 ABCDE Single Family	5.38	01/30/07	01/20/37	977,833.79	1,084,843.66			(124,075.75)		853,758.04	948,141.38	(12,626.53)	0.00
GNMA	2006 ABCDE Single Family	5.63	01/30/07	01/20/37	326,612.84	362,814.15			(1,507.91)		325,104.93	360,441.71	(864.53)	0.00
GNMA	2006 ABCDE Single Family	5.38	02/13/07	01/20/37	1,009,049.80	1,119,488.21			(164,501.85)		844,547.95	937,924.48	(17,061.88)	0.00
GNMA	2006 ABCDE Single Family	5.13	02/13/07	01/20/37	675,640.68	749,929.11			(4,571.87)		671,068.81	746,531.31	1,174.07	0.00
GNMA	2006 ABCDE Single Family	5.63	02/13/07	02/20/37	102,002.46	113,285.64			(452.82)		101,549.64	112,565.93	(266.89)	0.00
GNMA	2006 ABCDE Single Family	5.38	02/20/07	02/20/37	595,017.44	660,149.52			(123,016.21)		472,001.23	522,702.80	(14,430.51)	0.00
GNMA	2006 ABCDE Single Family	5.13	02/20/07	02/20/37	586,119.47	649,165.34			(8,890.22)		577,229.25	642,875.37	2,600.25	0.00
GNMA	2006 ABCDE Single Family	5.63	02/20/07	02/20/37	248,576.60	276,135.17			(1,298.34)		247,278.26	274,416.98	(419.85)	0.00
GNMA	2006 ABCDE Single Family	5.38	03/06/07	02/20/37	407,489.93	450,557.83			(1,908.36)		405,581.57	450,177.25	1,527.78	0.00
GNMA	2006 ABCDE Single Family	5.63	03/06/07	02/20/37	157,920.65	175,392.46			(704.53)		157,216.12	174,274.29	(413.64)	0.00
GNMA	2006 ABCDE Single Family	5.63	03/20/07	02/20/37	71,188.73	79,065.73			(316.85)		70,871.88	78,562.57	(186.31)	0.00
GNMA	2006 ABCDE Single Family	5.13	03/20/07	03/20/37	772,674.74	857,278.75			(143,539.13)		629,135.61	697,137.46	(16,602.16)	0.00
GNMA	2006 ABCDE Single Family	5.38	03/20/07	03/20/37	539,614.55	597,746.42			(2,616.60)		536,997.95	596,054.36	924.54	0.00
GNMA	2006 ABCDE Single Family	5.13	03/06/07	02/20/37	378,427.24	419,378.40			(1,875.18)		376,552.06	417,955.78	452.56	0.00
GNMA	2006 ABCDE Single Family	5.13	04/24/07	04/20/37	990,340.23	1,097,567.82			(126,436.03)		863,904.20	958,510.04	(12,621.75)	0.00
GNMA	2006 ABCDE Single Family	5.63	04/24/07	04/20/37	477,643.45	530,632.45			(2,371.50)		475,271.95	526,978.22	(1,282.73)	0.00
GNMA	2006 ABCDE Single Family	5.38	04/24/07	04/20/37	398,505.35	440,896.65			(2,121.93)		396,383.42	440,491.38	1,716.66	0.00
GNMA	2006 ABCDE Single Family	5.13	03/27/07	03/20/37	475,954.05	527,471.30			(2,373.02)		473,581.03	525,665.83	567.55	0.00
GNMA	2006 ABCDE Single Family	5.63	03/27/07	02/20/37	148,116.69	164,506.65			(662.76)		147,453.93	163,455.89	(388.00)	0.00
GNMA	2006 ABCDE Single Family	5.38	04/24/07	03/20/37	252,370.86	279,694.24			(1,403.12)		250,967.74	278,576.10	284.98	0.00
GNMA	2006 ABCDE Single Family	5.38	04/10/07	03/20/37	580,798.58	643,671.93			(2,730.79)		578,067.79	641,651.82	710.68	0.00
GNMA	2006 ABCDE Single Family	5.13	04/10/07	03/20/37	745,952.25	826,704.10			(3,623.66)		742,328.59	823,980.41	899.97	0.00
GNMA	2006 ABCDE Single Family	5.63	04/10/07	03/20/37	85,055.91	94,469.57			(374.43)		84,681.48	93,872.89	(222.25)	0.00
GNMA	2006 ABCDE Single Family	5.13	05/08/07	04/20/37	229,821.88	254,998.55			(1,414.36)		228,407.52	253,826.84	242.65	0.00
GNMA	2006 ABCDE Single Family	5.63	05/08/07	04/20/37	130,172.01	144,583.33			(597.09)		129,574.92	143,643.45	(342.79)	0.00
GNMA	2006 ABCDE Single Family	5.38	05/08/07	05/20/37	270,288.20	299,558.74			(1,292.91)		268,995.29	298,594.09	328.26	0.00
GNMA	2006 ABCDE Single Family	5.38	05/22/07	05/20/37	726,331.96	804,998.80			(3,370.42)		722,961.54	802,521.92	893.54	0.00
GNMA	2006 ABCDE Single Family	5.13	05/22/07	05/20/37	572,326.39	634,313.37			(2,715.49)		569,610.90	632,295.40	697.52	0.00
GNMA	2006 ABCDE Single Family	5.38	06/05/07	05/20/37	442,862.09	490,833.08			(2,068.62)		440,793.47	489,307.77	543.31	0.00
GNMA	2006 ABCDE Single Family	5.63	06/05/07	05/20/37	135,066.40	150,024.03			(606.96)		134,459.44	149,062.73	(354.34)	0.00
GNMA	2006 ABCDE Single Family	5.13	06/05/07	05/20/37	1,252,509.80	1,388,182.22			(6,417.29)		1,246,092.51	1,383,239.14	1,474.21	0.00
GNMA	2006 ABCDE Single Family	5.38	06/19/07	05/20/37	104,943.72	116,312.66			(473.56)		104,470.16	115,969.67	130.57	0.00
GNMA	2006 ABCDE Single Family	5.13	06/19/07	06/20/37	423,561.23	468,646.20			(2,265.53)		421,295.70	468,204.09	1,823.42	0.00
GNMA	2006 ABCDE Single Family	5.63	06/19/07	06/20/37	78,741.67	87,463.36			(341.20)		78,400.47	86,916.95	(205.21)	0.00
GNMA	2006 ABCDE Single Family	5.38	08/07/07	07/20/37	140,183.23	155,442.78			(628.11)		139,555.12	154,988.72	174.05	0.00
GNMA	2006 ABCDE Single Family	5.63	08/07/07	08/20/37	525,280.26	583,863.45			(2,408.45)		522,871.81	580,061.65	(1,393.35)	0.00
GNMA	2006 ABCDE Single Family	5.13	08/07/07	07/20/37	1,190,593.22	1,320,194.54			(253,241.76)		937,351.46	1,038,648.15	(28,304.63)	0.00
GNMA	2006 ABCDE Single Family	5.38	07/03/07	05/20/37	580,281.09	641,688.48			(215,591.18)		364,689.91	403,917.67	(22,179.63)	0.00
GNMA	2006 ABCDE Single Family	5.13	07/03/07	06/20/37	379,777.05	415,410.42			(1,773.57)		378,003.48	412,793.58	(843.27)	0.00
GNMA	2006 ABCDE Single Family	5.38	07/17/07	06/20/37	211,187.44	234,073.32			(952.08)		210,235.36	233,384.08	262.84	0.00
GNMA	2006 ABCDE Single Family	5.13	07/17/07	06/20/37	121,782.02	133,339.20			(613.23)		121,168.79	132,459.35	(266.62)	0.00
GNMA	2006 ABCDE Single Family	5.63	11/21/07	10/20/37	61,736.70	68,692.54			(308.27)		61,428.43	68,218.00	(166.27)	0.00
GNMA	2006 ABCDE Single Family	5.38	11/21/07	10/20/37	93,255.66	102,947.85			(414.05)		92,841.61	102,652.12	118.32	0.00
GNMA	2006 ABCDE Single Family	5.38	09/25/07	09/20/37	726,956.05	806,134.00			(3,660.22)		723,295.83	803,331.73	857.95	0.00
GNMA	2006 ABCDE Single Family	5.13	09/25/07	09/20/37	786,424.02	872,079.02			(4,015.08)		782,408.94	868,985.89	921.95	0.00
GNMA	2006 ABCDE Single Family	5.63	09/25/07	08/20/37	266,787.17	296,554.41			(1,248.19)		265,538.98	294,595.73	(710.49)	0.00
GNMA	2006 ABCDE Single Family	5.63	09/25/07	09/20/37	118,329.06	131,653.32			(577.00)		117,752.06	130,759.23	(317.09)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2006 ABCDE Single Family	5.38	10/09/07	09/20/37	671,007.70	741,716.02			(2,959.93)		668,047.77	739,611.77	855.68	0.00
GNMA	2006 ABCDE Single Family	5.63	10/09/07	06/20/37	90,014.74	100,036.57			(388.34)		89,626.40	99,413.10	(235.13)	0.00
GNMA	2006 ABCDE Single Family	5.13	10/09/07	09/20/37	271,546.13	301,126.13			(142,086.95)		129,459.18	143,786.31	(15,252.87)	0.00
GNMA	2006 ABCDE Single Family	5.38	08/23/07	08/20/37	576,837.01	639,641.18			(3,208.44)		573,628.57	637,080.58	647.84	0.00
GNMA	2006 ABCDE Single Family	5.13	08/23/07	07/20/37	642,788.37	712,768.77			(3,037.18)		639,751.19	710,512.33	780.74	0.00
GNMA	2006 ABCDE Single Family	5.38	09/11/07	09/20/37	299,426.90	330,523.11			(1,332.62)		298,094.28	329,570.45	379.96	0.00
GNMA	2006 ABCDE Single Family	5.63	09/11/07	08/20/37	279,960.71	311,193.70			(1,201.15)		278,759.56	309,259.20	(733.35)	0.00
GNMA	2006 ABCDE Single Family	5.13	09/11/07	08/20/37	133,771.46	146,394.41			(622.94)		133,148.52	145,473.70	(297.77)	0.00
GNMA	2006 ABCDE Single Family				131,533.22	145,205.46			(131,533.22)				(13,672.24)	0.00
GNMA	2006 ABCDE Single Family	5.13	12/11/07	11/20/37	267,898.10	293,290.94			(2,406.98)		265,491.12	290,227.50	(656.46)	0.00
GNMA	2006 ABCDE Single Family	5.38	10/25/07	10/20/37	298,178.31	329,160.14			(1,316.26)		296,862.05	328,223.01	379.13	0.00
GNMA	2006 ABCDE Single Family	5.13	10/25/07	10/20/37	758,554.19	839,286.33			(3,996.93)		754,557.26	838,080.31	2,790.91	0.00
GNMA	2006 ABCDE Single Family	5.63	10/25/07	09/20/36	100,481.45	111,664.33			(459.78)		100,021.67	110,938.79	(265.76)	0.00
GNMA	2006 ABCDE Single Family	5.38	10/25/07	10/20/37	641,957.97	711,901.92			(117,956.56)		524,001.41	581,014.23	(12,931.13)	0.00
GNMA	2006 ABCDE Single Family	5.38	11/08/07	10/20/37	441,298.16	487,816.80			(1,943.02)		439,355.14	486,436.88	563.10	0.00
GNMA	2006 ABCDE Single Family	5.13	11/08/07	10/20/37	375,460.83	414,478.05			(1,703.73)		373,757.10	413,246.81	472.49	0.00
GNMA	2006 ABCDE Single Family	5.38	12/28/07	11/20/37	165,500.45	182,708.42			(717.50)		164,782.95	182,202.70	211.78	0.00
GNMA	2006 ABCDE Single Family	5.63	12/28/07	12/20/37	62,768.36	69,685.00			(266.94)		62,501.42	69,254.90	(163.16)	0.00
GNMA	2006 ABCDE Single Family	5.63	12/28/07	12/20/37	561,091.27	623,764.17			(2,422.25)		558,669.02	619,870.05	(1,471.87)	0.00
GNMA	2006 ABCDE Single Family	5.38	12/11/07	11/20/37	607,773.28	671,864.33			(2,674.25)		605,099.03	669,966.40	776.32	0.00
GNMA	2006 ABCDE Single Family	5.38	12/20/07	11/20/37	71,046.48	78,432.96			(313.90)		70,732.58	78,209.37	90.31	0.00
GNMA	2006 ABCDE Single Family	5.13	12/20/07	12/20/37	75,701.55	83,572.51			(339.06)		75,362.49	83,329.24	95.79	0.00
GNMA	2006 ABCDE Single Family	5.38	01/16/08	12/20/37	41,715.95	46,423.14			(667.57)		41,048.38	45,751.54	(4.03)	0.00
GNMA	2006 ABCDE Single Family	5.63	01/30/08	12/20/37	173,862.70	193,027.13			(742.14)		173,120.56	191,832.50	(452.49)	0.00
GNMA	2006 ABCDE Single Family	5.38	02/13/08	12/20/37	140,678.43	156,201.37			(698.63)		139,979.80	155,668.86	166.12	0.00
GNMA	2006 ABCDE Single Family	5.63	01/30/08	01/20/38	62,438.70	69,321.56			(257.54)		62,181.16	68,902.55	(161.47)	0.00
GNMA	2006 ABCDE Single Family	5.63	02/13/08	01/20/38	179,327.62	199,098.11			(795.32)		178,532.30	197,832.82	(469.97)	0.00
GNMA	2006 ABCDE Single Family	5.38	02/19/08	12/20/37	119,964.64	133,505.56			(1,294.59)		118,670.05	132,270.99	60.02	0.00
GNMA	2006 ABCDE Single Family	5.63	02/19/08	01/20/38	71,369.92	79,238.79			(304.01)		71,065.91	78,749.10	(185.68)	0.00
GNMA	2006 ABCDE Single Family	5.13	02/27/08	02/20/38	173,415.89	191,460.94			(780.53)		172,635.36	190,899.25	218.84	0.00
GNMA	2006 ABCDE Single Family	5.38	02/27/08	02/20/38	111,761.23	124,237.45			(619.73)		111,141.50	123,741.64	123.92	0.00
GNMA	2006 ABCDE Single Family	5.38	03/20/08	02/20/38	93,596.16	103,337.60			(413.44)		93,182.72	103,043.08	118.92	0.00
GNMA	2006 ABCDE Single Family	5.13	03/20/08	10/20/37	100,566.60	111,030.99			(456.00)		100,110.60	110,701.42	126.43	0.00
GNMA	2006 ABCDE Single Family	5.38	03/27/08	03/20/38	192,800.93	212,869.82			(838.26)		191,962.67	212,277.96	246.40	0.00
GNMA	2006 ABCDE Single Family	5.38	04/24/08	04/20/38	113,915.04	125,776.52			(509.63)		113,405.41	125,411.08	144.19	0.00
GNMA	2006 ABCDE Single Family	5.13	04/24/08	04/20/38	191,082.02	210,978.58			(839.85)		190,242.17	210,382.17	243.44	0.00
GNMA	2006 ABCDE Single Family	5.13	04/22/08	03/20/38	119,336.81	131,761.91			(552.54)		118,784.27	131,358.31	148.94	0.00
GNMA	2006 ABCDE Single Family	5.63	04/22/08	03/20/38	242,680.72	269,455.91			(1,064.90)		241,615.82	267,756.11	(634.90)	0.00
GNMA	2006 ABCDE Single Family	5.13	05/07/08	04/20/38	265,389.74	293,027.19			(1,204.43)		264,185.31	292,156.82	334.06	0.00
GNMA	2006 ABCDE Single Family	5.63	05/07/08	04/20/38	94,505.57	104,934.49			(393.80)		94,111.77	104,295.80	(244.89)	0.00
GNMA	2006 ABCDE Single Family	5.38	05/14/08	04/20/38	193,598.25	213,760.92			(933.66)		192,664.59	213,064.93	237.67	0.00
GNMA	2006 ABCDE Single Family	5.13	05/21/08	05/20/38	111,238.52	121,739.41			(500.40)		110,738.12	120,987.35	(251.66)	0.00
GNMA	2006 ABCDE Single Family	5.13	06/11/08	05/20/38	102,242.39	113,410.59			(510.86)		101,731.53	113,020.71	120.98	0.00
GNMA	2006 ABCDE Single Family	5.63	07/09/08	06/20/38	156,776.05	174,088.78			(650.46)		156,125.59	173,032.12	(406.20)	0.00
GNMA	2006 ABCDE Single Family	5.38	07/09/08	03/20/38	93,524.89	103,270.10			(395.93)		93,128.96	102,994.81	120.64	0.00
GNMA	2006 ABCDE Single Family	5.13	07/16/08	06/20/38	112,460.30	124,181.36			(485.83)		111,974.47	123,839.54	144.01	0.00
GNMA	2006 ABCDE Single Family	5.63	06/18/08	03/20/38	27,096.71	30,087.91			(115.12)		26,981.59	29,902.31	(70.48)	0.00
GNMA	2006 ABCDE Single Family	5.63	06/25/08	05/20/38	172,600.58	191,657.31			(708.32)		171,892.26	190,502.65	(446.34)	0.00
GNMA	2006 ABCDE Single Family	5.38	06/25/08	05/20/38	113,856.22	125,719.58			(479.89)		113,376.33	125,386.77	147.08	0.00
GNMA	2006 ABCDE Single Family	5.38	07/23/08	06/20/38	313,262.96	345,914.52			(1,309.27)		311,953.69	345,011.08	405.83	0.00
GNMA	2006 ABCDE Single Family	5.13	08/27/08	08/20/38	234,930.98	259,429.22			(1,010.91)		233,920.07	258,719.54	301.23	0.00
GNMA	2006 ABCDE Single Family	5.63	08/13/08	07/20/38	70,725.63	78,538.86			(281.47)		70,444.16	78,075.43	(181.96)	0.00
GNMA	2006 ABCDE Single Family	5.38	08/13/08	07/20/38	154,132.97	170,202.68			(638.14)		153,494.83	169,764.83	200.29	0.00
GNMA	2006 ABCDE Single Family	5.13	09/10/08	09/20/38	392,180.47	433,084.34			(1,809.66)		390,370.81	431,764.58	489.90	0.00
GNMA	2006 ABCDE Single Family	5.13	09/24/08	08/20/38	116,839.32	129,026.56			(507.71)		116,331.61	128,668.13	149.28	0.00
GNMA	2006 ABCDE Single Family	5.38	09/24/08	09/20/38	102,141.00	112,795.66			(423.45)		101,717.55	112,504.86	132.65	0.00
GNMA	2006 ABCDE Single Family	5.13	10/15/08	08/20/38	120,596.79	134,472.76			(517.15)		120,079.64	132,816.30	(1,139.31)	0.00
GNMA	2006 ABCDE Single Family				61,580.80	68,317.00			(61,580.80)				(6,736.20)	0.00
GNMA	2006 ABCDE Single Family	5.13	11/12/08	10/20/38	267,547.08	298,342.13			(1,144.51)		266,402.57	294,670.18	(2,527.44)	0.00
GNMA	2006 ABCDE Single Family	5.13	11/25/08	09/20/38	129,332.55	144,220.04			(554.55)		128,778.00	142,443.58	(1,221.91)	0.00
GNMA	2006 ABCDE Single Family	5.38	11/25/08	11/20/38	378,986.17	422,615.26			(1,534.04)		377,452.13	417,510.21	(3,571.01)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2006 ABCDE Single Family	5.63	12/10/08	10/20/38	125,961.99	139,895.12			(497.29)		125,464.70	139,074.06	(323.77)	0.00
GNMA	2006 ABCDE Single Family	5.13	12/10/08	11/20/38	297,439.21	330,747.50			(2,092.62)		295,346.59	328,933.81	278.93	0.00
GNMA	2006 ABCDE Single Family	5.38	12/17/08	11/20/38	192,829.31	213,937.41			(869.42)		191,959.89	213,306.45	238.46	0.00
GNMA	2006 ABCDE Single Family	5.25	12/17/08	12/20/38	393,302.51	434,369.97			(1,797.54)		391,504.97	433,065.42	492.99	0.00
GNMA	2006 ABCDE Single Family	5.25	12/17/08	11/20/38	116,933.74	130,398.00			(479.83)		116,453.91	128,815.63	(1,102.54)	0.00
GNMA	2006 ABCDE Single Family	5.25	12/17/08	12/20/38	120,653.17	134,546.22			(519.49)		120,133.68	132,886.52	(1,140.21)	0.00
GNMA	2006 ABCDE Single Family	5.13	12/17/08	12/20/38	207,949.02	231,894.07			(870.07)		207,078.95	229,061.50	(1,962.50)	0.00
GNMA	2006 ABCDE Single Family	5.25	12/17/08	11/20/38	132,873.58	148,173.18			(544.12)		132,329.46	146,376.34	(1,252.72)	0.00
GNMA	2006 ABCDE Single Family	5.25	12/23/08	12/20/38	564,362.01	629,351.39			(2,547.16)		561,814.85	622,434.76	(4,369.47)	0.00
GNMA	2006 ABCDE Single Family	5.25	12/23/08	10/20/38	120,178.02	134,015.94			(495.25)		119,682.77	132,387.33	(1,133.36)	0.00
GNMA	2006 ABCDE Single Family	5.13	12/30/08	12/20/38	78,452.43	87,487.13			(326.88)		78,125.55	86,420.07	(740.18)	0.00
GNMA	2006 ABCDE Single Family	5.38	12/30/08	11/20/38	125,820.67	138,959.59			(566.17)		125,254.50	138,552.06	158.64	0.00
GNMA	2006 ABCDE Single Family	5.25	12/30/08	12/20/38	90,436.98	100,851.90			(379.33)		90,057.65	99,619.07	(853.50)	0.00
GNMA	2006 ABCDE Single Family	5.15	12/30/08	12/20/38	250,308.00	279,134.05			(1,039.26)		249,268.74	275,733.63	(2,361.16)	0.00
FNMA	2006 ABCDE Single Family	5.38	08/09/06	08/01/36	266,194.54	291,400.66			(1,777.94)		264,416.60	290,172.44	549.72	0.00
FNMA	2006 ABCDE Single Family	5.13	08/10/06	07/01/36	201,354.12	219,630.17			(1,229.23)		200,124.89	218,834.88	433.94	0.00
FNMA	2006 ABCDE Single Family	5.38	08/23/06	08/01/36	184,895.32	202,480.49			(1,017.93)		183,877.39	201,877.81	415.25	0.00
FNMA	2006 ABCDE Single Family	5.63	08/23/06	08/01/36	365,697.39	404,678.68			(1,779.10)		363,918.29	402,203.40	(696.18)	0.00
FNMA	2006 ABCDE Single Family	5.13	08/23/06	08/01/36	321,265.61	350,725.00			(3,081.69)		318,183.92	348,534.70	891.39	0.00
FNMA	2006 ABCDE Single Family	5.38	09/06/06	09/01/36	784,415.25	860,980.15			(4,144.59)		780,270.66	860,476.12	3,640.56	0.00
FNMA	2006 ABCDE Single Family	5.63	09/06/06	08/01/36	263,227.17	287,685.09			(103,720.33)		159,506.84	174,260.91	(9,703.85)	0.00
FNMA	2006 ABCDE Single Family	5.13	09/12/06	09/01/36	717,982.31	786,665.98			(3,845.81)		714,136.50	784,255.44	1,435.27	0.00
FNMA	2006 ABCDE Single Family	5.38	09/12/06	09/01/36	318,882.56	352,278.51			(3,799.53)		315,083.03	349,303.58	824.60	0.00
FNMA	2006 ABCDE Single Family	5.63	09/20/06	09/01/36	257,931.78	285,012.69			(1,251.46)		256,680.32	283,476.15	(285.08)	0.00
FNMA	2006 ABCDE Single Family	5.38	09/20/06	09/01/36	457,916.37	504,366.64			(8,453.40)		449,462.97	498,482.29	2,569.05	0.00
FNMA	2006 ABCDE Single Family	5.13	09/20/06	09/01/36	191,330.13	207,832.02			(1,092.95)		190,237.18	207,126.92	387.85	0.00
FNMA	2006 ABCDE Single Family	5.38	09/26/06	09/01/36	447,023.05	490,004.11			(2,320.27)		444,702.78	489,811.37	2,127.53	0.00
FNMA	2006 ABCDE Single Family	5.38	10/05/06	09/01/36	610,469.12	669,063.25			(3,134.92)		607,334.20	668,941.36	3,013.03	0.00
FNMA	2006 ABCDE Single Family	5.63	10/17/06	09/01/36	362,253.81	400,291.31			(89,663.36)		272,590.45	301,050.16	(9,577.79)	0.00
FNMA	2006 ABCDE Single Family	5.13	10/17/06	10/01/36	952,837.17	1,044,988.63			(9,881.22)		942,955.95	1,038,274.63	3,167.22	0.00
FNMA	2006 ABCDE Single Family	5.38	10/17/06	10/01/36	377,607.75	414,369.85			(4,070.27)		373,537.48	414,124.10	3,824.52	0.00
FNMA	2006 ABCDE Single Family	5.38	10/24/06	11/01/36	943,218.06	1,034,104.51			(5,169.28)		938,048.78	1,033,857.03	4,921.80	0.00
FNMA	2006 ABCDE Single Family	5.38	11/02/06	11/01/36	1,116,954.90	1,227,243.76			(6,668.15)		1,110,286.75	1,225,574.17	4,998.56	0.00
FNMA	2006 ABCDE Single Family	5.63	11/02/06	10/01/36	155,373.15	170,110.63			(948.55)		154,424.60	169,096.15	(65.93)	0.00
FNMA	2006 ABCDE Single Family	5.13	11/02/06	10/01/36	377,027.77	414,754.16			(5,178.46)		371,849.31	410,250.26	674.56	0.00
FNMA	2006 ABCDE Single Family	5.38	11/14/06	11/01/36	1,062,459.60	1,165,036.10			(103,187.79)		959,271.81	1,056,927.66	(4,920.65)	0.00
FNMA	2006 ABCDE Single Family	5.63	11/14/06	11/01/36	351,783.36	389,942.61			(1,799.42)		349,983.94	387,461.19	(682.00)	0.00
FNMA	2006 ABCDE Single Family	5.13	11/14/06	11/01/36	349,405.58	379,399.79			(1,793.29)		347,612.29	378,337.43	730.93	0.00
FNMA	2006 ABCDE Single Family	5.38	11/21/06	10/01/36	389,764.58	427,183.59			(1,959.48)		387,805.10	426,758.87	1,534.76	0.00
FNMA	2006 ABCDE Single Family	5.63	11/21/06	11/01/36	187,666.42	205,024.29			(890.48)		186,775.94	203,969.92	(163.89)	0.00
FNMA	2006 ABCDE Single Family	5.13	11/21/06	11/01/36	211,643.25	231,263.49			(1,559.03)		210,084.22	230,136.83	432.37	0.00
FNMA	2006 ABCDE Single Family	5.38	11/28/06	11/01/36	131,183.73	143,309.73			(648.29)		130,535.44	142,940.32	278.88	0.00
FNMA	2006 ABCDE Single Family	5.13	11/28/06	11/01/36	104,678.15	113,596.31			(528.12)		104,150.03	113,290.40	222.21	0.00
FNMA	2006 ABCDE Single Family	5.63	11/28/06	11/01/36	57,472.70	62,761.51			(264.91)		57,207.79	62,446.67	(49.93)	0.00
FNMA	2006 ABCDE Single Family	5.38	12/12/06	11/01/36	323,384.15	354,434.27			(1,594.91)		321,789.24	354,005.63	1,166.27	0.00
FNMA	2006 ABCDE Single Family	5.63	12/12/06	11/01/36	244,627.30	271,053.08			(1,405.22)		243,222.08	269,157.47	(490.39)	0.00
FNMA	2006 ABCDE Single Family	5.13	12/12/06	11/01/36	183,812.28	199,697.99			(1,404.54)		182,407.74	198,754.09	460.64	0.00
FNMA	2006 ABCDE Single Family	5.38	12/27/06	11/01/36	836,342.74	916,649.84			(61,494.65)		774,848.09	853,221.76	(1,933.43)	0.00
FNMA	2006 ABCDE Single Family	5.63	12/27/06	12/01/36	310,880.93	345,184.27			(82,785.85)		228,095.08	251,343.30	(11,055.12)	0.00
FNMA	2006 ABCDE Single Family	5.13	12/27/06	10/01/36	51,204.89	55,707.12			(290.26)		50,914.63	55,529.11	112.25	0.00
FNMA	2006 ABCDE Single Family	5.38	01/09/07	12/01/36	767,453.17	844,018.53			(12,195.00)		755,258.17	837,320.49	5,496.96	0.00
FNMA	2006 ABCDE Single Family	5.63	01/09/07	12/01/36	226,524.42	251,416.35			(1,452.85)		225,071.57	249,490.52	(472.98)	0.00
FNMA	2006 ABCDE Single Family	5.13	01/09/07	12/01/36	231,113.37	250,710.71			(1,149.81)		229,963.56	250,055.47	494.57	0.00
FNMA	2006 ABCDE Single Family	5.38	01/30/07	12/01/36	946,970.86	1,043,394.25			(4,710.18)		942,260.68	1,041,965.85	3,281.78	0.00
FNMA	2006 ABCDE Single Family	5.63	01/30/07	12/01/36	701,484.91	775,326.96			(46,427.43)		655,057.48	723,482.70	(5,416.83)	0.00
FNMA	2006 ABCDE Single Family	5.13	01/30/07	01/01/37	56,558.39	61,366.82			(282.16)		56,276.23	61,205.63	120.97	0.00
FNMA	2006 ABCDE Single Family	5.38	02/13/07	01/01/37	579,359.94	637,530.39			(6,269.53)		573,090.41	635,875.95	4,615.09	0.00
FNMA	2006 ABCDE Single Family	5.63	02/13/07	01/01/37	113,428.72	124,138.72			(1,005.89)		112,422.83	123,165.98	33.15	0.00
FNMA	2006 ABCDE Single Family	5.13	02/13/07	01/01/37	335,906.82	365,140.99			(1,790.58)		334,116.24	364,048.44	698.03	0.00
FNMA	2006 ABCDE Single Family	5.38	02/20/07	01/01/37	143,557.35	156,803.15			(723.88)		142,833.47	156,413.33	334.06	0.00
FNMA	2006 ABCDE Single Family	5.63	02/20/07	01/01/37	413,870.72	457,354.75			(1,918.08)		411,952.64	454,988.93	(447.74)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
FNMA	2006 ABCDE Single Family	5.13	02/20/07	01/01/37	421,341.05	461,679.82			(2,131.49)		419,209.56	460,402.84	854.51	0.00
FNMA	2006 ABCDE Single Family	5.38	03/06/07	02/01/37	418,186.11	459,177.53			(3,108.83)		415,077.28	458,706.24	2,637.54	0.00
FNMA	2006 ABCDE Single Family	5.63	03/06/07	02/01/37	83,162.51	90,711.02			(375.56)		82,786.95	90,265.23	(70.23)	0.00
FNMA	2006 ABCDE Single Family	5.63	03/20/07	02/01/37	110,235.36	121,225.17			(527.66)		109,707.70	120,602.50	(95.01)	0.00
FNMA	2006 ABCDE Single Family	5.13	03/27/07	03/01/37	209,136.03	227,581.47			(1,364.16)		207,771.87	226,751.07	533.76	0.00
FNMA	2006 ABCDE Single Family	5.38	04/10/07	03/01/37	813,128.85	891,250.76			(4,511.94)		808,616.91	889,451.41	2,712.59	0.00
FNMA	2006 ABCDE Single Family	5.63	04/10/07	03/01/37	104,687.16	115,612.25			(567.85)		104,119.31	114,954.27	(90.13)	0.00
FNMA	2006 ABCDE Single Family	5.13	04/10/07	03/01/37	449,782.96	492,856.14			(80,964.25)		368,818.71	405,069.75	(6,822.14)	0.00
FNMA	2006 ABCDE Single Family	5.38	04/24/07	04/01/37	1,034,539.99	1,133,943.24			(5,120.99)		1,029,419.00	1,132,273.35	3,451.10	0.00
FNMA	2006 ABCDE Single Family	5.13	04/24/07	04/01/37	290,661.42	317,769.35			(4,008.81)		286,652.61	314,395.49	634.95	0.00
FNMA	2006 ABCDE Single Family	5.63	04/24/07	04/01/37	108,234.55	118,405.95			(646.05)		107,588.50	117,658.70	(101.20)	0.00
FNMA	2006 ABCDE Single Family	5.13	05/08/07	04/01/37	234,014.14	253,603.35			(1,121.59)		232,892.55	252,994.81	513.05	0.00
FNMA	2006 ABCDE Single Family	5.38	05/22/07	04/01/37	77,336.30	84,645.31			(711.43)		76,624.87	84,081.67	147.79	0.00
FNMA	2006 ABCDE Single Family	5.13	05/22/07	04/01/37	96,207.41	104,391.81			(516.34)		95,691.07	104,078.03	202.56	0.00
FNMA	2006 ABCDE Single Family	5.38	06/05/07	05/01/37	308,570.64	338,225.63			(1,596.29)		306,974.35	338,049.42	1,420.08	0.00
FNMA	2006 ABCDE Single Family	5.63	06/05/07	05/01/37	115,865.59	126,485.42			(583.69)		115,281.90	125,849.99	(51.74)	0.00
FNMA	2006 ABCDE Single Family	5.13	06/05/07	04/01/37	264,158.54	287,242.45			(1,961.80)		262,196.74	285,823.78	543.13	0.00
FNMA	2006 ABCDE Single Family	5.38	06/19/07	05/01/37	198,864.36	219,059.47			(1,747.95)		197,116.41	217,562.47	250.95	0.00
FNMA	2006 ABCDE Single Family	5.63	07/03/07	07/01/37	208,118.32	227,053.09			(922.46)		207,195.86	225,945.87	(184.76)	0.00
FNMA	2006 ABCDE Single Family	5.13	07/03/07	06/01/37	335,448.37	366,906.41			(145,477.53)		189,970.84	207,914.92	(13,513.96)	0.00
FNMA	2006 ABCDE Single Family	5.38	08/07/07	07/01/37	1,230,017.99	1,355,877.49			(190,391.13)		1,039,626.86	1,151,401.34	(14,085.02)	0.00
FNMA	2006 ABCDE Single Family	5.63	08/07/07	07/01/37	154,231.12	171,152.44			(923.36)		153,307.76	170,073.35	(155.73)	0.00
FNMA	2006 ABCDE Single Family	5.13	08/07/07	08/01/37	1,241,815.59	1,366,460.04			(5,972.80)		1,235,842.79	1,362,965.02	2,477.78	0.00
FNMA	2006 ABCDE Single Family	5.13	08/29/07	08/01/37	300,719.06	327,315.27			(1,438.48)		299,280.58	326,519.24	642.45	0.00
FNMA	2006 ABCDE Single Family	5.38	08/23/07	07/01/37	443,043.42	487,654.87			(3,585.48)		439,457.94	485,378.12	1,308.73	0.00
FNMA	2006 ABCDE Single Family	5.38	09/11/07	08/01/37	505,868.22	556,816.33			(26,793.42)		479,074.80	531,449.29	1,426.38	0.00
FNMA	2006 ABCDE Single Family	5.13	09/11/07	09/01/37	162,367.60	177,208.43			(853.53)		161,514.07	176,677.57	322.67	0.00
FNMA	2006 ABCDE Single Family	5.63	09/11/07	08/01/37	142,261.89	155,840.89			(632.78)		141,629.11	155,076.34	(131.77)	0.00
FNMA	2006 ABCDE Single Family	5.38	09/25/07	09/01/37	926,124.99	1,019,415.39			(4,683.38)		921,441.61	1,017,566.38	2,834.37	0.00
FNMA	2006 ABCDE Single Family	5.63	09/25/07	07/01/37	61,684.77	69,139.19			(711.41)		60,973.36	68,513.75	85.97	0.00
FNMA	2006 ABCDE Single Family	5.13	09/25/07	09/01/37	612,149.96	673,621.63			(3,509.41)		608,640.55	671,274.74	1,162.52	0.00
FNMA	2006 ABCDE Single Family	5.38	10/09/07	08/01/37	68,130.06	74,578.41			(303.32)		67,826.74	74,421.47	146.38	0.00
FNMA	2006 ABCDE Single Family	5.13	10/09/07	09/01/37	364,720.30	401,349.34			(1,674.55)		363,045.75	400,410.67	735.88	0.00
FNMA	2006 ABCDE Single Family	5.63	10/09/07	09/01/37	83,709.54	91,702.07			(380.91)		83,328.63	91,242.78	(78.38)	0.00
FNMA	2006 ABCDE Single Family	5.38	10/25/07	10/01/37	1,072,212.42	1,180,250.63			(140,970.02)		931,242.40	1,028,005.50	(11,275.11)	0.00
FNMA	2006 ABCDE Single Family	5.13	10/25/07	10/01/37	675,277.95	743,109.17			(3,833.76)		671,444.19	740,562.38	1,286.97	0.00
FNMA	2006 ABCDE Single Family	5.38	11/08/07	09/01/37	454,918.35	500,801.09			(111,987.99)		342,930.36	378,343.99	(10,469.11)	0.00
FNMA	2006 ABCDE Single Family	5.13	11/08/07	10/01/37	270,847.77	296,121.13			(1,635.90)		269,211.87	295,051.71	566.48	0.00
FNMA	2006 ABCDE Single Family	5.38	11/21/07	10/01/37	267,144.83	292,617.09			(1,305.62)		265,839.21	291,875.62	564.15	0.00
FNMA	2006 ABCDE Single Family	5.13	11/21/07	09/01/37	365,099.18	397,416.93			(1,733.51)		363,365.67	396,464.12	780.70	0.00
FNMA	2006 ABCDE Single Family	5.38	11/21/07	11/01/37	503,578.84	554,334.39			(2,501.26)		501,077.58	553,278.50	1,445.37	0.00
FNMA	2006 ABCDE Single Family	5.38	12/11/07	10/01/37	687,573.80	756,882.54			(119,189.82)		568,383.98	627,098.69	(10,594.03)	0.00
FNMA	2006 ABCDE Single Family	5.13	12/11/07	11/01/37	253,474.52	275,662.88			(1,184.66)		252,289.86	275,023.15	544.93	0.00
FNMA	2006 ABCDE Single Family	5.38	12/11/07	11/01/37	269,626.45	296,254.86			(186,965.48)		82,660.97	90,703.64	(18,585.74)	0.00
FNMA	2006 ABCDE Single Family	5.13	12/11/07	12/01/37	298,432.07	325,905.42			(1,796.15)		296,635.92	324,706.78	597.51	0.00
FNMA	2006 ABCDE Single Family	5.13	12/20/07	11/01/37	124,392.11	135,407.38			(592.09)		123,800.02	135,081.13	265.84	0.00
FNMA	2006 ABCDE Single Family	5.38	12/20/07	10/01/37	68,396.06	75,225.50			(369.28)		68,026.78	74,996.91	140.69	0.00
FNMA	2006 ABCDE Single Family	5.63	12/28/07	10/01/37	755,178.59	838,151.46			(3,417.50)		751,761.09	833,871.72	(862.24)	0.00
FNMA	2006 ABCDE Single Family	5.13	01/16/08	12/01/37	246,763.39	268,293.29			(115,700.31)		131,063.08	142,833.87	(9,759.11)	0.00
FNMA	2006 ABCDE Single Family	5.13	01/30/08	12/01/37	169,014.93	184,448.56			(1,131.09)		167,883.84	183,667.77	350.30	0.00
FNMA	2006 ABCDE Single Family	5.38	01/30/08	11/01/37	61,306.11	67,096.21			(266.80)		61,039.31	66,961.72	132.31	0.00
FNMA	2006 ABCDE Single Family	5.13	02/13/08	01/01/38	105,224.10	114,373.85			(469.98)		104,754.12	114,131.28	227.41	0.00
FNMA	2006 ABCDE Single Family	5.38	02/19/08	12/01/37	99,255.95	108,625.50			(430.31)		98,825.64	108,409.60	214.41	0.00
FNMA	2006 ABCDE Single Family	5.13	02/19/08	01/01/38	224,473.84	244,924.35			(1,406.92)		223,066.92	243,996.71	479.28	0.00
FNMA	2006 ABCDE Single Family	5.13	02/27/08	02/01/38	70,189.79	76,285.81			(331.81)		69,857.98	76,105.59	151.59	0.00
FNMA	2006 ABCDE Single Family	5.38	03/20/08	11/01/37	143,984.92	158,577.29			(2,644.84)		141,340.08	155,937.84	5.39	0.00
FNMA	2006 ABCDE Single Family	5.13	04/08/08	03/01/38	146,470.00	160,947.20			(1,059.16)		145,410.84	160,184.95	296.91	0.00
FNMA	2006 ABCDE Single Family	5.63	04/15/08	12/01/37	85,473.05	95,853.09			(1,433.08)		84,039.97	94,448.26	28.25	0.00
FNMA	2006 ABCDE Single Family	5.38	04/15/08	01/01/38	119,335.33	130,599.37			(513.03)		118,822.30	130,344.56	258.22	0.00
FNMA	2006 ABCDE Single Family	5.13	04/15/08	04/01/38	110,370.34	119,947.12			(486.05)		109,884.29	119,700.33	239.26	0.00
FNMA	2006 ABCDE Single Family	5.38	04/29/08	04/01/38	146,343.28	160,902.69			(828.56)		145,514.72	160,358.54	284.41	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
Freddie Mac	2006 ABCDE Single Family	5.38	06/18/08	04/01/38	211,780.72	229,754.90			(945.15)		210,835.57	230,145.01	1,335.26	0.00
Freddie Mac	2006 ABCDE Single Family	5.63	06/18/08	03/01/38	61,671.80	67,447.88			(311.15)		61,360.65	67,462.04	325.31	0.00
Freddie Mac	2006 ABCDE Single Family	5.13	06/25/08	12/01/37	120,036.82	129,308.44			(541.43)		119,495.39	129,523.76	756.75	0.00
Freddie Mac	2006 ABCDE Single Family	5.13	07/16/08	06/01/38	177,965.64	191,856.04			(1,006.90)		176,958.74	191,972.96	1,123.82	0.00
Freddie Mac	2006 ABCDE Single Family	5.63	07/16/08	05/01/38	33,558.97	36,429.90			(166.05)		33,392.92	36,437.86	174.01	0.00
Freddie Mac	2006 ABCDE Single Family	5.38	07/23/08	03/01/38	76,456.62	82,918.69			(474.54)		75,982.08	82,917.92	473.77	0.00
Freddie Mac	2006 ABCDE Single Family	5.38	08/13/08	07/01/38	117,982.61	127,934.06			(492.76)		117,489.85	128,188.57	747.27	0.00
Freddie Mac	2006 ABCDE Single Family	5.38	08/13/08	07/01/38	52,575.28	57,192.47			(512.18)		52,063.10	56,979.59	299.30	0.00
Freddie Mac	2006 ABCDE Single Family	5.63	09/24/08	07/01/38	113,098.68	122,742.87			(450.79)		112,647.89	122,878.27	586.19	0.00
Freddie Mac	2006 ABCDE Single Family	5.13	10/22/08	03/01/38	171,296.55	184,562.40	11.55				171,308.10	185,668.02	1,094.07	0.00
Freddie Mac	2006 ABCDE Single Family	5.13	11/19/08	10/01/38	155,510.10	167,497.33			(685.14)		154,824.96	167,794.35	982.16	0.00
Freddie Mac	2006 ABCDE Single Family	5.13	11/25/08	10/01/38	122,453.92	132,146.37			(810.26)		121,643.66	132,104.71	768.60	0.00
Freddie Mac	2006 ABCDE Single Family	5.25	12/18/08	09/01/38	178,824.52	194,097.63			(1,777.51)		177,047.01	193,387.40	1,067.28	0.00
GNMA	2006 ABCDE Single Family	6.15	11/12/02	11/20/32	2,225.59	2,535.75			(13.68)		2,211.91	2,544.19	22.12	0.00
GNMA	2006 ABCDE Single Family	5.40	11/12/02	10/20/32	8,188.05	9,071.50			(65.87)		8,122.18	9,012.84	7.21	0.00
GNMA	2006 ABCDE Single Family	6.15	01/10/03	09/20/32	7,843.06	8,950.89			(60.92)		7,782.14	8,965.77	75.80	0.00
GNMA	2006 ABCDE Single Family	5.40	09/26/02	09/20/32	9,812.92	10,883.62			(221.28)		9,591.64	10,670.16	7.82	0.00
GNMA	2006 ABCDE Single Family	6.15	10/10/02	09/20/32	5,035.59	5,743.63			(36.00)		4,999.59	5,756.84	49.21	0.00
GNMA	2006 ABCDE Single Family	5.40	10/10/02	09/20/32	3,105.28	3,440.20			(20.60)		3,084.68	3,422.80	3.20	0.00
GNMA	2006 ABCDE Single Family	6.15	10/21/02	10/20/32	4,696.03	5,359.82			(36.82)		4,659.21	5,368.34	45.34	0.00
GNMA	2006 ABCDE Single Family	6.15	10/29/02	10/20/32	2,300.17	2,623.60			(14.20)		2,285.97	2,632.23	22.83	0.00
GNMA	2006 ABCDE Single Family	5.40	10/29/02	09/20/32	2,277.81	2,532.80			(28.84)		2,248.97	2,504.69	0.73	0.00
GNMA	2006 ABCDE Single Family	5.40	11/05/02	09/20/32	2,276.22	2,534.62			(26.86)		2,249.36	2,508.67	0.91	0.00
GNMA	2006 ABCDE Single Family	6.15	11/19/02	11/20/32	3,660.24	4,170.49			(21.82)		3,638.42	4,185.14	36.47	0.00
GNMA	2006 ABCDE Single Family	5.40	11/19/02	11/20/32	4,399.35	4,874.09			(29.19)		4,370.16	4,849.45	4.55	0.00
GNMA	2006 ABCDE Single Family	6.15	11/26/02	11/20/32	13,468.86	15,363.41			(91.01)		13,377.85	15,404.85	132.45	0.00
GNMA	2006 ABCDE Single Family	5.40	11/26/02	11/20/32	3,728.05	4,135.03			(36.16)		3,691.89	4,101.43	2.56	0.00
GNMA	2006 ABCDE Single Family	6.15	11/26/02	11/20/32	2,235.04	2,550.81			(15.29)		2,219.75	2,557.44	21.92	0.00
GNMA	2006 ABCDE Single Family	5.40	11/26/02	11/20/32	2,223.95	2,470.18			(32.53)		2,191.42	2,437.91	0.26	0.00
GNMA	2006 ABCDE Single Family	5.40	12/12/02	12/20/32	4,554.10	5,051.37			(35.76)		4,518.34	5,019.66	4.05	0.00
GNMA	2006 ABCDE Single Family	6.15	12/30/02	12/20/32	2,791.06	3,183.78			(18.74)		2,772.32	3,192.52	27.48	0.00
GNMA	2006 ABCDE Single Family	5.40	12/30/02	12/20/32	9,124.25	10,109.18			(60.10)		9,064.15	10,058.55	9.47	0.00
GNMA	2006 ABCDE Single Family	6.15	12/30/02	12/20/32	5,306.61	6,046.55			(36.03)		5,270.58	6,062.71	52.19	0.00
GNMA	2006 ABCDE Single Family	5.40	12/30/02	12/20/32	4,510.88	4,997.86			(29.21)		4,481.67	4,973.40	4.75	0.00
GNMA	2006 ABCDE Single Family	6.15	01/23/03	01/20/33	17,428.16	19,880.68			(135.50)		17,292.66	19,913.88	168.70	0.00
GNMA	2006 ABCDE Single Family	5.40	01/23/03	01/20/33	4,399.02	4,873.98			(28.49)		4,370.53	4,850.11	4.62	0.00
GNMA	2006 ABCDE Single Family	6.15	01/23/03	01/20/33	4,681.64	5,343.39			(32.88)		4,648.76	5,356.29	45.78	0.00
GNMA	2006 ABCDE Single Family	6.15	01/30/03	01/20/33	4,570.96	5,217.10			(43.90)		4,527.06	5,216.10	42.90	0.00
GNMA	2006 ABCDE Single Family	5.40	01/30/03	01/20/33	10,087.14	11,176.30			(70.30)		10,016.84	11,116.08	10.08	0.00
GNMA	2006 ABCDE Single Family	6.15	02/12/03	02/20/33	8,242.07	9,407.29			(80.36)		8,161.71	9,404.11	77.18	0.00
GNMA	2006 ABCDE Single Family	6.15	02/20/03	02/20/33	7,639.34	8,714.51			(50.33)		7,589.01	8,739.50	75.32	0.00
GNMA	2006 ABCDE Single Family	5.40	03/03/03	03/20/33	5,234.80	5,800.22			(33.20)		5,201.60	5,772.59	5.57	0.00
GNMA	2006 ABCDE Single Family	6.15	02/27/03	02/20/33	15,048.96	17,148.20			(88.53)		14,960.43	17,209.78	150.11	0.00
GNMA	2006 ABCDE Single Family	6.15	03/12/03	02/20/33	3,969.69	4,523.50			(28.32)		3,941.37	4,534.02	38.84	0.00
GNMA	2006 ABCDE Single Family	6.15	03/24/03	03/20/33	6,991.98	7,976.33			(43.43)		6,948.55	8,002.24	69.34	0.00
GNMA	2006 ABCDE Single Family	6.15	04/02/03	04/20/33	2,023.73	2,306.13			(11.61)		2,012.12	2,314.74	20.22	0.00
GNMA	2006 ABCDE Single Family	6.15	04/10/03	03/20/33	2,252.04	2,566.24			(14.02)		2,238.02	2,574.57	22.35	0.00
GNMA	2006 ABCDE Single Family	6.15	04/24/03	04/20/33	5,076.47	5,784.88			(29.35)		5,047.12	5,806.24	50.71	0.00
GNMA	2006 ABCDE Single Family	6.15	04/29/03	03/20/33	3,935.73	4,484.95			(23.86)		3,911.87	4,500.25	39.16	0.00
GNMA	2006 ABCDE Single Family	6.15	05/08/03	04/20/33	3,775.66	4,302.61			(22.61)		3,753.05	4,317.60	37.60	0.00
GNMA	2006 ABCDE Single Family	6.15	06/19/03	05/20/33	1,313.63	1,488.39			(19.44)		1,294.19	1,480.42	11.47	0.00
GNMA	2006 ABCDE Single Family	6.15	07/17/03	07/20/33	2,332.06	2,657.69			(13.70)		2,318.36	2,667.26	23.27	0.00
GNMA	2006 ABCDE Single Family				3,923.05	4,470.85			(3,923.05)				(547.80)	0.00
GNMA	2006 ABCDE Single Family	6.15	07/30/03	07/30/33	2,176.94	2,480.98			(12.53)		2,164.41	2,490.21	21.76	0.00
GNMA	2006 ABCDE Single Family	6.15	09/29/03	09/20/33	2,685.97	3,057.86			(15.16)		2,670.81	3,069.63	26.93	0.00
GNMA	2006 ABCDE Single Family	6.15	10/09/03	08/20/33	2,620.94	2,987.10			(14.80)		2,606.14	2,998.53	26.23	0.00
GNMA	2006 ABCDE Single Family	6.15	03/11/04	03/20/34	2,811.54	3,204.81			(21.89)		2,789.65	3,210.16	27.24	0.00
GNMA	2006 ABCDE Single Family	5.40	07/08/04	06/20/34	15,985.54	17,735.09			(94.21)		15,891.33	17,658.44	17.56	0.00
GNMA	2006 ABCDE Single Family	5.40	06/17/04	06/20/34	12,001.56	13,314.91			(69.94)		11,931.62	13,258.23	13.26	0.00
GNMA	2006 ABCDE Single Family	5.40	09/09/04	09/20/34	29,165.39	32,359.46			(170.65)		28,994.74	32,220.95	32.14	0.00
GNMA	2006 ABCDE Single Family	5.40	09/16/04	09/20/34	23,607.89	26,163.73			(133.34)		23,474.55	26,057.12	26.73	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2006 ABCDE Single Family	5.40	07/15/04	07/20/34	4,928.56	5,467.99			(29.51)		4,899.05	5,443.84	5.36	0.00
GNMA	2006 ABCDE Single Family	5.40	07/29/04	07/20/34	8,514.13	9,446.09			(49.61)		8,464.52	9,405.89	9.41	0.00
GNMA	2006 ABCDE Single Family	5.40	08/05/04	08/20/34	4,285.57	4,754.75			(24.84)		4,260.73	4,734.67	4.76	0.00
GNMA	2006 ABCDE Single Family	5.40	08/12/04	08/20/34	26,841.65	29,780.42			(154.35)		26,687.30	29,655.97	29.90	0.00
GNMA	2006 ABCDE Single Family	5.40	08/20/04	08/20/34	4,752.02	5,267.89			(36.97)		4,715.05	5,235.22	4.30	0.00
GNMA	2006 ABCDE Single Family	5.40	12/02/04	12/20/34	4,657.22	5,167.64			(26.66)		4,630.56	5,146.17	5.19	0.00
GNMA	2006 ABCDE Single Family	5.40	10/14/04	10/20/34	13,079.67	14,434.38			(75.12)		13,004.55	14,331.97	(27.29)	0.00
GNMA	2006 ABCDE Single Family	5.40	10/21/04	10/20/34	50,794.75	56,359.49			(328.48)		50,466.27	56,083.50	52.49	0.00
GNMA	2006 ABCDE Single Family	4.49	10/21/04	10/20/34	14,295.08	15,775.62			(93.27)		14,201.81	15,515.25	(167.10)	0.00
GNMA	2006 ABCDE Single Family	5.40	10/28/04	10/20/34	7,754.04	8,556.27			(46.23)		7,707.81	8,494.16	(15.88)	0.00
GNMA	2006 ABCDE Single Family	4.49	10/29/04	10/20/34	19,515.93	21,397.20			(6,003.47)		13,512.46	14,859.69	(534.04)	0.00
GNMA	2006 ABCDE Single Family	4.49	11/04/04	10/20/34	56,861.49	62,719.20			(8,411.44)		48,450.05	53,331.53	(976.23)	0.00
GNMA	2006 ABCDE Single Family	5.40	11/04/04	11/20/34	11,077.10	12,276.88			(64.56)		11,012.54	12,224.65	12.33	0.00
GNMA	2006 ABCDE Single Family	4.49	11/10/04	11/20/34	19,246.11	21,102.61			(133.33)		19,112.78	21,014.21	44.93	0.00
GNMA	2006 ABCDE Single Family	5.40	11/10/04	11/20/34	3,069.64	3,402.08			(16.98)		3,052.66	3,388.61	3.51	0.00
GNMA	2006 ABCDE Single Family	4.49	11/18/04	11/20/34	13,292.98	14,571.57			(88.58)		13,204.40	14,513.74	30.75	0.00
FNMA	2006 ABCDE Single Family	5.40	08/14/03	09/01/32	2,513.37	2,767.93			(17.93)		2,495.44	2,752.60	2.60	0.00
FNMA	2006 ABCDE Single Family	6.15	08/14/03	12/01/31	1,943.99	2,196.65			(68.65)		1,875.34	2,112.43	(15.57)	0.00
FNMA	2006 ABCDE Single Family	6.15	04/15/04	02/01/34	4,680.18	5,300.52			(25.12)		4,655.06	5,224.37	(51.03)	0.00
FNMA	2006 ABCDE Single Family	5.40	10/28/04	10/01/34	8,855.52	9,726.31			(57.48)		8,798.04	9,687.51	18.68	0.00
GNMA	2006 ABCDE Single Family	5.40	08/29/02	08/20/32	2,843.77	3,158.17			(31.32)		2,812.45	3,128.33	1.48	0.00
GNMA	2006 ABCDE Single Family	6.15	09/12/02	08/20/32	2,790.57	3,182.90			(17.73)		2,772.84	3,192.78	27.61	0.00
GNMA	2006 ABCDE Single Family	5.40	09/19/02	09/20/32	4,801.76	5,319.61			(32.95)		4,768.81	5,291.51	4.85	0.00
GNMA	2006 ABCDE Single Family	4.49	12/09/04	12/20/34	59,403.59	65,559.13			(418.35)		58,985.24	64,963.87	(176.91)	0.00
GNMA	2006 ABCDE Single Family	4.49	12/16/04	12/20/34	51,894.57	57,182.36			(5,893.99)		46,000.58	50,565.58	(722.79)	0.00
GNMA	2006 ABCDE Single Family	4.49	11/23/04	11/20/34	40,554.04	44,732.73			(6,543.35)		34,010.69	37,048.35	(1,141.03)	0.00
GNMA	2006 ABCDE Single Family	4.49	12/02/04	12/20/34	111,385.77	122,734.36			(12,717.99)		98,667.78	108,458.43	(1,557.94)	0.00
GNMA	2006 ABCDE Single Family	4.49	12/23/04	12/20/34	63,015.57	69,436.93			(12,677.25)		50,338.32	55,255.02	(1,504.66)	0.00
GNMA	2006 ABCDE Single Family	4.49	12/29/04	12/20/34	42,225.15	46,511.48			(6,660.31)		35,564.84	38,686.88	(1,164.29)	0.00
GNMA	2006 ABCDE Single Family	4.49	01/06/05	01/20/35	108,652.45	119,914.38			(802.99)		107,849.46	118,783.96	(327.43)	0.00
GNMA	2006 ABCDE Single Family	4.49	01/13/05	01/20/35	52,685.38	58,116.85			(411.05)		52,274.33	57,574.54	(131.26)	0.00
GNMA	2006 ABCDE Single Family	5.40	01/13/05	01/20/35	2,306.29	2,559.11			(13.31)		2,292.98	2,548.36	2.56	0.00
GNMA	2006 ABCDE Single Family	4.49	01/19/05	01/20/35	59,797.54	65,996.20			(8,600.83)		51,196.71	56,358.98	(1,036.39)	0.00
GNMA	2006 ABCDE Single Family	5.40	01/19/05	01/20/35	6,487.76	7,190.95			(44.72)		6,443.04	7,152.69	6.46	0.00
GNMA	2006 ABCDE Single Family	4.49	01/27/05	01/20/35	98,592.04	108,998.42			(16,178.66)		82,413.38	89,919.45	(2,900.31)	0.00
GNMA	2006 ABCDE Single Family	4.49	02/03/05	02/20/35	103,944.27	114,721.16			(691.19)		103,253.08	113,724.50	(305.47)	0.00
GNMA	2006 ABCDE Single Family	4.49	02/10/05	02/20/35	36,535.97	40,189.11			(238.94)		36,297.03	39,915.38	(34.79)	0.00
GNMA	2006 ABCDE Single Family	4.49	02/10/05	02/20/35	69,168.19	76,339.79			(8,414.83)		60,753.36	66,785.79	(1,139.17)	0.00
GNMA	2006 ABCDE Single Family	4.49	02/17/05	02/20/35	49,755.94	54,828.93			(6,256.38)		43,499.56	47,819.08	(753.47)	0.00
GNMA	2006 ABCDE Single Family	4.49	02/24/05	02/20/35	52,729.08	58,196.75			(435.10)		52,293.98	57,598.10	(163.55)	0.00
GNMA	2006 ABCDE Single Family	4.49	03/03/05	03/20/35	59,406.45	65,347.74			(468.60)		58,937.85	64,916.68	37.54	0.00
GNMA	2006 ABCDE Single Family	4.49	03/11/05	03/20/35	11,758.39	12,889.11			(83.39)		11,675.00	12,831.82	26.10	0.00
GNMA	2006 ABCDE Single Family	5.40	03/17/05	02/20/35	5,638.18	6,256.70			(32.39)		5,605.79	6,230.59	6.28	0.00
GNMA	2006 ABCDE Single Family	4.49	03/17/05	03/20/35	33,880.30	37,269.01			(216.08)		33,664.22	37,021.22	(31.71)	0.00
GNMA	2006 ABCDE Single Family	4.49	03/24/05	03/20/35	26,722.69	29,448.14			(175.41)		26,547.28	29,194.73	(78.00)	0.00
GNMA	2006 ABCDE Single Family	4.49	04/07/05	04/20/35	44,485.63	49,100.61			(9,639.43)		34,846.20	37,884.23	(1,576.95)	0.00
GNMA	2006 ABCDE Single Family	4.49	04/14/05	04/20/35	30,098.09	33,168.44			(8,209.14)		21,888.95	23,879.17	(1,080.13)	0.00
GNMA	2006 ABCDE Single Family	4.49	04/21/05	04/20/35	67,043.90	73,883.63			(410.36)		66,633.54	73,280.51	(192.76)	0.00
GNMA	2006 ABCDE Single Family	4.49	04/28/05	04/20/35	41,346.56	45,564.87			(6,277.37)		35,069.19	38,553.86	(733.64)	0.00
GNMA	2006 ABCDE Single Family	5.40	04/28/05	04/20/35	5,960.88	6,607.52			(32.50)		5,928.38	6,581.90	6.88	0.00
GNMA	2006 ABCDE Single Family	4.49	05/05/05	05/20/35	63,629.61	70,122.11			(7,967.41)		55,662.20	60,555.79	(1,598.91)	0.00
GNMA	2006 ABCDE Single Family	5.40	05/05/05	04/20/35	4,903.02	5,411.83			(28.10)		4,874.92	5,373.49	(10.24)	0.00
GNMA	2006 ABCDE Single Family	5.40	07/07/05	07/20/35	1,948.52	2,160.60			(13.05)		1,935.47	2,149.54	1.99	0.00
GNMA	2006 ABCDE Single Family	4.49	05/26/05	05/20/35	6,779.38	7,431.75			(40.61)		6,738.77	7,406.65	15.51	0.00
GNMA	2006 ABCDE Single Family	5.40	06/09/05	05/20/35	3,364.26	3,729.31			(18.79)		3,345.47	3,714.36	3.84	0.00
FNMA	2006 ABCDE Single Family	4.49	12/23/04	12/01/34	13,999.71	15,233.93			(103.74)		13,895.97	15,100.66	(29.53)	0.00
FNMA	2006 ABCDE Single Family	4.49	01/19/05	01/01/35	5,857.31	6,365.85			(37.44)		5,819.87	6,316.56	(11.85)	0.00
FNMA	2006 ABCDE Single Family	4.49	01/27/05	01/01/35	12,791.62	13,912.28			(95.03)		12,696.59	13,790.29	(26.96)	0.00
FNMA	2006 ABCDE Single Family	4.49	03/14/05	12/01/34	7,559.69	8,219.75			(60.16)		7,499.53	8,144.07	(15.52)	0.00
FNMA	2006 ABCDE Single Family	5.40	03/24/05	02/01/35	3,817.54	4,181.65			(20.91)		3,796.63	4,168.86	8.12	0.00
FNMA	2006 ABCDE Single Family	4.49	04/07/05	02/01/35	7,352.53	7,985.38			(104.17)		7,248.36	7,856.35	(24.86)	0.00

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FNMA	2006 ABCDE Single Family	5.40	07/14/05	04/01/35	5,043.04	5,523.73			(27.99)		5,015.05	5,506.36	10.62	0.00
	2006 ABCDE Single Family Total				146,535,044.93	161,080,658.59	3,514,792.77	(3,687,075.80)	(6,355,581.56)	0.00	140,007,180.34	154,177,377.51	(375,416.49)	0.00
Repo Agmt	2006 FGH Single Family	0.12	02/28/13	03/01/13	63,828.68	63,828.68	14.75				63,843.43	63,843.43	-	0.00
GIC's	2006 FGH Single Family	4.33	05/25/07	02/26/36	4,104,544.88	4,104,544.88		(2,195,672.75)			1,908,872.13	1,908,872.13	-	0.00
Repo Agmt	2006 FGH Single Family	0.12	02/28/13	03/01/13	804,458.10	804,458.10	2,193,516.01				2,997,974.11	2,997,974.11	-	0.00
GNMA	2006 FGH Single Family	5.49	01/30/07	01/20/37	3,300,909.29	3,662,146.22			(22,976.98)		3,277,932.31	3,642,360.22	3,190.98	0.00
GNMA	2006 FGH Single Family	5.15	02/13/07	01/20/37	32,960.37	36,754.79			(314.48)		32,645.89	36,461.28	20.97	0.00
GNMA	2006 FGH Single Family	5.49	02/13/07	02/20/37	1,398,811.95	1,550,155.07			(6,564.07)		1,392,247.88	1,545,304.32	1,713.32	0.00
GNMA	2006 FGH Single Family	5.49	02/13/07	01/20/37	172,413.04	191,065.76			(785.29)		171,627.75	190,494.45	213.98	0.00
GNMA	2006 FGH Single Family	5.70	02/20/07	02/20/37	338,277.69	375,699.07			(1,607.04)		336,670.65	373,195.43	(896.60)	0.00
GNMA	2006 FGH Single Family	5.15	02/20/07	01/20/37	113,572.18	125,859.88			(544.67)		113,027.51	125,453.16	137.95	0.00
GNMA	2006 FGH Single Family	5.15	02/20/07	01/20/37	730,617.59	811,508.92			(4,280.29)		726,337.30	808,019.72	791.09	0.00
GNMA	2006 FGH Single Family	5.15	03/07/07	02/20/37	301,262.97	333,863.89			(1,446.50)		299,816.47	332,783.10	365.71	0.00
GNMA	2006 FGH Single Family	5.49	03/20/07	03/20/37	715,097.75	791,138.05			(3,656.01)		711,441.74	790,580.19	3,098.15	0.00
GNMA	2006 FGH Single Family	5.15	03/20/07	02/20/37	112,858.16	125,072.40			(542.38)		112,315.78	124,666.96	136.94	0.00
GNMA	2006 FGH Single Family	5.49	03/06/07	02/20/37	1,431,950.11	1,580,330.03			(168,263.76)		1,263,686.35	1,397,529.45	(14,536.82)	0.00
GNMA	2006 FGH Single Family	5.49	03/20/07	02/20/37	116,918.28	129,719.45			(774.10)		116,144.18	129,062.90	117.55	0.00
GNMA	2006 FGH Single Family	5.70	04/24/07	04/20/37	353,895.65	393,517.07			(2,020.40)		351,875.25	390,519.07	(977.60)	0.00
GNMA	2006 FGH Single Family	5.15	04/24/07	04/20/37	882,649.93	977,771.99			(290,037.88)		592,612.05	656,312.46	(31,421.65)	0.00
GNMA	2006 FGH Single Family	5.49	04/24/07	04/20/37	1,015,139.17	1,126,332.72			(5,799.88)		1,009,339.29	1,121,654.51	1,121.67	0.00
GNMA	2006 FGH Single Family	5.15	03/27/07	03/20/37	958,342.06	1,063,282.14			(104,452.89)		853,889.17	947,369.59	(11,459.66)	0.00
GNMA	2006 FGH Single Family	5.49	03/27/07	02/20/37	377,137.92	417,956.76			(1,748.12)		375,389.80	416,673.32	464.68	0.00
GNMA	2006 FGH Single Family	5.15	04/10/07	04/20/37	729,317.41	807,905.21			(111,060.09)		618,257.32	685,954.80	(10,890.32)	0.00
GNMA	2006 FGH Single Family	5.49	04/10/07	03/20/37	757,804.81	840,795.87			(4,471.76)		753,333.05	837,145.68	821.57	0.00
GNMA	2006 FGH Single Family	5.49	04/10/07	02/20/37	87,085.19	96,758.88			(537.76)		86,547.43	96,312.90	91.78	0.00
GNMA	2006 FGH Single Family	5.15	05/08/07	04/20/37	257,613.62	285,834.86			(1,524.60)		256,089.02	284,589.01	278.75	0.00
GNMA	2006 FGH Single Family	5.15	05/08/07	03/20/37	68,128.10	75,505.02			(339.82)		67,788.28	75,246.42	81.22	0.00
GNMA	2006 FGH Single Family	5.49	05/08/07	04/20/37	257,984.39	285,920.68			(1,165.53)		256,818.86	285,076.02	320.87	0.00
GNMA	2006 FGH Single Family	5.49	05/08/07	04/20/37	105,676.74	117,120.15			(500.65)		105,176.09	116,748.38	128.88	0.00
GNMA	2006 FGH Single Family	5.70	05/08/07	04/20/37	92,246.29	102,261.74			(504.53)		91,741.76	101,513.10	(244.11)	0.00
GNMA	2006 FGH Single Family	5.15	05/22/07	05/20/37	98,565.31	109,644.56			(1,993.27)		96,572.04	107,748.36	97.07	0.00
GNMA	2006 FGH Single Family	5.49	05/22/07	04/20/37	220,573.41	245,018.23			(1,822.55)		218,750.86	243,374.46	178.78	0.00
GNMA	2006 FGH Single Family	5.15	06/05/07	05/20/37	527,758.04	585,255.31			(96,549.66)		431,208.38	477,579.58	(11,126.07)	0.00
GNMA	2006 FGH Single Family	5.70	06/05/07	05/20/37	143,270.74	159,137.00			(616.15)		142,654.59	158,148.00	(372.85)	0.00
GNMA	2006 FGH Single Family	5.49	06/05/07	05/20/37	398,486.49	442,153.56			(1,978.47)		396,508.02	440,648.52	473.43	0.00
GNMA	2006 FGH Single Family	5.15	06/19/07	06/20/37	371,210.61	411,427.77			(1,755.95)		369,454.66	410,124.77	452.95	0.00
GNMA	2006 FGH Single Family	5.70	06/19/07	06/20/37	246,851.35	274,193.44			(1,101.69)		245,749.66	272,444.95	(646.80)	0.00
GNMA	2006 FGH Single Family	5.15	07/03/07	06/20/37	526,885.41	584,640.45			(7,254.20)		519,631.21	577,495.65	109.40	0.00
GNMA	2006 FGH Single Family	5.70	07/03/07	06/20/37	245,763.34	273,082.50			(1,067.57)		244,695.77	271,371.25	(643.68)	0.00
GNMA	2006 FGH Single Family	5.49	07/03/07	07/20/37	302,764.38	335,571.82			(1,342.18)		301,422.20	334,609.29	379.65	0.00
GNMA	2006 FGH Single Family	5.49	07/03/07	06/20/37	165,459.26	183,387.44			(734.43)		164,724.83	182,860.21	207.20	0.00
GNMA	2006 FGH Single Family	5.15	07/17/07	06/20/37	684,419.98	758,588.79			(3,240.00)		681,179.98	756,183.60	834.81	0.00
GNMA	2006 FGH Single Family	5.70	07/17/07	06/20/37	213,312.73	236,945.71			(918.76)		212,393.97	235,471.60	(555.35)	0.00
GNMA	2006 FGH Single Family	5.15	08/07/07	07/20/37	667,000.86	739,606.81			(3,095.38)		663,905.48	737,327.83	816.40	0.00
GNMA	2006 FGH Single Family	5.70	08/07/07	07/20/37	186,238.53	206,962.81			(814.53)		185,424.00	205,660.66	(487.62)	0.00
GNMA	2006 FGH Single Family	5.49	08/07/07	06/20/37	425,552.79	472,947.73			(2,832.24)		422,720.55	470,534.28	418.79	0.00
GNMA	2006 FGH Single Family	5.15	11/21/07	10/20/37	624,927.44	691,076.49			(2,903.01)		622,024.43	688,953.36	779.88	0.00
GNMA	2006 FGH Single Family	5.70	11/21/07	11/20/37	363,676.60	404,334.09			(1,538.74)		362,137.86	401,844.64	(950.71)	0.00
GNMA	2006 FGH Single Family	5.49	11/21/07	10/20/37	93,440.69	103,152.13			(402.41)		93,038.28	102,869.59	119.87	0.00
GNMA	2006 FGH Single Family	5.49	09/25/07	09/20/37	244,006.66	270,583.16			(1,123.28)		242,883.38	269,759.49	299.61	0.00
GNMA	2006 FGH Single Family	5.15	09/25/07	09/20/37	1,632,724.79	1,805,444.24			(130,374.35)		1,502,350.44	1,663,903.78	(11,166.11)	0.00
GNMA	2006 FGH Single Family	5.49	09/25/07	08/20/37	485,105.58	537,017.50			(83,212.97)		401,892.61	445,602.12	(8,202.41)	0.00
GNMA	2006 FGH Single Family	5.70	09/25/07	09/20/37	137,093.87	152,531.15			(691.87)		136,402.00	151,469.31	(369.97)	0.00
GNMA	2006 FGH Single Family	5.15	10/09/07	09/20/37	718,837.33	795,326.33			(3,613.94)		715,223.39	794,376.42	2,664.03	0.00
GNMA	2006 FGH Single Family	5.49	10/09/07	08/20/37	75,631.87	83,488.11			(329.11)		75,302.76	83,255.68	96.68	0.00
GNMA	2006 FGH Single Family	5.15	08/23/07	08/20/37	923,317.77	1,023,845.65			(4,545.03)		918,772.74	1,020,402.93	1,102.31	0.00
GNMA	2006 FGH Single Family	5.49	08/23/07	07/20/37	509,027.42	564,445.25			(125,886.38)		383,141.04	425,519.23	(13,039.64)	0.00
GNMA	2006 FGH Single Family	5.70	08/23/07	08/20/37	331,182.85	368,170.79			(1,497.29)		329,685.56	365,797.45	(876.05)	0.00
GNMA	2006 FGH Single Family	5.15	09/11/07	08/20/37	370,895.79	409,411.78			(1,701.54)		369,194.25	408,175.53	465.29	0.00
GNMA	2006 FGH Single Family	5.70	09/11/07	08/20/37	150,875.40	169,318.10			(908.90)		149,966.50	169,852.01	1,442.81	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2006 FGH Single Family	5.49	09/11/07	08/20/37	373,871.73	415,056.82			(133,832.67)		240,039.06	266,595.60	(14,628.55)	0.00
GNMA	2006 FGH Single Family	5.70	11/21/07	11/20/37	188,086.21	208,803.76			(786.07)		187,300.14	207,530.30	(487.39)	0.00
GNMA	2006 FGH Single Family	5.15	11/28/07	11/20/37	472,552.06	524,058.09			(2,323.66)		470,228.40	522,298.14	563.71	0.00
GNMA	2006 FGH Single Family	5.15	11/28/07	11/20/37	90,611.53	100,030.14			(410.15)		90,201.38	99,734.13	114.14	0.00
GNMA	2006 FGH Single Family	5.70	12/11/07	11/20/37	264,736.77	293,902.67			(62,339.77)		202,397.00	224,261.84	(7,301.06)	0.00
GNMA	2006 FGH Single Family	5.15	12/11/07	11/20/37	72,960.64	80,913.92			(356.49)		72,604.15	80,644.80	87.37	0.00
GNMA	2006 FGH Single Family	5.49	12/11/07	11/20/37	167,451.51	184,859.32			(713.38)		166,738.13	184,361.74	215.80	0.00
GNMA	2006 FGH Single Family	5.70	10/25/07	10/20/37	481,097.27	534,865.70			(2,154.82)		478,942.45	531,439.71	(1,271.17)	0.00
GNMA	2006 FGH Single Family	5.15	10/25/07	10/20/37	1,123,048.08	1,245,408.68			(8,020.68)		1,115,027.40	1,238,451.30	1,063.30	0.00
GNMA	2006 FGH Single Family	5.15	11/08/07	10/20/37	335,574.35	370,446.67			(1,534.30)		334,040.05	369,333.45	421.08	0.00
GNMA	2006 FGH Single Family	5.70	11/08/07	10/20/37	304,606.20	338,654.05			(1,274.05)		303,332.15	336,585.04	(794.96)	0.00
GNMA	2006 FGH Single Family	5.49	11/08/07	09/20/37	239,699.49	264,607.04			(1,041.39)		238,658.10	263,872.19	306.54	0.00
GNMA	2006 FGH Single Family	5.49	01/16/08	12/20/37	151,645.71	167,416.99			(643.41)		151,002.30	166,969.10	195.52	0.00
GNMA	2006 FGH Single Family	5.70	12/28/07	12/20/37	154,432.86	171,645.27			(695.89)		153,736.97	170,542.80	(406.58)	0.00
GNMA	2006 FGH Single Family	5.49	12/11/07	11/20/37	142,855.44	158,427.80			(656.19)		142,199.25	157,947.30	175.69	0.00
GNMA	2006 FGH Single Family	5.49	12/11/07	11/20/37	180,781.53	200,716.39			(2,041.63)		178,739.90	198,986.01	311.25	0.00
GNMA	2006 FGH Single Family	5.70	12/11/07	12/20/37	246,222.50	273,350.36			(1,012.80)		245,209.70	271,700.95	(636.61)	0.00
GNMA	2006 FGH Single Family	5.49	12/11/07	11/20/37	410,239.31	454,958.62			(1,883.61)		408,355.70	453,579.62	504.61	0.00
GNMA	2006 FGH Single Family	5.15	12/11/07	11/20/37	83,634.40	92,328.80			(377.50)		83,256.90	92,056.85	105.55	0.00
GNMA	2006 FGH Single Family	5.70	12/20/07	12/20/37	197,839.99	219,639.02			(829.32)		197,010.67	218,296.72	(512.98)	0.00
GNMA	2006 FGH Single Family	5.15	01/30/08	01/20/38	64,038.16	70,699.47			(291.00)		63,747.16	70,489.05	80.58	0.00
GNMA	2006 FGH Single Family	5.15	01/16/08	12/20/37	378,947.23	418,358.07			(1,709.46)		377,237.77	417,126.47	477.86	0.00
GNMA	2006 FGH Single Family	5.49	01/30/08	12/20/37	94,310.58	104,120.32			(401.58)		93,909.00	103,840.19	121.45	0.00
GNMA	2006 FGH Single Family	5.49	01/30/08	12/20/37	166,303.06	183,601.12			(703.45)		165,599.61	183,112.31	214.64	0.00
GNMA	2006 FGH Single Family	5.15	01/30/08	12/20/37	119,862.32	132,935.23			(754.04)		119,108.28	132,456.29	275.10	0.00
GNMA	2006 FGH Single Family	5.49	02/13/08	01/20/38	99,303.89	109,635.01			(420.68)		98,883.21	109,342.43	128.10	0.00
GNMA	2006 FGH Single Family	5.70	01/30/08	12/20/37	72,369.11	80,346.19			(298.30)		72,070.81	79,860.69	(187.20)	0.00
GNMA	2006 FGH Single Family	5.49	02/13/08	01/20/38	69,734.85	76,989.74			(310.47)		69,424.38	76,767.63	88.36	0.00
GNMA	2006 FGH Single Family	5.49	02/13/08	01/20/38	734,477.75	811,831.71			(3,420.84)		731,056.91	809,321.10	910.23	0.00
GNMA	2006 FGH Single Family	5.15	03/12/08	02/20/38	309,623.64	341,846.15			(1,370.34)		308,253.30	340,869.32	393.51	0.00
GNMA	2006 FGH Single Family	5.49	03/12/08	02/20/38	97,157.80	107,882.44			(2,540.50)		94,617.30	105,345.48	3.54	0.00
GNMA	2006 FGH Single Family	5.49	03/12/08	03/20/38	82,575.42	91,169.50			(345.19)		82,230.23	90,931.40	107.09	0.00
GNMA	2006 FGH Single Family	5.15	02/19/08	02/20/38	124,290.43	137,222.55			(547.68)		123,742.75	136,833.10	158.23	0.00
GNMA	2006 FGH Single Family	5.49	02/19/08	02/20/38	170,619.70	188,372.28			(721.30)		169,898.40	187,871.41	220.43	0.00
GNMA	2006 FGH Single Family	5.49	02/27/08	02/20/38	121,167.82	133,776.12			(708.00)		120,459.82	133,812.20	744.08	0.00
GNMA	2006 FGH Single Family	5.49	03/20/08	02/20/38	146,167.36	161,380.29			(613.96)		145,553.40	160,955.42	189.09	0.00
GNMA	2006 FGH Single Family	5.49	03/20/08	03/20/38	103,838.64	115,171.13			(482.29)		103,356.35	114,815.80	126.96	0.00
GNMA	2006 FGH Single Family	5.70	03/27/08	03/20/38	82,437.08	91,530.23			(344.17)		82,092.91	90,972.29	(213.77)	0.00
GNMA	2006 FGH Single Family	5.70	04/22/08	12/20/37	113,820.68	126,520.45			(551.99)		113,268.69	125,664.16	(304.30)	0.00
GNMA	2006 FGH Single Family	5.15	04/22/08	04/20/38	80,084.89	88,423.60			(348.38)		79,736.51	88,177.63	102.41	0.00
GNMA	2006 FGH Single Family	5.49	05/07/08	04/20/38	224,599.77	247,989.38			(955.25)		223,644.52	247,323.64	289.51	0.00
GNMA	2006 FGH Single Family	5.15	05/14/08	04/20/38	155,446.97	170,257.42			(697.66)		154,749.31	169,207.46	(352.30)	0.00
GNMA	2006 FGH Single Family	5.49	05/14/08	04/20/38	143,529.13	158,477.24			(73,149.59)		70,379.54	77,831.68	(7,495.97)	0.00
GNMA	2006 FGH Single Family	5.49	05/21/08	04/20/38	122,477.63	135,234.12			(504.81)		121,972.82	134,888.88	159.57	0.00
GNMA	2006 FGH Single Family	5.15	05/21/08	05/20/38	203,830.53	225,061.34			(897.83)		202,932.70	224,422.97	259.46	0.00
GNMA	2006 FGH Single Family	5.49	05/28/08	05/20/38	236,553.51	261,194.57			(968.62)		235,584.89	260,534.56	308.61	0.00
GNMA	2006 FGH Single Family	5.49	05/28/08	04/20/38	73,240.36	80,869.18			(326.61)		72,913.75	80,635.29	92.72	0.00
GNMA	2006 FGH Single Family	5.15	06/11/08	05/20/38	268,779.36	296,781.19			(1,184.96)		267,594.40	295,937.93	341.70	0.00
GNMA	2006 FGH Single Family	5.70	07/09/08	06/20/38	148,433.19	164,824.61			(603.07)		147,830.12	163,838.36	(383.18)	0.00
GNMA	2006 FGH Single Family	5.49	07/09/08	06/20/38	316,628.12	349,625.86			(1,648.69)		314,979.43	348,352.87	375.70	0.00
GNMA	2006 FGH Single Family	5.15	07/16/08	06/20/38	70,911.96	78,302.68			(323.69)		70,588.27	78,067.96	88.97	0.00
GNMA	2006 FGH Single Family	5.70	07/16/08	11/20/37	64,662.69	71,801.34			(266.24)		64,396.45	71,367.65	(167.45)	0.00
GNMA	2006 FGH Single Family	5.15	06/18/08	06/20/38	233,993.17	258,374.06			(1,016.75)		232,976.42	257,656.35	299.04	0.00
GNMA	2006 FGH Single Family	5.15	06/25/08	06/20/38	95,548.48	105,987.46			(614.81)		94,933.67	105,470.45	97.80	0.00
GNMA	2006 FGH Single Family	5.15	06/25/08	06/20/38	94,592.18	104,448.83			(406.29)		94,185.89	104,163.93	121.39	0.00
GNMA	2006 FGH Single Family	5.70	06/25/08	05/20/38	479,800.59	533,565.26			(1,973.28)		477,827.31	530,342.63	(1,249.35)	0.00
GNMA	2006 FGH Single Family	5.49	07/16/08	07/20/38	248,615.54	277,196.24			(113,149.88)		135,465.66	149,820.66	(14,225.70)	0.00
GNMA	2006 FGH Single Family	5.70	07/23/08	07/20/38	116,244.13	129,083.28			(480.64)		115,763.49	128,301.62	(301.02)	0.00
GNMA	2006 FGH Single Family	5.49	07/23/08	07/20/38	183,469.74	202,593.92			(754.76)		182,714.98	202,078.10	238.94	0.00
GNMA	2006 FGH Single Family	5.49	07/23/08	07/20/38	195,774.60	216,181.40			(894.38)		194,880.22	215,532.55	245.53	0.00
GNMA	2006 FGH Single Family	5.15	07/23/08	07/20/38	72,879.39	80,476.06			(325.29)		72,554.10	80,242.98	92.21	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2006 FGH Single Family	5.15	07/29/08	07/20/38	222,079.86	245,230.09			(957.70)		221,122.16	244,556.95	284.56	0.00
GNMA	2006 FGH Single Family	5.70	08/27/08	06/20/38	79,332.67	88,197.64			(338.14)		78,994.53	87,652.52	(206.98)	0.00
GNMA	2006 FGH Single Family	5.49	08/27/08	08/20/38	98,217.34	108,459.30			(414.33)		97,803.01	108,171.79	126.82	0.00
GNMA	2006 FGH Single Family	5.49	08/13/08	07/20/38	212,115.97	234,230.86			(868.00)		211,247.97	233,639.59	276.73	0.00
GNMA	2006 FGH Single Family	5.15	08/13/08	07/20/38	334,081.19	368,911.98			(1,490.93)		332,590.26	367,843.78	422.73	0.00
GNMA	2006 FGH Single Family	5.15	08/13/08	08/20/38	208,552.63	232,535.01			(888.06)		207,664.57	229,677.52	(1,969.43)	0.00
GNMA	2006 FGH Single Family	5.70	09/10/08	08/20/38	113,317.26	125,982.75			(504.03)		112,813.23	125,180.74	(297.98)	0.00
GNMA	2006 FGH Single Family	5.15	09/10/08	08/20/38	67,949.95	75,765.80			(290.58)		67,659.37	74,833.39	(641.83)	0.00
GNMA	2006 FGH Single Family	5.15	09/24/08	08/20/38	82,805.70	92,331.53			(352.37)		82,453.33	91,197.18	(781.98)	0.00
GNMA	2006 FGH Single Family	5.15	10/08/08	09/20/38	226,769.74	252,861.54			(958.56)		225,811.18	249,762.09	(2,140.89)	0.00
GNMA	2006 FGH Single Family	5.15	10/22/08	09/20/38	261,792.70	289,108.71			(1,201.46)		260,591.24	288,235.22	327.97	0.00
GNMA	2006 FGH Single Family	5.15	11/12/08	09/20/38	109,138.27	121,699.62			(460.01)		108,678.26	120,209.35	(1,030.26)	0.00
GNMA	2006 FGH Single Family	5.49	11/25/08	10/20/38	141,579.07	157,876.93			(561.05)		141,018.02	155,983.14	(1,332.74)	0.00
GNMA	2006 FGH Single Family	5.15	11/25/08	10/20/38	105,084.25	117,181.02			(440.13)		104,644.12	115,749.16	(991.73)	0.00
GNMA	2006 FGH Single Family	5.70	11/25/08	09/20/38	71,539.51	79,541.68			(531.19)		71,008.32	78,888.65	(121.84)	0.00
GNMA	2006 FGH Single Family	5.15	12/17/08	09/20/38	153,664.99	171,357.07			(649.87)		153,015.12	169,256.12	(1,451.08)	0.00
GNMA	2006 FGH Single Family	5.15	03/11/09	02/20/39	136,758.59	151,743.14			(1,313.87)		135,444.72	150,520.74	91.47	0.00
GNMA	2006 FGH Single Family	5.49	03/18/09	01/20/39	134,946.95	150,499.76			(524.48)		134,422.47	148,705.83	(1,269.45)	0.00
GNMA	2006 FGH Single Family	5.49	03/18/09	02/20/39	97,396.27	108,621.87			(376.10)		97,020.17	107,329.80	(915.97)	0.00
GNMA	2006 FGH Single Family	5.15	04/08/09	03/20/39	137,325.96	153,157.44			(569.45)		136,756.51	151,292.32	(1,295.67)	0.00
GNMA	2006 FGH Single Family	5.15	04/08/09	02/20/39	69,525.83	77,540.73			(289.44)		69,236.39	76,595.20	(656.09)	0.00
GNMA	2006 FGH Single Family	5.70	01/14/09	12/20/38	63,966.09	71,044.71			(249.44)		63,716.65	70,631.17	(164.10)	0.00
GNMA	2006 FGH Single Family	5.15	01/14/09	12/20/38	135,910.51	151,564.56			(580.20)		135,330.31	149,700.46	(1,283.90)	0.00
GNMA	2006 FGH Single Family	5.15	05/20/09	05/20/39	129,595.65	144,542.97			(567.11)		129,028.54	142,750.01	(1,225.85)	0.00
GNMA	2006 FGH Single Family	5.15	07/29/09	07/20/39	224,710.96	250,647.94			(150,586.87)		74,124.09	82,012.99	(18,048.08)	0.00
GNMA	2006 FGH Single Family	6.00	07/29/09	07/20/39	240,602.84	272,865.95			(835.48)		239,767.36	274,527.76	2,497.29	0.00
FNMA	2006 FGH Single Family	5.49	01/30/07	01/01/37	804,767.62	886,664.47			(5,667.77)		799,099.85	888,703.48	7,706.78	0.00
FNMA	2006 FGH Single Family	5.70	02/13/07	01/01/37	62,249.11	68,042.95			(278.45)		61,970.66	67,709.67	(54.83)	0.00
FNMA	2006 FGH Single Family	5.15	02/13/07	01/01/37	141,362.19	154,451.36			(1,976.17)		139,386.02	152,616.21	141.02	0.00
FNMA	2006 FGH Single Family	5.49	02/13/07	02/01/37	738,283.03	809,491.90			(4,041.21)		734,241.82	810,364.96	4,914.27	0.00
FNMA	2006 FGH Single Family	5.49	02/13/07	02/01/37	83,871.93	92,103.02			(440.09)		83,431.84	91,834.60	171.67	0.00
FNMA	2006 FGH Single Family	5.49	02/20/07	02/01/37	491,571.87	538,858.31			(100,754.68)		390,817.19	429,452.98	(8,650.65)	0.00
FNMA	2006 FGH Single Family	5.15	02/21/07	02/01/37	195,618.00	212,302.30			(963.18)		194,654.82	211,760.32	421.20	0.00
FNMA	2006 FGH Single Family	5.49	03/07/07	02/01/37	1,285,203.47	1,408,839.67			(320,142.19)		965,061.28	1,060,346.51	(28,350.97)	0.00
FNMA	2006 FGH Single Family	5.49	03/06/07	01/01/37	111,765.02	122,573.65			(849.41)		110,915.61	121,977.85	253.61	0.00
FNMA	2006 FGH Single Family	5.15	03/20/07	02/01/37	315,219.47	342,174.50			(1,755.70)		313,463.77	341,142.20	723.40	0.00
FNMA	2006 FGH Single Family	5.49	03/20/07	02/01/37	913,930.78	1,002,975.22			(4,932.22)		908,998.56	1,003,252.85	5,209.85	0.00
FNMA	2006 FGH Single Family	5.49	03/20/07	02/01/37	77,715.35	85,036.69			(355.84)		77,359.51	84,851.23	170.38	0.00
FNMA	2006 FGH Single Family	5.15	03/27/07	12/01/36	101,326.95	110,220.20			(657.96)		100,668.99	109,772.88	210.64	0.00
FNMA	2006 FGH Single Family	5.70	04/10/07	03/01/37	237,688.53	262,202.37			(1,406.51)		236,282.02	260,580.76	(215.10)	0.00
FNMA	2006 FGH Single Family	5.15	04/10/07	03/01/37	257,195.71	279,031.72			(1,263.50)		255,932.21	278,327.90	559.68	0.00
FNMA	2006 FGH Single Family	5.49	04/10/07	03/01/37	1,435,882.67	1,574,037.91			(9,745.33)		1,426,137.34	1,571,294.83	7,002.25	0.00
FNMA	2006 FGH Single Family	5.49	04/10/07	04/20/37	341,305.35	376,139.71			(1,627.64)		339,677.71	376,319.52	1,807.45	0.00
FNMA	2006 FGH Single Family	5.70	04/24/07	04/01/37	31,091.71	34,277.38			(158.08)		30,933.63	34,093.93	(25.37)	0.00
FNMA	2006 FGH Single Family	5.15	04/24/07	03/01/37	100,161.94	108,964.97			(537.71)		99,624.23	108,635.61	208.35	0.00
FNMA	2006 FGH Single Family	5.49	04/24/07	04/01/37	342,083.81	375,327.19			(1,751.04)		340,332.77	374,285.89	709.74	0.00
FNMA	2006 FGH Single Family	5.49	04/24/07	04/01/37	90,858.03	99,389.20			(410.50)		90,447.53	99,177.64	198.94	0.00
FNMA	2006 FGH Single Family	5.15	05/08/07	04/01/37	141,203.03	154,402.60			(2,475.45)		138,727.58	151,901.22	(25.93)	0.00
FNMA	2006 FGH Single Family	5.49	05/08/07	05/01/37	117,512.19	128,527.04			(527.44)		116,984.75	128,258.51	258.91	0.00
FNMA	2006 FGH Single Family	5.49	05/22/07	04/01/37	173,119.58	189,463.56			(804.02)		172,315.56	189,036.09	376.55	0.00
FNMA	2006 FGH Single Family	5.70	05/22/07	04/01/37	216,109.64	236,586.04			(1,009.96)		215,099.68	235,386.45	(189.63)	0.00
FNMA	2006 FGH Single Family	5.15	06/05/07	05/01/37	307,202.06	333,810.51			(97,046.65)		210,155.41	229,121.01	(7,642.85)	0.00
FNMA	2006 FGH Single Family	5.70	06/19/07	06/01/37	517,354.31	572,424.27			(100,551.46)		416,802.85	460,234.08	(11,638.73)	0.00
FNMA	2006 FGH Single Family	5.49	06/19/07	06/01/37	381,201.99	417,262.50			(1,830.98)		379,371.01	416,254.45	822.93	0.00
FNMA	2006 FGH Single Family	5.70	07/03/07	06/01/37	181,975.77	198,935.27			(807.74)		181,168.03	197,971.34	(156.19)	0.00
FNMA	2006 FGH Single Family	5.49	07/03/07	05/01/37	393,483.27	431,358.78			(1,837.27)		391,646.00	431,312.41	1,790.90	0.00
FNMA	2006 FGH Single Family	5.49	07/03/07	06/01/37	158,657.96	174,011.49			(795.91)		157,862.05	173,548.29	332.71	0.00
FNMA	2006 FGH Single Family	5.15	07/17/07	06/01/37	152,731.91	165,603.64			(721.24)		152,010.67	165,216.08	333.68	0.00
FNMA	2006 FGH Single Family	5.70	08/07/07	07/01/37	690,905.52	767,592.31			(3,173.39)		687,732.13	762,754.69	(1,664.23)	0.00
FNMA	2006 FGH Single Family				86,616.94	94,291.64			(86,616.94)				(7,674.70)	0.00
FNMA	2006 FGH Single Family	5.49	08/07/07	07/01/37	395,184.21	435,027.07			(1,909.86)		393,274.35	434,890.76	1,773.55	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
FNMA	2006 FGH Single Family	5.49	08/23/07	07/01/37	438,724.94	482,963.45			(134,319.64)		304,405.30	335,903.46	(12,740.35)	0.00
FNMA	2006 FGH Single Family	5.70	08/23/07	06/01/37	107,867.05	118,481.03			(487.86)		107,379.19	117,889.82	(103.35)	0.00
FNMA	2006 FGH Single Family	5.15	09/11/07	08/01/37	409,563.46	445,732.77			(1,887.31)		407,676.15	444,727.24	881.78	0.00
FNMA	2006 FGH Single Family	5.49	09/11/07	08/01/37	252,777.45	279,887.33			(2,564.68)		250,212.77	277,680.61	357.96	0.00
FNMA	2006 FGH Single Family	5.49	09/11/07	08/01/37	143,915.47	158,045.56			(633.83)		143,281.64	157,722.20	310.47	0.00
FNMA	2006 FGH Single Family	5.70	09/25/07	09/01/37	262,084.53	288,503.31			(126,672.53)		135,412.00	150,340.97	(11,489.81)	0.00
FNMA	2006 FGH Single Family	5.49	09/25/07	08/01/37	328,977.61	361,726.22			(1,582.85)		327,394.76	360,833.72	690.35	0.00
FNMA	2006 FGH Single Family	5.49	09/25/07	08/01/37	221,973.31	244,728.05			(1,154.39)		220,818.92	244,011.59	437.93	0.00
FNMA	2006 FGH Single Family	5.15	09/25/07	08/01/37	221,275.69	241,219.00			(1,119.27)		220,156.42	240,558.12	458.39	0.00
FNMA	2006 FGH Single Family	5.49	10/09/07	09/01/37	236,034.22	259,615.49			(1,321.20)		234,713.02	258,815.41	521.12	0.00
FNMA	2006 FGH Single Family	5.15	10/25/07	10/01/37	797,422.61	877,547.28			(5,290.14)		792,132.47	873,706.15	1,449.01	0.00
FNMA	2006 FGH Single Family	5.49	10/25/07	10/01/37	727,252.65	800,634.68			(3,569.08)		723,683.57	800,915.50	3,849.90	0.00
FNMA	2006 FGH Single Family	5.70	10/25/07	10/01/37	132,937.60	145,970.72			(562.33)		132,375.27	145,283.85	(124.54)	0.00
FNMA	2006 FGH Single Family	5.49	11/08/07	10/01/37	243,057.49	266,975.43			(1,129.49)		241,928.00	266,363.86	517.92	0.00
FNMA	2006 FGH Single Family	5.49	11/08/07	10/01/37	141,075.96	156,171.92			(15,382.74)		125,693.22	139,573.80	(1,215.38)	0.00
FNMA	2006 FGH Single Family	5.49	11/08/07	09/01/37	77,793.30	85,410.42			(336.51)		77,456.79	85,241.59	167.68	0.00
FNMA	2006 FGH Single Family	5.70	11/21/07	10/01/37	460,115.40	511,211.49			(2,346.06)		457,769.34	507,754.58	(1,110.85)	0.00
FNMA	2006 FGH Single Family	5.49	11/21/07	05/01/37	127,896.20	140,479.77			(572.26)		127,323.94	140,182.13	274.62	0.00
FNMA	2006 FGH Single Family	5.49	11/21/07	10/01/37	165,540.29	182,604.90			(782.17)		164,758.12	181,625.56	(197.17)	0.00
FNMA	2006 FGH Single Family	5.15	12/11/07	11/01/37	648,974.16	714,212.34			(123,888.65)		525,085.51	579,182.11	(11,141.58)	0.00
FNMA	2006 FGH Single Family	5.49	12/11/07	11/01/37	530,966.03	584,566.31			(2,532.57)		528,433.46	584,612.03	2,578.29	0.00
FNMA	2006 FGH Single Family	5.15	12/11/07	12/01/37	206,130.46	225,038.00			(126,798.44)		79,332.02	87,443.19	(10,796.37)	0.00
FNMA	2006 FGH Single Family	5.70	12/11/07	11/01/37	310,074.13	340,565.84			(1,284.66)		308,789.47	338,948.99	(332.19)	0.00
FNMA	2006 FGH Single Family	5.49	12/20/07	10/01/37	142,605.89	156,566.35			(613.84)		141,992.05	156,260.21	307.70	0.00
FNMA	2006 FGH Single Family	5.15	12/28/07	12/01/37	205,564.25	223,674.46			(935.58)		204,628.67	223,180.70	441.82	0.00
FNMA	2006 FGH Single Family	5.15	12/28/07	11/01/37	201,302.97	219,235.81			(1,079.65)		200,223.32	218,574.73	418.57	0.00
FNMA	2006 FGH Single Family	5.49	12/28/07	01/01/36	80,112.13	88,249.86			(398.99)		79,713.14	88,013.11	162.24	0.00
FNMA	2006 FGH Single Family	5.15	01/16/08	01/01/38	252,331.09	274,523.45			(1,133.67)		251,197.42	273,936.18	546.40	0.00
FNMA	2006 FGH Single Family	5.49	01/30/08	12/01/37	86,601.54	95,083.36			(372.59)		86,228.95	94,897.64	186.87	0.00
FNMA	2006 FGH Single Family	5.70	01/30/08	12/01/37	99,925.82	109,762.01			(410.54)		99,515.28	109,242.70	(108.77)	0.00
FNMA	2006 FGH Single Family	5.15	01/30/08	11/01/37	108,201.67	117,736.73			(491.15)		107,710.52	117,478.14	232.56	0.00
FNMA	2006 FGH Single Family				141,613.74	154,047.44			(141,613.74)				(12,433.70)	0.00
FNMA	2006 FGH Single Family	5.49	02/13/08	01/01/38	122,984.91	136,491.97			(10,826.76)		112,158.15	124,084.58	(1,580.63)	0.00
FNMA	2006 FGH Single Family	5.49	02/13/08	01/01/38	57,468.07	63,101.54			(256.55)		57,211.52	62,968.05	123.06	0.00
FNMA	2006 FGH Single Family	5.49	02/13/08	01/01/38	211,601.23	232,288.59			(912.33)		210,688.90	231,830.70	454.44	0.00
FNMA	2006 FGH Single Family	5.70	02/13/08	02/01/38	91,514.02	100,524.12			(1,021.62)		90,492.40	99,327.08	(175.42)	0.00
FNMA	2006 FGH Single Family	5.49	02/27/08	12/01/37	185,890.28	204,601.36			(1,022.78)		184,867.50	203,952.61	374.03	0.00
FNMA	2006 FGH Single Family	5.49	03/20/08	12/01/37	226,859.86	249,749.41			(1,115.13)		225,744.73	249,101.95	467.67	0.00
FNMA	2006 FGH Single Family	5.49	03/20/08	02/01/38	327,716.16	360,173.70			(1,491.64)		326,224.52	359,383.02	700.96	0.00
FNMA	2006 FGH Single Family	5.49	03/20/08	02/01/38	202,496.51	222,300.91			(855.86)		201,640.65	221,881.88	436.83	0.00
FNMA	2006 FGH Single Family	5.15	03/27/08	03/01/38	219,899.15	239,474.14			(1,038.09)		218,861.06	238,904.14	468.09	0.00
FNMA	2006 FGH Single Family	5.49	04/08/08	01/01/38	120,136.12	131,886.91			(509.69)		119,626.43	131,636.17	258.95	0.00
FNMA	2006 FGH Single Family	5.49	04/08/08	03/01/38	188,147.91	206,602.29			(835.91)		187,312.00	206,169.63	403.25	0.00
FNMA	2006 FGH Single Family	5.15	04/17/08	03/01/38	114,704.99	124,758.18			(510.91)		114,194.08	124,496.11	248.84	0.00
FNMA	2006 FGH Single Family	5.49	04/22/08	02/01/38	176,037.10	193,258.80			(746.52)		175,290.58	192,891.58	379.30	0.00
GNMA	2006 FGH Single Family	6.00	08/12/09	06/20/39	117,234.58	132,956.24			(404.43)		116,830.15	133,769.01	1,217.20	0.00
GNMA	2006 FGH Single Family	6.00	08/19/09	07/20/39	287,209.37	325,728.67			(142,720.49)		144,488.88	165,439.57	(17,568.61)	0.00
GNMA	2006 FGH Single Family	5.49	08/19/09	07/20/39	112,612.68	125,613.40			(427.63)		112,185.05	124,127.22	(1,058.55)	0.00
GNMA	2006 FGH Single Family	6.00	08/27/09	07/20/39	69,905.51	79,281.58			(239.81)		69,665.70	79,767.77	726.00	0.00
GNMA	2006 FGH Single Family	5.25	08/27/09	08/20/39	130,317.82	145,364.29			(506.89)		129,810.93	144,287.13	(570.27)	0.00
GNMA	2006 FGH Single Family	5.15	08/27/09	08/20/39	76,033.99	84,812.86			(300.20)		75,733.79	84,179.44	(333.22)	0.00
FNMA	2006 FGH Single Family	5.15	08/27/09	07/01/39	66,209.64	72,501.77			(884.93)		65,324.71	71,828.02	211.18	0.00
Freddie Mac	2006 FGH Single Family				116,337.98	126,588.95			(116,337.98)				(10,250.97)	0.00
Freddie Mac	2006 FGH Single Family	5.15	05/28/08	04/01/38	147,757.23	159,324.06			(676.55)		147,080.68	159,577.60	930.09	0.00
Freddie Mac	2006 FGH Single Family	5.70	06/18/08	02/01/38	40,964.07	44,562.97			(166.71)		40,797.36	44,607.00	210.74	0.00
Freddie Mac	2006 FGH Single Family	5.49	06/18/08	05/01/38	139,926.57	152,217.15			(581.28)		139,345.29	152,523.12	887.25	0.00
Freddie Mac	2006 FGH Single Family	5.15	06/18/08	05/01/38	74,924.93	80,775.03			(337.72)		74,587.21	80,909.49	472.18	0.00
Freddie Mac	2006 FGH Single Family	5.70	06/25/08	04/01/38	87,944.50	95,811.84			(457.99)		87,486.51	95,808.51	454.66	0.00
Freddie Mac	2006 FGH Single Family				105,515.03	113,831.73			(105,515.03)				(8,316.70)	0.00
Freddie Mac	2006 FGH Single Family	5.15	07/16/08	06/01/38	78,663.06	84,815.46			(358.03)		78,305.03	84,952.82	495.39	0.00
Freddie Mac	2006 FGH Single Family	5.70	07/16/08	06/01/38	103,280.40	112,648.69			(470.96)		102,809.44	112,702.04	524.31	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
Freddie Mac	2006 FGH Single Family	5.49	07/23/08	06/01/38	73,399.05	79,841.48			(302.92)		73,096.13	80,003.46	464.90	0.00
Freddie Mac	2006 FGH Single Family	5.70	10/08/08	08/01/38	100,932.26	109,742.56			(395.27)		100,536.99	109,872.40	525.11	0.00
Freddie Mac	2006 FGH Single Family	5.49	10/22/08	08/01/38	99,720.60	108,473.31			(403.58)		99,317.02	108,703.03	633.30	0.00
Freddie Mac	2006 FGH Single Family	5.10	11/12/08	10/01/38	165,534.66	178,355.60			(1,029.17)		164,505.49	178,364.60	1,038.17	0.00
Freddie Mac	2006 FGH Single Family				90,866.61	98,800.83			(90,866.61)				(7,934.22)	0.00
Freddie Mac	2006 FGH Single Family	5.15	01/14/09	11/01/38	134,316.25	144,728.23			(563.55)		133,752.70	145,013.78	849.10	0.00
Freddie Mac	2006 FGH Single Family	5.15	03/31/09	12/01/38	91,411.52	98,498.16			(381.06)		91,030.46	98,695.10	578.00	0.00
Freddie Mac	2006 FGH Single Family	5.15	05/20/09	03/01/39	74,521.16	80,294.11			(305.32)		74,215.84	80,460.56	471.77	0.00
Freddie Mac	2006 FGH Single Family				61,677.49	66,472.87			(61,677.49)				(4,795.38)	0.00
	2006 FGH Single Family Total				73,763,982.69	80,948,370.68	2,193,530.76	(2,195,672.75)	(3,840,065.97)	0.00	69,921,774.73	76,825,260.87	(280,901.85)	0.00
Inv Agmt	2007A Single Family	4.32	10/01/07	09/01/38	7,624,087.67	7,624,087.67		(6,247,787.23)			1,376,300.44	1,376,300.44	-	0.00
Repo Agmt	2007A Single Family	0.12	02/28/13	03/01/13	10.96	10.96	11,814,295.09				11,814,306.05	11,814,306.05	-	0.00
FNMA	2007A Single Family	6.25	02/20/98	01/01/28	6,657.62	7,518.75			(1,106.93)		5,550.69	6,238.42	(173.40)	0.00
FNMA	2007A Single Family	6.25	03/27/98	03/01/28	159,841.20	184,309.74			(72,305.38)		87,535.82	97,671.64	(14,332.72)	0.00
FNMA	2007A Single Family	6.25	06/29/98	05/01/28	28,018.27	31,720.63			(328.21)		27,690.06	31,198.43	(193.99)	0.00
GNMA	2007A Single Family	6.25	02/20/98	01/20/28	754,401.93	849,034.01			(10,590.96)		743,810.97	845,207.19	6,764.14	0.00
FNMA	2007A Single Family	6.25	11/30/98	09/01/28	146,827.02	169,370.89			(1,416.86)		145,410.16	165,526.26	(2,427.77)	0.00
GNMA	2007A Single Family	6.25	03/27/98	03/20/28	1,474,319.89	1,662,944.34			(22,280.81)		1,452,039.08	1,653,611.17	12,947.64	0.00
GNMA	2007A Single Family	6.25	05/19/98	05/20/28	912,350.89	1,029,077.01			(10,305.33)		902,045.56	1,027,267.51	8,495.83	0.00
GNMA	2007A Single Family	5.45	07/28/00	06/20/30	785,919.36	868,267.94			(7,693.22)		778,226.14	861,200.58	625.86	0.00
GNMA	2007A Single Family	6.25	08/14/98	07/20/28	505,221.88	569,859.99			(6,169.16)		499,052.72	568,331.23	4,640.40	0.00
GNMA	2007A Single Family	6.25	06/29/98	06/20/28	384,115.93	433,259.74			(3,998.02)		380,117.91	432,885.87	3,624.15	0.00
GNMA	2007A Single Family	6.25	09/18/98	09/20/28	462,344.63	521,783.67			(4,854.12)		457,490.51	521,282.98	4,353.43	0.00
FNMA	2007A Single Family	6.25	03/31/99	11/01/28	44,407.08	50,274.96			(2,054.40)		42,352.68	47,718.68	(501.88)	0.00
GNMA	2007A Single Family	6.25	11/30/98	11/20/28	352,231.88	397,285.89			(3,268.97)		348,962.91	397,622.32	3,605.40	0.00
GNMA	2007A Single Family	6.25	11/30/98	10/20/28	260,801.94	293,394.27			(3,106.10)		257,695.84	293,469.08	3,180.91	0.00
GNMA	2007A Single Family	6.25	11/30/98	10/20/28	137,153.01	154,785.46			(1,323.06)		135,829.95	154,770.14	1,307.74	0.00
FNMA	2007A Single Family	6.25	05/27/99	11/01/28	17,595.40	19,870.96			(500.31)		17,095.09	19,212.78	(157.87)	0.00
GNMA	2007A Single Family	6.25	02/16/99	02/20/29	717,937.78	809,790.71			(9,794.32)		708,143.46	806,447.89	6,451.50	0.00
GNMA	2007A Single Family	6.25	03/31/99	02/20/29	42,786.67	47,685.76			(1,171.78)		41,614.89	46,832.58	318.60	0.00
GNMA	2007A Single Family	6.25	05/27/99	05/20/29	232,846.99	262,637.41			(3,095.22)		229,751.77	261,645.88	2,103.69	0.00
GNMA	2007A Single Family	5.45	07/30/99	07/20/29	424,945.06	470,133.64			(5,945.02)		419,000.04	464,327.39	138.77	0.00
GNMA	2007A Single Family	5.45	08/26/99	08/20/29	502,230.67	555,637.85			(32,659.23)		469,571.44	519,637.10	(3,341.52)	0.00
FNMA	2007A Single Family	5.45	09/20/99	08/01/29	90,449.48	99,091.74			(803.40)		89,646.08	98,407.90	119.56	0.00
GNMA	2007A Single Family	5.45	09/20/99	09/20/29	165,788.13	182,962.14			(1,587.98)		164,200.15	181,707.18	333.02	0.00
FNMA	2007A Single Family	5.45	12/20/99	12/01/29	194,447.50	213,684.21			(38,236.94)		156,210.56	171,305.22	(4,142.05)	0.00
FNMA	2007A Single Family	5.45	01/19/00	12/01/29	134,113.66	146,728.42			(1,884.31)		132,229.35	145,082.07	237.96	0.00
GNMA	2007A Single Family	5.45	10/28/99	10/20/29	502,253.83	554,879.94			(54,443.76)		447,810.07	496,254.10	(4,182.08)	0.00
GNMA	2007A Single Family	5.45	11/18/99	11/20/29	101,368.14	111,514.06			(1,505.22)		99,862.92	110,041.94	33.10	0.00
GNMA	2007A Single Family	5.45	12/30/99	12/20/29	1,608,577.67	1,777,124.40			(99,629.01)		1,508,948.66	1,669,832.75	(7,662.64)	0.00
GNMA	2007A Single Family	5.45	01/28/00	01/20/30	500,858.04	553,338.02			(4,489.03)		496,369.01	549,291.94	442.95	0.00
GNMA	2007A Single Family	5.45	02/22/00	01/20/30	271,846.49	299,990.67			(2,416.55)		269,429.94	297,819.68	245.56	0.00
GNMA	2007A Single Family	5.45	03/27/00	02/20/30	346,551.18	383,403.51			(56,212.90)		290,338.28	320,948.72	(6,241.89)	0.00
FNMA	2007A Single Family	5.45	04/27/00	03/01/30	211,718.43	232,663.71			(2,232.86)		209,485.57	231,464.77	1,033.92	0.00
GNMA	2007A Single Family	5.45	04/27/00	04/20/30	412,034.23	454,692.13			(73,499.02)		338,535.21	372,409.04	(8,784.07)	0.00
GNMA	2007A Single Family	5.45	05/30/00	04/20/30	82,906.37	91,489.70			(720.81)		82,185.56	90,845.48	76.59	0.00
GNMA	2007A Single Family	5.45	06/21/00	05/20/30	436,259.07	481,970.28			(3,967.51)		432,291.56	478,382.47	379.70	0.00
GNMA	2007A Single Family	5.45	09/18/00	09/20/30	578,949.08	638,887.65			(5,300.87)		573,648.21	634,093.51	506.73	0.00
FNMA	2007A Single Family	5.45	07/24/00	06/01/30	98,244.80	107,590.76			(2,062.09)		96,182.71	105,543.15	14.48	0.00
GNMA	2007A Single Family	5.49	11/21/07	10/20/37	386,740.02	427,430.67			(1,693.61)		385,046.41	426,227.99	490.93	0.00
GNMA	2007A Single Family	4.75	11/21/07	10/20/37	161,152.99	178,943.66			(778.40)		160,374.59	177,026.51	(1,138.75)	0.00
GNMA	2007A Single Family	5.49	11/21/07	10/20/37	291,053.53	321,303.22			(135,667.37)		155,386.16	172,590.45	(13,045.40)	0.00
GNMA	2007A Single Family	4.75	09/25/07	08/20/37	208,218.58	231,218.94			(1,268.37)		206,950.21	228,452.64	(1,497.93)	0.00
GNMA	2007A Single Family	5.49	09/25/07	09/20/37	1,376,091.34	1,525,716.96			(6,393.26)		1,369,698.08	1,521,010.83	1,687.13	0.00
GNMA	2007A Single Family	4.75	09/25/07	09/20/37	3,265,975.95	3,626,766.00			(592,029.21)		2,673,946.74	2,946,310.54	(88,426.25)	0.00
GNMA	2007A Single Family	5.49	10/09/07	09/20/37	664,185.95	734,034.56			(3,099.82)		661,086.13	734,247.87	3,313.13	0.00
GNMA	2007A Single Family	4.75	10/09/07	09/20/37	832,207.62	922,592.39			(5,364.95)		826,842.67	912,920.60	(4,306.84)	0.00
GNMA	2007A Single Family	5.49	08/23/07	08/20/37	241,414.13	267,698.52			(1,353.21)		240,060.92	266,615.30	269.99	0.00
GNMA	2007A Single Family	5.49	08/23/07	08/20/37	825,929.78	914,286.07			(5,094.68)		820,835.10	912,668.04	3,476.65	0.00
GNMA	2007A Single Family	4.75	08/23/07	08/20/37	1,979,578.51	2,198,547.53			(136,900.76)		1,842,677.75	2,034,409.96	(27,236.81)	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2007A Single Family	5.49	09/11/07	09/20/37	273,149.02	304,368.79			(1,756.78)		271,392.24	302,870.39	258.38	0.00
GNMA	2007A Single Family	5.49	09/11/07	08/20/37	233,985.60	259,539.40			(1,025.42)		232,960.18	258,796.31	282.33	0.00
GNMA	2007A Single Family	4.75	09/11/07	08/20/37	3,614,574.96	4,033,978.41			(547,704.55)		3,066,870.41	3,401,053.31	(85,220.55)	0.00
GNMA	2007A Single Family	4.75	11/21/07	10/20/37	439,917.70	488,625.14			(135,194.07)		304,723.63	336,461.98	(16,969.09)	0.00
GNMA	2007A Single Family	5.49	11/21/07	10/20/37	189,455.50	209,815.70			(841.94)		188,613.56	208,529.02	(444.74)	0.00
GNMA	2007A Single Family	5.49	11/21/07	10/20/37	862,830.80	956,863.86			(4,007.04)		858,823.76	953,912.23	1,055.41	0.00
GNMA	2007A Single Family				123,671.96	137,364.85			(123,671.96)				(13,692.89)	0.00
GNMA	2007A Single Family	5.49	12/11/07	11/20/37	452,221.71	502,088.45			(3,345.71)		448,876.00	499,154.14	411.40	0.00
GNMA	2007A Single Family	4.75	12/11/07	11/20/37	957,996.25	1,063,780.10			(124,974.54)		833,021.71	919,226.47	(19,579.09)	0.00
GNMA	2007A Single Family	5.49	10/25/07	10/20/37	271,299.18	299,488.17			(1,171.84)		270,127.34	298,664.02	347.69	0.00
GNMA	2007A Single Family	5.49	10/25/07	10/20/37	1,102,301.03	1,222,401.20			(4,942.87)		1,097,358.16	1,218,826.26	1,367.93	0.00
GNMA	2007A Single Family	4.75	10/25/07	09/20/37	885,319.85	983,311.18			(4,791.65)		880,528.20	972,208.82	(6,310.71)	0.00
GNMA	2007A Single Family	5.49	10/25/07	10/20/37	750,251.01	831,993.91			(3,316.61)		746,934.40	829,613.61	936.31	0.00
GNMA	2007A Single Family	4.75	10/25/07	10/20/37	737,074.17	818,356.70			(3,677.93)		733,396.24	809,762.37	(4,916.40)	0.00
GNMA	2007A Single Family	4.75	11/08/07	10/20/37	222,178.99	246,703.71			(1,075.70)		221,103.29	244,057.78	(1,570.23)	0.00
GNMA	2007A Single Family	4.75	12/28/07	12/20/37	253,089.16	281,041.73			(1,258.24)		251,830.92	277,991.50	(1,791.99)	0.00
GNMA	2007A Single Family	5.49	12/28/07	12/20/37	124,777.45	138,539.66			(834.84)		123,942.61	137,828.21	123.39	0.00
GNMA	2007A Single Family	5.49	12/28/07	12/20/37	127,769.30	141,054.84			(546.60)		127,222.70	140,672.66	164.42	0.00
GNMA	2007A Single Family	5.49	12/11/07	11/20/37	413,218.62	458,262.69			(2,496.92)		410,721.70	456,207.64	441.87	0.00
GNMA	2007A Single Family	5.49	12/11/07	11/20/37	311,072.35	344,981.67			(1,423.39)		309,648.96	343,941.46	383.18	0.00
GNMA	2007A Single Family	4.75	12/11/07	12/20/37	1,317,933.31	1,463,470.99			(6,363.85)		1,311,569.46	1,447,793.94	(9,313.20)	0.00
GNMA	2007A Single Family	4.75	12/11/07	12/20/37	113,604.80	126,150.04			(544.25)		113,060.55	124,803.44	(802.35)	0.00
GNMA	2007A Single Family	4.75	12/20/07	12/20/37	291,015.88	323,155.00			(1,400.32)		289,615.56	319,699.01	(2,055.67)	0.00
GNMA	2007A Single Family	5.49	12/20/07	12/20/37	211,023.68	232,964.43			(1,254.47)		209,769.21	231,944.33	234.37	0.00
GNMA	2007A Single Family	4.75	12/20/07	12/20/37	229,163.28	254,471.55			(1,087.65)		228,075.63	251,766.70	(1,617.20)	0.00
GNMA	2007A Single Family	4.75	01/30/08	01/20/38	124,549.71	138,350.97			(718.97)		123,830.74	136,739.46	(892.54)	0.00
GNMA	2007A Single Family	5.49	01/30/08	11/20/37	177,720.89	196,205.40			(756.73)		176,964.16	195,677.52	228.85	0.00
GNMA	2007A Single Family	5.49	01/30/08	11/20/37	46,719.02	51,578.20			(205.41)		46,513.61	51,432.27	59.48	0.00
GNMA	2007A Single Family	4.75	01/30/08	01/20/38	275,674.84	306,133.03			(1,300.47)		274,374.37	302,887.82	(1,944.74)	0.00
GNMA	2007A Single Family	4.75	01/16/08	01/20/38	351,928.03	390,919.73			(1,731.43)		350,196.60	386,697.70	(2,490.60)	0.00
GNMA	2007A Single Family	5.49	01/16/08	12/20/37	186,211.38	206,518.02			(956.91)		185,254.47	205,778.62	217.51	0.00
GNMA	2007A Single Family	4.75	01/16/08	12/20/37	94,060.01	104,450.42			(446.59)		93,613.42	103,339.90	(663.93)	0.00
GNMA	2007A Single Family	4.75	01/30/08	01/20/38	277,305.72	307,944.10			(223,682.36)		53,623.36	59,196.00	(25,065.74)	0.00
GNMA	2007A Single Family	5.49	01/30/08	01/20/38	286,705.36	316,528.70			(1,237.00)		285,468.36	315,659.49	367.79	0.00
GNMA	2007A Single Family	5.49	01/30/08	12/20/37	273,715.85	302,186.48			(1,208.76)		272,507.09	301,325.61	347.89	0.00
GNMA	2007A Single Family	5.49	02/19/08	02/20/38	119,882.23	132,355.69			(564.51)		119,317.72	131,939.96	148.78	0.00
GNMA	2007A Single Family	5.49	01/30/08	12/20/37	50,060.65	55,520.57			(230.43)		49,830.22	55,351.59	61.45	0.00
GNMA	2007A Single Family	5.49	02/13/08	01/20/38	86,083.34	95,039.05			(363.12)		85,720.22	94,787.14	111.21	0.00
GNMA	2007A Single Family				142,864.44	158,831.44			(142,864.44)				(15,967.00)	0.00
GNMA	2007A Single Family	4.75	02/13/08	12/20/37	85,277.69	95,535.19			(1,227.29)		84,050.40	93,608.36	(699.54)	0.00
GNMA	2007A Single Family	5.49	04/08/08	04/20/38	81,289.62	90,163.21			(569.03)		80,720.59	89,672.42	78.24	0.00
GNMA	2007A Single Family	4.75	04/08/08	03/20/38	333,642.57	362,696.45			(1,556.46)		332,086.11	362,296.74	1,156.75	0.00
GNMA	2007A Single Family	4.75	04/08/08	04/20/38	95,038.83	105,547.70			(442.92)		94,595.91	104,434.80	(669.98)	0.00
GNMA	2007A Single Family	5.49	03/12/08	03/20/38	227,681.36	251,377.42			(955.41)		226,725.95	250,716.90	294.89	0.00
GNMA	2007A Single Family	5.49	03/20/08	01/20/38	164,644.75	181,779.68			(719.91)		163,924.84	181,269.77	210.00	0.00
GNMA	2007A Single Family	4.75	02/19/08	02/20/38	117,947.07	130,981.74			(1,294.64)		116,652.43	128,778.27	(908.83)	0.00
GNMA	2007A Single Family	4.75	02/19/08	12/20/37	106,544.70	118,317.95			(757.52)		105,787.18	116,816.37	(744.06)	0.00
GNMA	2007A Single Family	5.49	02/19/08	01/20/38	236,178.55	260,751.05			(1,001.08)		235,177.47	260,054.57	304.60	0.00
GNMA	2007A Single Family	4.75	02/19/08	02/20/38	148,112.92	164,529.17			(775.47)		147,337.45	162,700.57	(1,053.13)	0.00
GNMA	2007A Single Family	5.49	02/19/08	10/20/37	139,468.45	153,976.39			(600.48)		138,867.97	153,554.81	178.90	0.00
GNMA	2007A Single Family	4.75	02/27/08	02/20/38	92,654.86	102,895.25			(492.02)		92,162.84	101,743.74	(659.49)	0.00
GNMA	2007A Single Family	5.49	02/27/08	02/20/38	94,692.37	105,263.17			(796.20)		93,896.17	104,541.21	74.24	0.00
GNMA	2007A Single Family	5.49	02/27/08	02/20/38	164,443.47	181,554.89			(691.17)		163,752.30	181,076.42	212.70	0.00
GNMA	2007A Single Family	4.75	03/20/08	12/20/37	109,319.45	121,402.73			(522.36)		108,797.09	120,108.32	(772.05)	0.00
GNMA	2007A Single Family	5.49	03/27/08	03/20/38	207,426.53	229,017.79			(860.34)		206,566.19	228,426.93	269.48	0.00
GNMA	2007A Single Family	5.49	03/27/08	02/20/38	170,688.79	188,455.02			(721.60)		169,967.19	187,953.74	220.32	0.00
GNMA	2007A Single Family	4.75	04/15/08	03/20/38	184,076.40	204,430.98			(1,264.13)		182,812.27	201,826.73	(1,340.12)	0.00
GNMA	2007A Single Family	4.75	04/15/08	02/20/38	107,736.50	119,649.05			(508.20)		107,228.30	118,380.61	(760.24)	0.00
GNMA	2007A Single Family	5.49	04/15/08	03/20/38	45,968.29	50,754.10			(192.57)		45,775.72	50,621.05	59.52	0.00
GNMA	2007A Single Family	5.49	04/24/08	04/20/38	261,141.15	288,332.64			(1,101.68)		260,039.47	287,568.54	337.58	0.00
GNMA	2007A Single Family	4.75	04/24/08	04/20/38	187,424.05	208,151.54			(1,521.73)		185,902.32	205,241.09	(1,388.72)	0.00

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GNMA	2007A Single Family	5.49	04/22/08	04/20/38	92,177.59	101,775.45			(383.23)		91,794.36	101,511.96	119.74	0.00
GNMA	2007A Single Family	5.49	05/07/08	04/20/38	243,771.94	269,158.13			(1,013.62)		242,758.32	268,461.18	316.67	0.00
GNMA	2007A Single Family	5.49	05/07/08	04/20/38	152,723.10	168,627.55			(640.07)		152,083.03	168,185.34	197.86	0.00
GNMA	2007A Single Family	4.75	05/07/08	05/20/38	324,862.51	360,795.72			(1,536.27)		323,326.24	356,966.89	(2,292.56)	0.00
GNMA	2007A Single Family	5.49	05/14/08	04/20/38	97,035.68	107,631.81			(1,214.64)		95,821.04	106,451.04	33.87	0.00
GNMA	2007A Single Family	4.75	05/14/08	05/20/38	264,807.01	294,099.52			(1,238.71)		263,568.30	290,993.15	(1,867.66)	0.00
GNMA	2007A Single Family	4.75	05/21/08	05/20/38	128,046.55	142,373.41			(988.84)		127,057.71	140,439.77	(944.80)	0.00
GNMA	2007A Single Family	5.49	05/28/08	05/20/38	332,570.76	367,640.37			(1,372.51)		331,198.25	366,698.79	430.93	0.00
GNMA	2007A Single Family	4.75	05/28/08	04/20/38	29,395.02	32,646.91			(141.14)		29,253.88	32,298.08	(207.69)	0.00
GNMA	2007A Single Family	5.49	06/11/08	05/20/38	224,904.16	248,335.00			(1,129.22)		223,774.94	247,477.12	271.34	0.00
GNMA	2007A Single Family	5.49	07/09/08	07/20/38	66,200.80	73,434.78			(291.59)		65,909.21	73,225.94	82.75	0.00
GNMA	2007A Single Family	5.49	07/09/08	06/20/38	178,472.51	197,072.21			(732.21)		177,740.30	196,572.66	232.66	0.00
GNMA	2007A Single Family	4.75	07/09/08	06/20/38	221,855.67	246,411.15			(132,915.53)		88,940.14	98,200.21	(15,295.41)	0.00
GNMA	2007A Single Family	4.75	07/16/08	06/20/38	159,667.60	177,341.22			(752.83)		158,914.77	175,461.53	(1,126.86)	0.00
GNMA	2007A Single Family	5.49	07/16/08	05/20/38	108,470.30	120,322.85			(484.57)		107,985.73	119,972.99	134.71	0.00
GNMA	2007A Single Family	5.49	06/18/08	05/20/38	231,079.06	255,154.76			(100,125.28)		130,953.78	144,825.39	(10,204.09)	0.00
GNMA	2007A Single Family	4.75	06/18/08	04/20/38	108,075.76	120,034.31			(500.43)		107,575.33	118,772.02	(761.86)	0.00
GNMA	2007A Single Family	5.49	06/18/08	06/20/38	77,889.99	86,005.73			(318.87)		77,571.12	85,788.47	101.61	0.00
GNMA	2007A Single Family	5.49	06/25/08	06/20/38	99,590.86	109,968.38			(406.92)		99,183.94	109,691.47	130.01	0.00
GNMA	2007A Single Family	5.49	07/23/08	06/20/38	102,242.41	112,899.19			(426.76)		101,815.65	112,604.94	132.51	0.00
GNMA	2007A Single Family	4.75	07/23/08	07/20/38	114,499.71	127,175.11			(523.57)		113,976.14	125,845.14	(806.40)	0.00
GNMA	2007A Single Family	4.75	08/27/08	08/20/38	74,821.06	82,823.63			(353.16)		74,467.90	81,943.70	(526.77)	0.00
GNMA	2007A Single Family	5.49	08/13/08	08/20/38	204,886.89	227,025.54			(1,144.36)		203,742.53	226,883.52	1,002.34	0.00
GNMA	2007A Single Family	4.75	08/13/08	07/20/38	68,620.79	76,218.82			(324.48)		68,296.31	75,409.92	(484.42)	0.00
GNMA	2007A Single Family	4.75	08/13/08	06/20/38	105,860.78	117,581.61			(488.39)		105,372.39	116,347.19	(746.03)	0.00
GNMA	2007A Single Family	4.75	08/20/08	08/20/38	279,169.48	310,083.95			(1,277.90)		277,891.58	306,839.96	(1,966.09)	0.00
GNMA	2007A Single Family	4.75	08/27/08	07/20/38	876,621.63	973,698.28			(4,970.37)		871,651.26	962,453.46	(6,274.45)	0.00
GNMA	2007A Single Family	5.49	08/27/08	08/20/38	85,406.06	94,312.08			(346.25)		85,059.81	94,077.59	111.76	0.00
GNMA	2007A Single Family	5.49	09/10/08	07/20/38	140,631.11	155,297.17			(579.52)		140,051.59	154,900.68	183.03	0.00
GNMA	2007A Single Family	5.49	09/24/08	09/20/38	81,551.33	90,933.32			(335.11)		81,216.22	89,829.33	(768.88)	0.00
GNMA	2007A Single Family	5.49	10/15/08	09/20/38	311,920.55	346,434.80			(2,178.40)		309,742.15	344,553.65	297.25	0.00
GNMA	2007A Single Family	5.49	10/15/08	09/20/38	97,564.55	107,743.99			(435.52)		97,129.03	107,431.89	123.42	0.00
GNMA	2007A Single Family				125,455.16	138,881.35			(125,455.16)				(13,426.19)	0.00
GNMA	2007A Single Family	5.49	10/22/08	09/20/38	327,062.02	361,608.09			(1,394.60)		325,667.42	360,632.68	419.19	0.00
GNMA	2007A Single Family	5.49	10/29/08	09/20/38	121,611.40	135,606.57			(485.04)		121,126.36	133,976.46	(1,145.07)	0.00
GNMA	2007A Single Family	4.75	10/29/08	10/20/38	220,216.06	244,620.97			(1,827.09)		218,388.97	241,157.15	(1,636.73)	0.00
GNMA	2007A Single Family	4.75	11/25/08	11/20/38	94,027.32	104,094.53			(417.45)		93,609.87	103,017.62	(659.46)	0.00
GNMA	2007A Single Family	5.49	12/10/08	09/20/38	150,717.07	168,068.55			(602.35)		150,114.72	166,046.87	(1,419.33)	0.00
GNMA	2007A Single Family	4.75	12/10/08	11/20/38	73,489.36	81,358.79			(332.99)		73,156.37	80,509.70	(516.10)	0.00
GNMA	2007A Single Family	4.75	12/30/08	12/20/38	316,832.93	351,969.00			(1,596.05)		315,236.88	348,125.88	(2,247.07)	0.00
GNMA	2007A Single Family	4.75	12/30/08	11/20/38	179,388.37	198,601.54			(977.24)		178,411.13	196,347.93	(1,276.37)	0.00
GNMA	2007A Single Family	5.49	01/14/09	12/20/38	88,600.13	98,805.02			(356.15)		88,243.98	97,614.23	(834.64)	0.00
GNMA	2007A Single Family	4.75	01/14/09	12/20/38	77,047.42	85,301.13			(345.72)		76,701.70	84,414.63	(540.78)	0.00
GNMA	2007A Single Family	5.25	01/21/09	01/20/39	381,207.26	421,690.51			(1,741.02)		379,466.24	420,424.30	474.81	0.00
GNMA	2007A Single Family	5.25	01/21/09	01/20/39	120,922.99	134,852.30			(492.06)		120,430.93	133,220.45	(1,139.79)	0.00
GNMA	2007A Single Family	5.15	01/21/09	01/20/39	161,690.69	180,316.09			(668.80)		161,021.89	178,122.10	(1,525.19)	0.00
GNMA	2007A Single Family	5.25	01/21/09	01/20/39	588,568.08	656,366.14			(2,610.46)		585,957.62	649,203.53	(4,552.15)	0.00
GNMA	2007A Single Family	4.75	01/21/09	01/20/39	112,504.44	124,557.87			(494.33)		112,010.11	123,274.93	(788.61)	0.00
FNMA	2007A Single Family	5.49	08/23/07	08/01/37	76,992.93	84,538.73			(339.21)		76,653.72	84,364.89	165.37	0.00
FNMA	2007A Single Family	4.75	08/23/07	08/01/37	986,798.79	1,087,770.05			(4,944.68)		981,854.11	1,081,012.33	(1,813.04)	0.00
FNMA	2007A Single Family	5.49	09/11/07	08/01/37	624,626.15	693,976.08			(2,729.60)		621,896.55	693,852.69	2,606.21	0.00
FNMA	2007A Single Family	5.49	09/11/07	08/01/37	71,895.81	79,708.39			(505.21)		71,390.60	79,327.56	124.38	0.00
FNMA	2007A Single Family	4.75	09/11/07	08/01/37	1,081,328.38	1,203,001.83			(278,074.28)		803,254.10	892,475.45	(32,452.10)	0.00
FNMA	2007A Single Family	5.49	09/25/07	09/01/37	949,606.49	1,045,396.27			(25,392.13)		924,214.36	1,022,482.75	2,478.61	0.00
FNMA	2007A Single Family	5.49	09/25/07	08/01/37	123,995.07	137,884.75			(639.54)		123,355.53	137,478.26	233.05	0.00
FNMA	2007A Single Family	4.75	09/25/07	09/01/37	1,111,210.97	1,236,287.15			(5,489.98)		1,105,720.99	1,228,578.85	(2,218.32)	0.00
FNMA	2007A Single Family	5.49	10/09/07	09/01/37	565,473.97	623,519.19			(3,216.50)		562,257.47	623,645.84	3,343.15	0.00
FNMA	2007A Single Family	5.49	10/09/07	09/01/37	38,018.46	42,153.33			(430.65)		37,587.81	41,815.27	92.59	0.00
FNMA	2007A Single Family	4.75	10/09/07	09/01/37	379,010.53	417,808.53			(1,892.50)		377,118.03	415,220.24	(695.79)	0.00
FNMA	2007A Single Family	4.75	10/09/07	08/01/37	244,417.73	265,818.57			(1,412.98)		243,004.75	264,019.91	(385.68)	0.00
FNMA	2007A Single Family	5.49	10/25/07	09/01/37	672,502.42	740,356.26			(3,353.14)		669,149.28	740,132.51	3,129.39	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
FNMA	2007A Single Family	5.49	10/25/07	10/01/37	357,898.26	396,541.16			(2,643.90)		355,254.36	396,892.56	2,995.30	0.00
FNMA	2007A Single Family	4.75	10/25/07	10/01/37	748,941.41	825,622.11			(116,955.97)		631,985.44	695,850.18	(12,815.96)	0.00
FNMA	2007A Single Family	5.49	10/25/07	10/01/37	372,967.70	410,601.28			(1,653.83)		371,313.87	410,540.09	1,592.64	0.00
FNMA	2007A Single Family	5.49	11/08/07	10/01/37	273,793.22	300,605.93			(1,190.59)		272,602.63	300,004.84	589.50	0.00
FNMA	2007A Single Family	4.75	11/08/07	09/01/37	99,286.06	107,857.30			(481.43)		98,804.63	107,212.75	(163.12)	0.00
FNMA	2007A Single Family	4.75	11/21/07	10/01/37	81,670.80	88,466.55			(1,766.27)		79,904.53	86,360.76	(339.52)	0.00
FNMA	2007A Single Family	5.49	11/21/07	10/01/37	376,896.15	414,934.94			(1,643.12)		375,253.03	414,892.45	1,600.63	0.00
FNMA	2007A Single Family	5.49	11/21/07	09/01/37	376,538.94	414,402.88			(2,343.78)		374,195.16	412,788.80	729.70	0.00
FNMA	2007A Single Family	4.75	11/28/07	09/01/37	110,344.25	119,878.62			(541.08)		109,803.17	119,156.92	(180.62)	0.00
FNMA	2007A Single Family	5.49	12/11/07	11/01/37	547,538.36	602,811.60			(113,174.03)		434,364.33	479,298.40	(10,339.17)	0.00
FNMA	2007A Single Family	5.49	12/12/07	09/01/37	88,239.52	96,882.92			(382.79)		87,856.73	96,690.20	190.07	0.00
FNMA	2007A Single Family	4.75	12/11/07	12/01/37	428,481.91	472,373.62			(2,071.16)		426,410.75	469,522.58	(779.88)	0.00
FNMA	2007A Single Family	5.49	12/11/07	11/01/37	354,065.30	389,807.69			(1,603.51)		352,461.79	389,712.19	1,508.01	0.00
FNMA	2007A Single Family	4.75	12/20/07	12/01/37	91,035.89	99,049.12			(496.57)		90,539.32	98,398.45	(154.10)	0.00
FNMA	2007A Single Family	5.49	12/20/07	12/01/37	304,485.91	335,227.05			(1,344.55)		303,141.36	335,210.83	1,328.33	0.00
FNMA	2007A Single Family	5.49	12/28/07	10/01/37	139,447.23	153,175.32			(621.27)		138,825.96	152,853.88	299.83	0.00
FNMA	2007A Single Family	4.75	12/28/07	12/01/37	294,698.62	320,192.02			(1,452.28)		293,246.34	318,256.58	(483.16)	0.00
FNMA	2007A Single Family	5.49	01/16/08	08/01/37	103,412.31	114,086.72			(750.51)		102,661.80	113,536.01	199.80	0.00
FNMA	2007A Single Family	5.49	01/30/08	09/01/37	237,718.58	261,028.39			(1,063.08)		236,655.50	260,476.46	511.15	0.00
FNMA	2007A Single Family				98,330.12	106,810.38			(98,330.12)				(8,480.26)	0.00
FNMA	2007A Single Family	4.75	01/30/08	12/01/37	88,777.90	96,434.35			(422.71)		88,355.19	95,866.47	(145.17)	0.00
FNMA	2007A Single Family	5.49	02/13/08	11/01/37	212,107.64	234,194.24			(3,334.86)		208,772.78	231,673.86	814.48	0.00
FNMA	2007A Single Family	4.75	02/13/08	01/01/38	309,154.73	335,822.15			(112,534.68)		196,620.05	213,338.41	(9,949.06)	0.00
FNMA	2007A Single Family	5.49	02/19/08	01/01/38	193,046.85	212,520.70			(981.48)		192,065.37	211,934.03	394.81	0.00
FNMA	2007A Single Family	4.75	03/12/08	02/01/38	218,282.27	237,117.33			(1,042.75)		217,239.52	235,717.54	(357.04)	0.00
FNMA	2007A Single Family	5.49	03/20/08	02/01/38	283,071.96	311,675.97			(1,339.36)		281,732.60	311,530.79	1,194.18	0.00
FNMA	2007A Single Family	5.49	03/20/08	11/01/37	332,268.23	365,061.24			(2,245.74)		330,022.49	363,505.33	689.83	0.00
FNMA	2007A Single Family	4.75	03/27/08	03/01/38	179,563.53	195,522.57			(1,057.01)		178,506.52	194,146.54	(319.02)	0.00
FNMA	2007A Single Family	5.49	04/08/08	03/01/38	174,460.10	191,513.86			(770.60)		173,689.50	191,116.13	372.87	0.00
FNMA	2007A Single Family	5.49	04/22/08	04/01/38	53,664.19	58,904.35			(222.11)		53,442.08	58,797.98	115.74	0.00
Freddie Mac	2007A Single Family	4.75	05/07/08	04/01/38	252,029.37	270,692.12			(1,175.74)		250,853.63	270,080.67	564.29	0.00
Freddie Mac	2007A Single Family	5.49	05/07/08	01/01/38	156,892.61	171,096.21			(771.69)		156,120.92	171,302.70	978.18	0.00
Freddie Mac	2007A Single Family	5.49	05/07/08	03/01/38	174,221.28	190,279.16			(1,168.33)		173,052.95	190,163.10	1,052.27	0.00
Freddie Mac	2007A Single Family	5.49	05/28/08	03/01/38	132,417.38	144,072.15			(564.36)		131,853.02	144,345.95	838.16	0.00
Freddie Mac	2007A Single Family	4.75	06/18/08	05/01/38	124,000.68	133,562.74			(2,064.36)		121,936.32	131,648.42	150.04	0.00
Freddie Mac	2007A Single Family	5.49	06/18/08	05/01/38	345,644.94	377,230.01			(1,473.96)		344,170.98	379,314.43	3,558.38	0.00
Freddie Mac	2007A Single Family	5.49	06/25/08	06/01/38	305,680.55	332,532.64			(1,271.83)		304,408.72	333,198.87	1,938.06	0.00
Freddie Mac	2007A Single Family	4.75	06/25/08	05/01/38	71,935.29	77,283.57			(350.55)		71,584.74	77,095.72	162.70	0.00
Freddie Mac	2007A Single Family	5.49	07/16/08	06/01/38	129,026.29	140,393.44			(600.45)		128,425.84	140,606.17	813.18	0.00
Freddie Mac	2007A Single Family	5.49	07/16/08	05/01/38	207,656.92	225,910.99			(867.47)		206,789.45	226,359.73	1,316.21	0.00
Freddie Mac	2007A Single Family	5.49	07/23/08	06/01/38	147,088.54	160,004.83			(607.45)		146,481.09	160,330.41	933.03	0.00
Freddie Mac	2007A Single Family	4.75	07/23/08	07/01/38	157,144.11	168,788.89			(727.79)		156,416.32	168,411.76	350.66	0.00
Freddie Mac	2007A Single Family	5.49	08/13/08	07/01/38	132,307.42	143,928.06			(546.57)		131,760.85	144,220.74	839.25	0.00
Freddie Mac	2007A Single Family	5.49	08/20/08	04/01/38	181,715.51	197,683.84			(755.78)		180,959.73	198,080.00	1,151.94	0.00
Freddie Mac	2007A Single Family	5.49	09/17/08	07/01/38	24,483.06	26,586.18			(99.77)		24,383.29	26,639.59	153.18	0.00
Freddie Mac	2007A Single Family	5.49	10/08/08	08/01/38	108,410.75	117,925.15			(439.43)		107,971.32	118,174.24	688.52	0.00
GNMA	2007A Single Family	5.25	12/28/07	12/20/37	9,716.60	10,676.31			(43.59)		9,673.01	10,610.55	(22.17)	0.00
GNMA	2007A Single Family	6.00	12/11/07	11/20/37	4,622.62	5,195.26			(18.62)		4,604.00	5,224.42	47.78	0.00
GNMA	2007A Single Family	5.25	12/11/07	11/20/37	47,351.64	52,356.45			(212.77)		47,138.87	52,203.16	59.48	0.00
GNMA	2007A Single Family	5.25	12/11/07	11/20/37	3,915.92	4,322.96			(17.31)		3,898.61	4,310.62	4.97	0.00
GNMA	2007A Single Family	6.00	12/11/07	11/20/37	6,507.61	7,375.37			(26.70)		6,480.91	7,415.62	66.95	0.00
GNMA	2007A Single Family	5.25	12/11/07	12/20/37	54,012.72	59,873.60			(249.79)		53,762.93	59,717.28	93.47	0.00
GNMA	2007A Single Family	5.25	12/11/07	11/20/37	8,590.85	9,483.91			(38.21)		8,552.64	9,456.60	10.90	0.00
GNMA	2007A Single Family	5.25	12/20/07	12/20/37	19,489.17	21,613.95			(121.34)		19,367.83	21,513.06	20.45	0.00
GNMA	2007A Single Family	5.25	12/20/07	12/20/37	8,847.38	9,767.25			(39.32)		8,808.06	9,739.16	11.23	0.00
GNMA	2007A Single Family	5.25	12/20/07	11/20/37	4,232.90	4,672.97			(18.88)		4,214.02	4,659.45	5.36	0.00
GNMA	2007A Single Family	5.25	12/20/07	12/20/37	1,806.04	2,007.48			(14.75)		1,791.29	1,994.20	1.47	0.00
GNMA	2007A Single Family	6.00	01/30/08	01/20/38	6,904.45	7,825.59			(27.06)		6,877.39	7,869.74	71.21	0.00
GNMA	2007A Single Family	5.25	01/30/08	01/20/38	9,028.88	9,920.72			(40.09)		8,988.79	9,859.89	(20.74)	0.00
GNMA	2007A Single Family	5.25	01/30/08	01/20/38	8,389.40	9,262.06			(4,485.30)		3,904.10	4,316.98	(459.78)	0.00
GNMA	2007A Single Family	5.25	01/30/08	01/20/38	3,688.45	4,052.38			(16.13)		3,672.32	4,027.70	(8.55)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2007A Single Family	6.00	01/30/08	01/20/38	2,890.24	3,275.87			(11.24)		2,879.00	3,294.44	29.81	0.00
GNMA	2007A Single Family	6.00	01/16/08	12/20/37	6,167.72	6,990.41			(24.54)		6,143.18	7,029.42	63.55	0.00
GNMA	2007A Single Family	5.25	01/16/08	12/20/37	12,957.40	14,370.48			(4,237.69)		8,719.71	9,685.81	(446.98)	0.00
GNMA	2007A Single Family	5.25	01/16/08	01/20/38	62,535.08	69,147.79			(289.32)		62,245.76	68,936.12	77.65	0.00
GNMA	2007A Single Family	5.25	01/30/08	01/20/38	9,807.59	10,775.93			(5,447.31)		4,360.28	4,782.37	(546.25)	0.00
GNMA	2007A Single Family	5.25	02/13/08	01/20/38	6,428.56	7,097.37			(29.06)		6,399.50	7,076.40	8.09	0.00
GNMA	2007A Single Family	5.25	02/13/08	02/20/38	3,275.90	3,616.75			(14.90)		3,261.00	3,605.96	4.11	0.00
GNMA	2007A Single Family	6.00	01/30/08	01/20/38	4,334.10	4,912.29			(16.85)		4,317.25	4,940.15	44.71	0.00
GNMA	2007A Single Family	5.25	01/30/08	01/20/38	4,655.07	5,139.30			(20.32)		4,634.75	5,124.92	5.94	0.00
GNMA	2007A Single Family	5.25	01/30/08	01/20/38	9,200.20	10,203.66			(42.03)		9,158.17	10,172.98	11.35	0.00
GNMA	2007A Single Family	6.00	02/13/08	01/20/38	9,456.88	10,718.62			(36.82)		9,420.06	10,779.35	97.55	0.00
GNMA	2007A Single Family	5.25	02/13/08	01/20/38	13,267.11	14,647.37			(58.23)		13,208.88	14,606.04	16.90	0.00
GNMA	2007A Single Family	5.25	02/13/08	01/20/38	14,219.87	15,723.94			(3,158.97)		11,060.90	12,230.85	(334.12)	0.00
GNMA	2007A Single Family	5.25	04/08/08	03/20/38	12,788.08	14,119.32			(55.81)		12,732.27	14,079.82	16.31	0.00
GNMA	2007A Single Family	6.00	04/08/08	04/20/38	5,637.63	6,390.26			(23.37)		5,614.26	6,424.84	57.95	0.00
GNMA	2007A Single Family	5.25	04/08/08	04/20/38	6,967.12	7,727.70			(51.00)		6,916.12	7,683.14	6.44	0.00
GNMA	2007A Single Family	6.00	03/12/08	03/20/38	3,705.58	4,221.22			(30.57)		3,675.01	4,226.34	35.69	0.00
GNMA	2007A Single Family	5.25	03/12/08	03/20/38	8,472.98	9,354.78			(36.79)		8,436.19	9,328.83	10.84	0.00
GNMA	2007A Single Family	5.25	03/20/08	03/20/38	12,511.12	13,852.91			(62.63)		12,448.49	13,805.39	15.11	0.00
GNMA	2007A Single Family	6.00	02/19/08	01/20/38	9,813.90	11,203.90			(41.97)		9,771.93	11,262.16	100.23	0.00
GNMA	2007A Single Family	5.25	02/19/08	02/20/38	7,415.51	8,187.13			(35.14)		7,380.37	8,198.44	46.45	0.00
GNMA	2007A Single Family	6.00	02/19/08	02/20/38	3,637.99	4,123.40			(16.89)		3,621.10	4,143.63	37.12	0.00
GNMA	2007A Single Family	5.25	02/19/08	02/20/38	12,434.11	13,806.40			(4,028.54)		8,405.57	9,337.27	(440.59)	0.00
GNMA	2007A Single Family	6.00	02/27/08	02/20/38	8,425.95	9,550.39			(33.57)		8,392.38	9,603.62	86.80	0.00
GNMA	2007A Single Family	5.25	02/27/08	02/20/38	7,859.32	8,677.11			(35.15)		7,824.17	8,651.90	9.94	0.00
GNMA	2007A Single Family	5.25	02/27/08	02/20/38	7,108.52	7,848.19			(31.69)		7,076.83	7,825.52	9.02	0.00
GNMA	2007A Single Family	5.25	02/27/08	02/20/38	2,101.29	2,319.94			(9.45)		2,091.84	2,313.14	2.65	0.00
GNMA	2007A Single Family	6.00	02/27/08	02/20/38	6,493.08	7,359.50			(25.17)		6,467.91	7,401.33	67.00	0.00
GNMA	2007A Single Family	5.25	02/27/08	02/20/38	12,160.32	13,487.11			(76.08)		12,084.24	13,423.71	12.68	0.00
GNMA	2007A Single Family	5.25	03/27/08	03/20/38	5,159.63	5,696.69			(23.33)		5,136.30	5,679.85	6.49	0.00
GNMA	2007A Single Family	6.00	03/27/08	03/20/38	13,079.18	14,899.38			(50.74)		13,028.44	14,983.16	134.52	0.00
GNMA	2007A Single Family	5.25	04/15/08	03/20/38	3,071.69	3,391.50			(13.71)		3,057.98	3,381.68	3.89	0.00
GNMA	2007A Single Family	6.00	04/15/08	04/20/38	3,004.96	3,440.32			(39.21)		2,965.75	3,427.69	26.58	0.00
GNMA	2007A Single Family	5.25	04/24/08	04/20/38	4,088.33	4,514.07			(17.68)		4,070.65	4,501.62	5.23	0.00
GNMA	2007A Single Family	6.00	04/22/08	04/20/38	11,123.57	12,608.70			(42.58)		11,080.99	12,680.98	114.86	0.00
GNMA	2007A Single Family	6.00	05/07/08	04/20/38	7,361.88	8,344.93			(28.29)		7,333.59	8,392.64	76.00	0.00
GNMA	2007A Single Family	5.25	05/07/08	05/20/38	33,682.25	37,248.64			(159.37)		33,522.88	37,130.70	41.43	0.00
GNMA	2007A Single Family	5.25	05/07/08	04/20/38	5,272.79	5,821.86			(22.58)		5,250.21	5,806.06	6.78	0.00
GNMA	2007A Single Family	5.25	05/14/08	04/20/38	9,278.10	10,244.38			(42.54)		9,235.56	10,213.47	11.63	0.00
GNMA	2007A Single Family	6.00	05/21/08	05/20/38	4,796.92	5,437.50			(29.69)		4,767.23	5,455.71	47.90	0.00
GNMA	2007A Single Family				5,329.33	5,884.45			(5,329.33)				(555.12)	0.00
GNMA	2007A Single Family	5.25	05/28/08	05/20/38	4,367.06	4,821.90			(19.25)		4,347.81	4,808.20	5.55	0.00
GNMA	2007A Single Family	6.00	05/28/08	05/20/38	9,145.10	10,366.50			(40.80)		9,104.30	10,419.28	93.58	0.00
GNMA	2007A Single Family	5.25	05/28/08	01/20/38	3,014.72	3,328.70			(13.32)		3,001.40	3,319.20	3.82	0.00
GNMA	2007A Single Family	6.00	06/11/08	06/20/38	5,446.13	6,173.62			(20.46)		5,425.67	6,209.46	56.30	0.00
GNMA	2007A Single Family	5.25	06/11/08	05/20/38	7,624.50	8,457.34			(62.54)		7,561.96	8,401.11	6.31	0.00
GNMA	2007A Single Family	5.25	06/11/08	05/20/38	10,825.00	12,007.44			(51.67)		10,773.33	11,968.83	13.06	0.00
GNMA	2007A Single Family	6.00	07/09/08	07/20/38	26,355.22	30,009.73			(5,435.95)		20,919.27	23,994.76	(579.02)	0.00
GNMA	2007A Single Family	5.25	07/09/08	06/20/38	12,215.25	13,549.97			(70.00)		12,145.25	13,493.43	13.46	0.00
GNMA	2007A Single Family	5.25	07/09/08	06/20/38	9,784.65	10,804.36			(41.62)		9,743.03	10,775.34	12.60	0.00
GNMA	2007A Single Family	6.00	07/16/08	07/20/38	1,866.99	2,138.87			(16.11)		1,850.88	2,140.54	17.78	0.00
GNMA	2007A Single Family	6.00	06/18/08	06/20/38	10,961.63	12,425.96			(48.51)		10,913.12	12,489.68	112.23	0.00
GNMA	2007A Single Family	5.25	06/18/08	06/20/38	8,539.59	9,472.52			(51.77)		8,487.82	9,429.84	9.09	0.00
GNMA	2007A Single Family	6.00	06/25/08	06/20/38	14,280.90	16,306.03			(70.32)		14,210.58	16,380.17	144.46	0.00
GNMA	2007A Single Family	5.25	06/25/08	06/20/38	12,667.21	13,987.20			(54.53)		12,612.68	13,948.91	16.24	0.00
GNMA	2007A Single Family	5.25	07/16/08	07/20/38	22,210.29	24,563.85			(102.69)		22,107.60	24,488.70	27.54	0.00
GNMA	2007A Single Family	6.00	07/23/08	07/20/38	8,567.43	9,712.26			(32.95)		8,534.48	9,767.74	88.43	0.00
GNMA	2007A Single Family	5.25	07/23/08	07/20/38	30,337.75	33,552.75			(136.89)		30,200.86	33,453.85	37.99	0.00
GNMA	2007A Single Family	5.25	07/23/08	07/20/38	8,026.97	8,863.72			(5,028.18)		2,998.79	3,316.62	(518.92)	0.00
GNMA	2007A Single Family	6.00	07/29/08	07/20/38	1,342.62	1,522.03			(5.00)		1,337.62	1,530.92	13.89	0.00
GNMA	2007A Single Family	5.25	07/29/08	07/20/38	8,877.32	9,802.72			(37.69)		8,839.63	9,776.46	11.43	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2007A Single Family	5.25	07/29/08	07/20/38	11,717.41	12,938.86			(49.48)		11,667.93	12,904.51	15.13	0.00
GNMA	2007A Single Family	6.00	08/27/08	08/20/38	2,274.24	2,578.20			(8.45)		2,265.79	2,593.28	23.53	0.00
GNMA	2007A Single Family	5.25	08/27/08	08/20/38	9,016.85	10,002.65			(42.01)		8,974.84	9,971.66	11.02	0.00
GNMA	2007A Single Family	5.25	08/27/08	08/20/38	12,964.56	14,455.59			(54.29)		12,910.27	14,278.97	(122.33)	0.00
GNMA	2007A Single Family	6.00	08/13/08	08/20/38	25,006.29	28,490.81			(101.82)		24,904.47	28,645.46	256.47	0.00
GNMA	2007A Single Family	5.25	08/13/08	08/20/38	49,666.67	54,931.47			(269.88)		49,396.79	54,718.84	57.25	0.00
GNMA	2007A Single Family	5.25	08/13/08	07/20/38	29,007.67	32,082.35			(227.88)		28,779.79	31,880.35	25.88	0.00
GNMA	2007A Single Family	6.00	08/13/08	08/20/38	2,608.67	2,957.36			(10.33)		2,598.34	2,973.92	26.89	0.00
GNMA	2007A Single Family	5.25	08/13/08	08/20/38	13,223.10	14,601.80			(56.90)		13,166.20	14,561.86	16.96	0.00
GNMA	2007A Single Family	5.25	08/13/08	08/20/38	17,975.53	19,880.97			(85.65)		17,889.88	19,817.32	22.00	0.00
GNMA	2007A Single Family	6.00	08/20/08	08/20/38	5,587.49	6,334.37			(22.00)		5,565.49	6,369.97	57.60	0.00
GNMA	2007A Single Family	5.25	08/20/08	08/20/38	21,999.38	24,393.30			(149.58)		21,849.80	24,276.47	32.75	0.00
GNMA	2007A Single Family	5.25	08/20/08	08/20/38	3,519.62	3,924.38			(14.72)		3,504.90	3,876.45	(33.21)	0.00
GNMA	2007A Single Family	5.25	08/27/08	08/20/38	4,958.72	5,528.98			(20.86)		4,937.86	5,461.32	(46.80)	0.00
GNMA	2007A Single Family	5.25	08/27/08	08/20/38	3,704.03	4,130.04			(15.47)		3,688.56	4,079.64	(34.93)	0.00
GNMA	2007A Single Family	6.00	08/27/08	08/20/38	5,990.17	6,790.90			(22.28)		5,967.89	6,830.54	61.92	0.00
GNMA	2007A Single Family	5.25	08/27/08	08/20/38	33,272.21	36,799.60			(150.29)		33,121.92	36,690.95	41.64	0.00
GNMA	2007A Single Family	5.25	08/27/08	08/20/38	10,123.79	11,230.62			(65.32)		10,058.47	11,175.64	10.34	0.00
GNMA	2007A Single Family	6.00	09/10/08	09/20/38	10,519.80	12,012.64			(39.38)		10,480.42	12,081.57	108.31	0.00
GNMA	2007A Single Family	5.25	09/10/08	09/20/38	39,137.26	43,287.25			(7,299.10)		31,838.16	35,269.52	(718.63)	0.00
GNMA	2007A Single Family	5.25	09/10/08	08/20/38	21,389.17	23,826.54			(91.22)		21,297.95	23,593.23	(142.09)	0.00
GNMA	2007A Single Family	5.25	09/17/08	09/20/38	7,975.53	8,807.41			(33.61)		7,941.92	8,784.12	10.32	0.00
GNMA	2007A Single Family	5.25	09/17/08	08/20/38	8,278.69	9,230.98			(34.58)		8,244.11	9,118.29	(78.11)	0.00
GNMA	2007A Single Family	5.25	09/24/08	07/20/38	4,072.12	4,540.55			(17.11)		4,055.01	4,485.01	(38.43)	0.00
GNMA	2007A Single Family	6.00	09/24/08	09/20/38	6,794.98	7,703.52			(25.15)		6,769.83	7,748.66	70.29	0.00
GNMA	2007A Single Family	5.25	09/24/08	09/20/38	22,806.38	25,224.97			(111.65)		22,694.73	25,140.93	27.61	0.00
GNMA	2007A Single Family	5.25	09/24/08	08/20/38	3,214.64	3,549.96			(21.49)		3,193.15	3,547.91	19.44	0.00
GNMA	2007A Single Family	5.25	09/24/08	09/20/38	4,865.19	5,372.68			(23.72)		4,841.47	5,354.90	5.94	0.00
GNMA	2007A Single Family	6.00	09/24/08	09/20/38	10,907.37	12,365.77			(43.23)		10,864.14	12,434.95	112.41	0.00
GNMA	2007A Single Family	5.25	09/24/08	09/20/38	15,898.82	17,584.92			(68.63)		15,830.19	17,536.52	20.23	0.00
GNMA	2007A Single Family	6.00	10/08/08	10/20/38	22,386.91	25,564.57			(3,655.68)		18,731.23	21,516.73	(392.16)	0.00
GNMA	2007A Single Family	5.25	10/08/08	09/20/38	7,434.39	8,289.78			(31.18)		7,403.21	8,188.46	(70.14)	0.00
GNMA	2007A Single Family	6.00	10/15/08	09/20/38	4,259.09	4,828.66			(15.91)		4,243.18	4,856.79	44.04	0.00
GNMA	2007A Single Family	6.00	10/15/08	06/20/38	3,103.63	3,518.68			(11.62)		3,092.01	3,539.14	32.08	0.00
GNMA	2007A Single Family	6.00	10/15/08	07/20/38	4,415.98	5,006.50			(28.71)		4,387.27	5,021.67	43.88	0.00
GNMA	2007A Single Family	6.00	10/22/08	10/20/38	13,956.06	15,901.91			(56.41)		13,899.65	15,988.72	143.22	0.00
GNMA	2007A Single Family	5.25	10/22/08	10/20/38	25,192.28	27,864.81			(112.41)		25,079.87	27,784.07	31.67	0.00
GNMA	2007A Single Family	5.25	10/22/08	09/20/38	5,512.55	6,087.74			(37.07)		5,475.48	6,083.98	33.31	0.00
GNMA	2007A Single Family	6.00	10/22/08	10/20/38	11,438.69	13,062.52			(77.06)		11,361.63	13,098.01	112.55	0.00
GNMA	2007A Single Family	5.25	10/22/08	10/20/38	14,593.04	16,272.35			(60.21)		14,532.83	16,074.51	(137.63)	0.00
GNMA	2007A Single Family	5.25	10/22/08	08/20/38	4,485.84	4,953.89			(23.09)		4,462.75	4,936.15	5.35	0.00
GNMA	2007A Single Family	5.25	10/29/08	10/20/38	9,293.05	10,362.54			(4,172.88)		5,120.17	5,663.37	(526.29)	0.00
GNMA	2007A Single Family	6.00	10/29/08	10/20/38	11,121.69	12,700.58			(45.40)		11,076.29	12,769.11	113.93	0.00
GNMA	2007A Single Family	6.00	10/29/08	10/20/38	10,327.64	11,708.98			(52.85)		10,274.79	11,760.84	104.71	0.00
GNMA	2007A Single Family	5.25	10/29/08	10/20/38	13,649.92	15,220.82			(56.34)		13,593.58	15,035.76	(128.72)	0.00
GNMA	2007A Single Family	5.25	10/29/08	10/20/38	8,056.59	8,983.81			(33.68)		8,022.91	8,874.10	(76.03)	0.00
GNMA	2007A Single Family	6.00	10/29/08	10/20/38	8,458.83	9,590.17			(125.37)		8,333.46	9,538.70	73.90	0.00
GNMA	2007A Single Family	5.25	10/29/08	09/20/38	6,701.70	7,401.00			(30.88)		6,670.82	7,378.49	8.37	0.00
GNMA	2007A Single Family	6.00	11/12/08	11/20/38	22,788.48	25,966.52			(87.86)		22,700.62	26,113.18	234.52	0.00
GNMA	2007A Single Family	5.25	11/12/08	10/20/38	3,850.44	4,252.29			(34.27)		3,816.17	4,221.08	3.06	0.00
GNMA	2007A Single Family	6.00	11/12/08	11/20/38	4,235.50	4,802.08			(15.44)		4,220.06	4,830.50	43.86	0.00
GNMA	2007A Single Family	6.00	11/19/08	10/20/38	8,831.93	10,013.35			(33.49)		8,798.44	10,071.12	91.26	0.00
GNMA	2007A Single Family	5.25	11/19/08	11/20/38	4,226.62	4,713.12			(17.53)		4,209.09	4,655.72	(39.87)	0.00
GNMA	2007A Single Family	6.00	11/19/08	10/20/38	2,907.28	3,296.24			(12.58)		2,894.70	3,313.48	29.82	0.00
GNMA	2007A Single Family	5.25	11/25/08	11/20/38	5,227.73	5,829.55			(21.98)		5,205.75	5,758.23	(49.34)	0.00
GNMA	2007A Single Family	6.00	11/25/08	11/20/38	5,258.29	5,961.74			(20.66)		5,237.63	5,995.31	54.23	0.00
GNMA	2007A Single Family	6.00	11/25/08	11/20/38	12,782.19	14,492.26			(46.29)		12,735.90	14,578.34	132.37	0.00
GNMA	2007A Single Family	6.00	12/10/08	11/20/38	24,168.01	27,539.17			(91.82)		24,076.19	27,696.25	248.90	0.00
GNMA	2007A Single Family	5.25	12/10/08	11/20/38	33,248.85	36,777.97			(4,945.60)		28,303.25	31,436.13	(396.24)	0.00
GNMA	2007A Single Family	5.25	12/10/08	11/20/38	5,021.21	5,599.39			(20.55)		5,000.66	5,531.49	(47.35)	0.00
GNMA	2007A Single Family	6.00	12/10/08	11/20/38	10,101.90	11,453.57			(39.45)		10,062.45	11,518.33	104.21	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2007A Single Family	6.00	12/17/08	11/20/38	7,026.29	7,966.44			(5,206.78)		1,819.51	2,082.75	(676.91)	0.00
GNMA	2007A Single Family	6.00	12/17/08	12/20/38	2,510.32	2,846.26			(9.90)		2,500.42	2,862.23	25.87	0.00
GNMA	2007A Single Family	6.00	12/17/08	12/20/38	8,336.35	9,451.89			(3,619.72)		4,716.63	5,399.10	(433.07)	0.00
GNMA	2007A Single Family	6.00	12/17/08	11/20/38	2,508.44	2,844.08			(9.07)		2,499.37	2,860.99	25.98	0.00
GNMA	2007A Single Family	6.00	02/18/09	01/20/39	2,649.27	3,003.99			(9.51)		2,639.76	3,021.94	27.46	0.00
GNMA	2007A Single Family	5.25	02/25/09	02/20/39	2,557.37	2,824.64			(11.01)		2,546.36	2,816.91	3.28	0.00
GNMA	2007A Single Family	5.49	02/25/09	01/20/39	2,782.45	3,103.07			(10.83)		2,771.62	3,066.08	(26.16)	0.00
GNMA	2007A Single Family	6.00	02/25/09	02/20/39	12,816.69	14,532.84			(56.48)		12,760.21	14,607.63	131.27	0.00
GNMA	2007A Single Family	5.25	02/25/09	12/20/38	4,545.59	5,069.33			(18.48)		4,527.11	5,007.99	(42.86)	0.00
GNMA	2007A Single Family	5.25	02/25/09	12/20/38	4,517.86	4,989.96			(19.25)		4,498.61	4,976.52	5.81	0.00
GNMA	2007A Single Family	6.00	02/25/09	02/20/39	11,797.19	13,376.83			(42.13)		11,755.06	13,456.95	122.25	0.00
GNMA	2007A Single Family	6.00	02/25/09	02/20/39	2,363.93	2,680.45			(8.49)		2,355.44	2,696.44	24.48	0.00
GNMA	2007A Single Family	5.25	03/11/09	02/20/39	5,083.32	5,614.60			(22.68)		5,060.64	5,598.34	6.42	0.00
GNMA	2007A Single Family	5.25	03/11/09	01/20/39	4,221.85	4,708.37			(17.07)		4,204.78	4,651.52	(39.78)	0.00
GNMA	2007A Single Family	6.00	03/11/09	02/20/39	13,481.06	15,286.38			(8,868.28)		4,612.78	5,280.69	(1,137.41)	0.00
GNMA	2007A Single Family	6.00	03/18/09	03/20/39	12,651.09	14,345.39			(4,207.66)		8,443.43	9,666.10	(471.63)	0.00
GNMA	2007A Single Family	5.25	03/25/09	12/20/38	2,031.21	2,265.34			(8.90)		2,022.31	2,237.22	(19.22)	0.00
GNMA	2007A Single Family	6.00	03/25/09	03/20/39	2,353.81	2,669.05			(8.30)		2,345.51	2,685.16	24.41	0.00
GNMA	2007A Single Family	6.00	04/08/09	10/20/38	2,684.71	3,044.25			(15.67)		2,669.04	3,055.51	26.93	0.00
GNMA	2007A Single Family	5.25	12/30/08	12/20/38	8,410.05	9,288.29			(70.23)		8,339.82	9,225.23	7.17	0.00
GNMA	2007A Single Family	6.00	12/30/08	12/20/38	2,756.91	3,125.86			(10.32)		2,746.59	3,144.04	28.50	0.00
GNMA	2007A Single Family	6.00	12/30/08	12/20/38	6,734.87	7,636.21			(3,447.89)		3,286.98	3,762.66	(425.66)	0.00
GNMA	2007A Single Family	6.00	12/30/08	12/20/38	7,247.79	8,217.74			(27.52)		7,220.27	8,265.12	74.90	0.00
GNMA	2007A Single Family	5.25	12/30/08	12/20/38	20,241.73	22,464.20			(84.99)		20,156.74	22,331.83	(47.38)	0.00
GNMA	2007A Single Family	6.00	01/14/09	12/20/38	6,451.35	7,314.85			(23.54)		6,427.81	7,358.10	66.79	0.00
GNMA	2007A Single Family	5.25	01/14/09	01/20/39	11,363.48	12,550.43			(48.96)		11,314.52	12,516.03	14.56	0.00
GNMA	2007A Single Family	5.25	01/14/09	12/20/38	9,370.31	10,449.58			(5,213.36)		4,156.95	4,598.37	(637.85)	0.00
GNMA	2007A Single Family	6.00	01/14/09	01/20/39	17,663.37	20,116.87			(212.94)		17,450.43	20,064.23	160.30	0.00
GNMA	2007A Single Family	6.00	01/21/09	01/20/39	8,439.08	9,568.70			(31.68)		8,407.40	9,624.25	87.23	0.00
GNMA	2007A Single Family	6.00	02/11/09	01/20/39	6,483.79	7,351.87			(23.35)		6,460.44	7,395.69	67.17	0.00
GNMA	2007A Single Family	5.25	02/11/09	01/20/39	6,601.69	7,362.31			(26.78)		6,574.91	7,273.31	(62.22)	0.00
GNMA	2007A Single Family	5.25	02/11/09	01/20/39	8,238.48	9,099.27			(37.12)		8,201.36	9,072.53	10.38	0.00
GNMA	2007A Single Family	6.00	02/11/09	01/20/39	5,775.96	6,549.25			(33.79)		5,742.17	6,573.42	57.96	0.00
GNMA	2007A Single Family	5.25	02/11/09	01/20/39	4,530.00	5,051.90			(18.34)		4,511.66	4,990.86	(42.70)	0.00
GNMA	2007A Single Family	5.25	02/11/09	01/20/39	6,029.94	6,659.95			(25.50)		6,004.44	6,642.22	7.77	0.00
GNMA	2007A Single Family	6.00	02/11/09	01/20/39	4,990.35	5,658.47			(17.81)		4,972.54	5,692.38	51.72	0.00
GNMA	2007A Single Family	6.00	06/24/09	06/20/39	3,767.30	4,272.32			(13.11)		3,754.19	4,298.31	39.10	0.00
GNMA	2007A Single Family	5.25	10/15/09	09/20/39	3,554.77	3,965.40			(19.17)		3,535.60	3,930.09	(16.14)	0.00
GNMA	2007A Single Family	5.25	10/29/09	10/20/39	13,297.43	14,833.79			(51.63)		13,245.80	14,723.96	(58.20)	0.00
GNMA	2007A Single Family	5.25	11/24/09	10/20/39	3,061.44	3,415.25			(11.92)		3,049.52	3,389.91	(13.42)	0.00
GNMA	2007A Single Family	6.00	11/24/09	09/20/39	5,256.76	5,962.38			(17.77)		5,238.99	5,999.24	54.63	0.00
GNMA	2007A Single Family	5.25	11/24/09	10/20/39	9,258.98	10,329.03			(37.45)		9,221.53	10,250.90	(40.68)	0.00
GNMA	2007A Single Family	5.25	05/18/10	04/20/40	52,325.71	58,103.23			(4,508.99)		47,816.72	53,164.55	(429.69)	0.00
GNMA	2007A Single Family	5.25	05/25/10	05/20/40	46,930.84	52,113.18			(184.57)		46,746.27	51,974.87	46.26	0.00
GNMA	2007A Single Family	6.00	12/17/09	11/20/39	6,223.95	7,059.63			(20.84)		6,203.11	7,103.52	64.73	0.00
GNMA	2007A Single Family	5.25	12/17/09	12/20/39	18,552.36	20,696.99			(4,235.34)		14,317.02	15,879.43	(582.22)	0.00
GNMA	2007A Single Family	5.25	12/17/09	11/20/39	3,234.42	3,608.29			(12.38)		3,222.04	3,581.77	(14.14)	0.00
GNMA	2007A Single Family	6.00	12/29/09	12/20/39	9,883.23	11,210.40			(33.27)		9,849.96	11,279.89	102.76	0.00
GNMA	2007A Single Family	5.25	01/20/10	12/20/39	12,932.85	14,428.38			(48.96)		12,883.89	14,322.96	(56.46)	0.00
GNMA	2007A Single Family	5.25	01/27/10	12/20/39	16,463.12	18,367.03			(6,490.52)		9,972.60	11,086.60	(789.91)	0.00
GNMA	2007A Single Family	6.00	01/27/10	12/20/39	2,583.89	2,930.98			(12.49)		2,571.40	2,944.79	26.30	0.00
GNMA	2007A Single Family	5.25	02/17/10	01/20/40	5,024.69	5,605.92			(19.07)		5,005.62	5,564.91	(21.94)	0.00
GNMA	2007A Single Family	5.25	02/23/10	12/20/39	4,359.47	4,863.73			(16.58)		4,342.89	4,828.11	(19.04)	0.00
GNMA	2007A Single Family	5.25	02/23/10	02/20/40	20,060.54	22,273.49			(75.56)		19,984.98	22,218.11	20.18	0.00
GNMA	2007A Single Family	6.00	03/16/10	03/20/40	3,058.65	3,469.69			(10.00)		3,048.65	3,491.55	31.86	0.00
GNMA	2007A Single Family	5.25	03/17/10	03/20/40	2,644,931.35	2,818,518.46			(11,284.24)		2,633,647.11	2,800,388.55	(6,845.67)	0.00
GNMA	2007A Single Family	5.25	03/30/10	03/20/40	68,757.26	76,640.51			(308.67)		68,448.59	76,099.97	(231.87)	0.00
GNMA	2007A Single Family	5.25	03/30/10	02/20/40	2,759.99	3,079.38			(10.59)		2,749.40	3,056.73	(12.06)	0.00
GNMA	2007A Single Family	5.25	04/13/10	03/20/40	7,680.45	8,525.76			(52.22)		7,628.23	8,481.06	7.52	0.00
GNMA	2007A Single Family	5.25	04/13/10	04/20/40	55,195.12	61,287.30			(333.71)		54,861.41	60,995.02	41.43	0.00
GNMA	2007A Single Family	5.25	04/13/10	04/20/40	13,772.34	15,366.41			(5,436.66)		8,335.68	9,267.63	(662.12)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2007A Single Family	5.25	04/22/10	04/20/40	51,999.94	57,739.98			(195.13)		51,804.81	57,597.22	52.37	0.00
GNMA	2007A Single Family	5.25	04/22/10	04/20/40	2,504.58	2,794.48			(9.52)		2,495.06	2,774.02	(10.94)	0.00
GNMA	2007A Single Family	5.25	04/28/10	04/20/40	58,640.42	65,428.70			(12,778.26)		45,862.16	50,874.50	(1,775.94)	0.00
GNMA	2007A Single Family	5.25	06/15/10	06/20/40	68,819.38	76,790.17			(270.73)		68,548.65	76,217.76	(301.68)	0.00
GNMA	2007A Single Family	5.25	07/20/10	07/20/40	32,639.30	36,245.79			(122.53)		32,516.77	36,156.08	32.82	0.00
GNMA	2007A Single Family	5.25	07/28/10	06/20/40	2,477.36	2,764.43			(9.41)		2,467.95	2,744.19	(10.83)	0.00
GNMA	2007A Single Family	5.25	07/28/10	07/20/40	45,332.91	50,537.21			(166.49)		45,166.42	50,221.89	(148.83)	0.00
GNMA	2007A Single Family	5.25	08/17/10	07/20/40	35,830.20	39,982.81			(133.68)		35,696.52	39,692.85	(156.28)	0.00
GNMA	2007A Single Family	5.25	08/24/10	08/20/40	31,289.64	34,936.27			(151.66)		31,137.98	34,624.31	(160.30)	0.00
GNMA	2007A Single Family	5.25	09/14/10	08/20/40	16,338.84	18,145.27			(59.64)		16,279.20	18,102.25	16.62	0.00
GNMA	2007A Single Family	5.25	06/29/10	04/20/40	8,080.55	9,016.54			(29.80)		8,050.75	8,951.52	(35.22)	0.00
GNMA	2007A Single Family	5.25	06/29/10	06/20/40	45,729.23	51,026.42			(169.98)		45,559.25	50,657.09	(199.35)	0.00
GNMA	2007A Single Family	5.25	09/21/10	08/20/40	28,467.38	31,786.01			(106.11)		28,361.27	31,716.85	36.95	0.00
GNMA	2007A Single Family	5.25	10/19/10	10/20/40	45,990.00	51,091.27			(167.58)		45,822.42	51,245.66	321.97	0.00
GNMA	2007A Single Family	5.25	11/09/10	10/20/40	15,680.91	17,420.61			(56.66)		15,624.25	17,473.79	109.84	0.00
GNMA	2007A Single Family	5.25	12/21/10	11/15/40	6,528.73	7,195.55			(23.79)		6,504.94	7,155.93	(15.83)	0.00
FNMA	2007A Single Family	6.00	12/11/07	12/01/37	2,336.72	2,582.04			(9.26)		2,327.46	2,570.38	(2.40)	0.00
FNMA	2007A Single Family	5.25	12/11/07	11/01/37	7,158.87	7,796.33			(32.01)		7,126.86	7,779.96	15.64	0.00
FNMA	2007A Single Family	5.25	12/12/07	12/01/37	43,670.57	47,985.39			(219.01)		43,451.56	47,853.98	87.60	0.00
FNMA	2007A Single Family	5.25	12/20/07	11/01/37	4,774.46	5,200.46			(21.67)		4,752.79	5,189.14	10.35	0.00
FNMA	2007A Single Family	6.00	12/20/07	12/01/37	3,142.02	3,471.86			(12.50)		3,129.52	3,456.13	(3.23)	0.00
FNMA	2007A Single Family	5.25	12/20/07	12/01/37	13,065.26	14,233.04			(59.40)		13,005.86	14,201.97	28.33	0.00
FNMA	2007A Single Family	5.25	12/28/07	12/01/37	11,772.43	12,855.24			(62.30)		11,710.13	12,817.15	24.21	0.00
FNMA	2007A Single Family				987.03	1,066.65			(987.03)				(79.62)	0.00
FNMA	2007A Single Family	5.25	12/28/07	12/01/37	8,786.68	9,567.82			(39.16)		8,747.52	9,547.89	19.23	0.00
FNMA	2007A Single Family	6.00	01/16/08	12/01/37	11,014.28	12,206.47			(2,480.14)		8,534.14	9,443.23	(283.10)	0.00
FNMA	2007A Single Family	5.25	01/16/08	12/01/37	47,995.88	52,828.17			(346.04)		47,649.84	52,566.39	84.26	0.00
FNMA	2007A Single Family	5.25	01/30/08	12/01/37	8,826.34	9,639.13			(53.49)		8,772.85	9,604.77	19.13	0.00
FNMA	2007A Single Family	6.00	01/30/08	01/01/38	13,080.98	14,497.15			(54.90)		13,026.08	14,427.88	(14.37)	0.00
FNMA	2007A Single Family	5.25	01/30/08	01/01/38	8,667.44	9,452.78			(38.06)		8,629.38	9,433.55	18.83	0.00
FNMA	2007A Single Family				4,699.51	5,204.94			(4,699.51)				(505.43)	0.00
FNMA	2007A Single Family	5.25	01/30/08	01/01/38	6,090.49	6,644.30			(27.18)		6,063.31	6,630.30	13.18	0.00
FNMA	2007A Single Family	6.00	02/13/08	02/01/38	9,352.58	10,355.93			(3,333.41)		6,019.17	6,660.90	(361.62)	0.00
FNMA	2007A Single Family	5.25	02/13/08	02/01/38	10,087.80	11,001.93			(45.08)		10,042.72	10,978.69	21.84	0.00
FNMA	2007A Single Family	5.25	02/13/08	01/01/38	12,101.84	13,199.30			(53.60)		12,048.24	13,171.93	26.23	0.00
FNMA	2007A Single Family	5.25	02/19/08	01/01/38	7,119.23	7,764.42			(36.65)		7,082.58	7,743.22	15.45	0.00
FNMA	2007A Single Family	5.25	02/19/08	01/01/38	7,121.71	7,767.10			(31.24)		7,090.47	7,751.35	15.49	0.00
FNMA	2007A Single Family	6.00	02/19/08	02/01/38	6,753.81	7,473.78			(4,379.41)		2,374.40	2,626.06	(468.31)	0.00
FNMA	2007A Single Family	6.00	02/27/08	02/01/38	10,011.89	11,085.47			(42.64)		9,969.25	11,032.21	(10.62)	0.00
FNMA	2007A Single Family	5.25	02/27/08	02/01/38	13,002.54	14,312.22			(76.23)		12,926.31	14,260.64	24.65	0.00
FNMA	2007A Single Family	5.25	02/27/08	02/01/38	16,168.96	17,797.60			(95.60)		16,073.36	17,732.57	30.57	0.00
FNMA	2007A Single Family	6.00	03/20/08	03/01/38	12,469.31	13,820.00			(55.19)		12,414.12	13,750.80	(14.01)	0.00
FNMA	2007A Single Family	5.25	03/20/08	02/01/38	3,178.05	3,465.91			(13.90)		3,164.15	3,458.92	6.91	0.00
FNMA	2007A Single Family	5.25	03/27/08	03/01/38	8,149.35	8,897.55			(37.92)		8,111.43	8,877.08	17.45	0.00
FNMA	2007A Single Family	6.00	03/27/08	03/01/38	10,921.20	12,089.22			(43.38)		10,877.82	12,035.79	(10.05)	0.00
FNMA	2007A Single Family	5.25	04/15/08	04/01/38	3,650.86	3,988.01			(17.61)		3,633.25	3,978.73	8.33	0.00
FNMA	2007A Single Family	6.00	02/04/09	10/01/38	1,459.84	1,614.57			(5.46)		1,454.38	1,607.75	(1.36)	0.00
GNMA	2007A Single Family	5.25	09/16/09	08/20/39	6,132.38	6,774.71			(27.48)		6,104.90	6,754.97	7.74	0.00
GNMA	2007A Single Family	5.25	09/16/09	08/20/39	4,921.07	5,489.39			(19.67)		4,901.40	5,423.37	(46.35)	0.00
GNMA	2007A Single Family	6.00	09/16/09	08/20/39	8,428.40	9,559.11			(28.71)		8,399.69	9,617.98	87.58	0.00
GNMA	2007A Single Family	6.00	09/29/09	09/20/39	2,629.07	2,981.80			(10.06)		2,619.01	2,998.90	27.16	0.00
GNMA	2007A Single Family	5.25	09/29/09	09/20/39	8,869.76	9,894.22			(37.45)		8,832.31	9,772.99	(83.78)	0.00
Freddie Mac	2007A Single Family	5.25	12/11/07	11/01/37	7,952.15	8,595.53			(35.65)		7,916.50	8,610.07	50.19	0.00
Freddie Mac	2007A Single Family	5.25	12/11/07	11/01/37	5,656.28	6,113.93			(25.34)		5,630.94	6,124.27	35.68	0.00
Freddie Mac	2007A Single Family	5.25	12/20/07	12/01/37	12,204.97	13,248.62			(197.07)		12,007.90	13,118.33	66.78	0.00
Freddie Mac	2007A Single Family	6.00	12/20/07	12/01/37	3,058.51	3,353.36			(12.04)		3,046.47	3,357.21	15.89	0.00
Freddie Mac	2007A Single Family	5.25	12/20/07	12/01/37	3,253.83	3,516.59			(14.41)		3,239.42	3,522.70	20.52	0.00
Freddie Mac	2007A Single Family	5.25	01/16/08	12/01/37	16,933.11	18,455.52			(76.96)		16,856.15	18,496.32	117.76	0.00
Freddie Mac	2007A Single Family	5.25	01/16/08	12/01/37	4,499.91	4,863.35			(19.92)		4,479.99	4,871.81	28.38	0.00
Freddie Mac	2007A Single Family	5.25	01/30/08	01/01/38	14,111.23	15,259.76			(75.53)		14,035.70	15,273.72	89.49	0.00
Freddie Mac	2007A Single Family	5.25	01/30/08	12/01/37	8,938.80	9,665.38			(2,932.34)		6,006.46	6,531.87	(201.17)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
Freddie Mac	2007A Single Family	6.00	02/13/08	01/01/38	5,594.12	6,140.58			(23.37)		5,570.75	6,145.87	28.66	0.00
Freddie Mac	2007A Single Family	5.25	02/13/08	01/01/38	2,753.30	2,975.58			(12.10)		2,741.20	2,980.84	17.36	0.00
Freddie Mac	2007A Single Family	5.25	03/20/08	02/01/38	2,542.86	2,748.10			(11.11)		2,531.75	2,753.07	16.08	0.00
Freddie Mac	2007A Single Family	6.00	03/20/08	03/01/38	4,082.61	4,475.98			(15.96)		4,066.65	4,481.24	21.22	0.00
Freddie Mac	2007A Single Family	5.25	03/20/08	11/01/37	4,044.07	4,389.53			(22.75)		4,021.32	4,391.91	25.13	0.00
Freddie Mac	2007A Single Family	6.00	04/22/08	02/01/38	2,167.77	2,378.56			(8.89)		2,158.88	2,380.82	11.15	0.00
Freddie Mac	2007A Single Family	5.25	05/14/08	04/01/38	5,668.44	6,125.58			(24.45)		5,643.99	6,136.99	35.86	0.00
Freddie Mac	2007A Single Family	6.00	05/15/08	04/01/38	5,327.62	5,840.58			(20.64)		5,306.98	5,847.69	27.75	0.00
Freddie Mac	2007A Single Family	5.25	05/21/08	04/01/38	11,314.71	12,228.42			(49.31)		11,265.40	12,250.65	71.54	0.00
Freddie Mac	2007A Single Family	5.25	05/21/08	05/01/38	7,947.16	8,587.97			(34.22)		7,912.94	8,603.95	50.20	0.00
Freddie Mac	2007A Single Family	5.25	05/28/08	04/01/38	3,301.35	3,568.15			(14.49)		3,286.86	3,574.49	20.83	0.00
Freddie Mac	2007A Single Family	5.25	05/28/08	05/01/38	4,654.85	5,030.08			(20.01)		4,634.84	5,039.48	29.41	0.00
Freddie Mac	2007A Single Family	6.00	06/18/08	05/01/38	9,897.10	10,861.41			(48.64)		9,848.46	10,863.23	50.46	0.00
Freddie Mac	2007A Single Family	5.25	06/18/08	02/01/38	2,648.71	2,874.77			(25.37)		2,623.34	2,865.32	15.92	0.00
Freddie Mac	2007A Single Family	6.00	06/25/08	05/01/38	3,550.60	3,891.41			(13.51)		3,537.09	3,896.51	18.61	0.00
Freddie Mac	2007A Single Family	6.00	07/16/08	06/01/38	5,432.44	5,964.73			(32.93)		5,399.51	5,959.45	27.65	0.00
Freddie Mac	2007A Single Family	5.25	07/16/08	06/01/38	7,483.47	8,088.58			(32.81)		7,450.66	8,103.00	47.23	0.00
Freddie Mac	2007A Single Family	6.00	07/23/08	06/01/38	4,947.27	5,437.35			(22.23)		4,925.04	5,440.13	25.01	0.00
Freddie Mac	2007A Single Family	6.00	08/13/08	06/01/38	5,091.46	5,598.22			(41.75)		5,049.71	5,583.53	27.06	0.00
Freddie Mac	2007A Single Family	6.00	08/20/08	06/01/38	5,210.96	5,712.53			(20.13)		5,190.83	5,719.55	27.15	0.00
Freddie Mac	2007A Single Family	6.00	08/27/08	08/01/38	7,285.88	7,984.80			(27.43)		7,258.45	7,995.64	38.27	0.00
Freddie Mac	2007A Single Family	6.00	09/17/08	08/01/38	6,457.95	7,081.79			(30.28)		6,427.67	7,084.55	33.04	0.00
Freddie Mac	2007A Single Family	5.25	09/17/08	08/01/38	2,848.90	3,078.66			(12.16)		2,836.74	3,084.53	18.03	0.00
Freddie Mac	2007A Single Family				6,111.26	6,603.55			(6,111.26)				(492.29)	0.00
Freddie Mac	2007A Single Family	5.25	09/24/08	06/01/38	4,896.72	5,291.90			(20.98)		4,875.74	5,301.87	30.95	0.00
Freddie Mac	2007A Single Family	6.00	10/15/08	09/01/38	4,812.31	5,273.31			(17.81)		4,794.50	5,280.76	25.26	0.00
Freddie Mac	2007A Single Family	6.00	10/22/08	07/01/38	2,607.16	2,857.09			(10.28)		2,596.88	2,860.72	13.91	0.00
Freddie Mac	2007A Single Family	5.25	11/19/08	09/01/38	3,893.07	4,206.83			(17.81)		3,875.26	4,213.72	24.70	0.00
Freddie Mac	2007A Single Family	5.25	12/10/08	11/01/38	10,866.09	11,742.07			(45.82)		10,820.27	11,764.99	68.74	0.00
Freddie Mac	2007A Single Family	6.00	12/17/08	11/01/38	5,752.53	6,303.88			(21.27)		5,731.26	6,312.82	30.21	0.00
Freddie Mac	2007A Single Family	5.25	01/14/09	11/01/38	2,854.53	3,084.32			(11.81)		2,842.72	3,090.57	18.06	0.00
Freddie Mac	2007A Single Family	6.00	01/14/09	11/01/38	7,039.58	7,715.63			(26.67)		7,012.91	7,725.92	36.96	0.00
Freddie Mac	2007A Single Family	6.00	02/18/09	01/01/39	4,598.58	5,039.41			(16.89)		4,581.69	5,046.65	24.13	0.00
Freddie Mac	2007A Single Family	5.25	02/18/09	12/01/38	3,894.18	4,207.62			(15.98)		3,878.20	4,216.32	24.68	0.00
Freddie Mac	2007A Single Family	4.75	02/18/09	10/01/38	1,634.20	1,755.38			(7.37)		1,626.83	1,751.63	3.62	0.00
Freddie Mac	2007A Single Family	4.75	02/18/09	12/01/38	2,367.20	2,543.05			(11.11)		2,356.09	2,537.26	5.32	0.00
Freddie Mac	2007A Single Family	4.75	03/11/09	12/01/38	2,810.72	3,019.12			(12.51)		2,798.21	3,012.80	6.19	0.00
Freddie Mac	2007A Single Family	5.25	03/25/09	02/01/39	2,131.38	2,316.13			(119.47)		2,011.91	2,194.47	(2.19)	0.00
Freddie Mac	2007A Single Family	5.25	03/25/09	01/01/39	2,620.02	2,845.70			(20.20)		2,599.82	2,841.53	16.03	0.00
	2007A Single Family Total				84,194,123.12	92,381,908.80	11,814,295.09	(6,247,787.23)	(4,202,760.65)	0.00	85,557,870.33	93,292,253.85	(453,402.16)	0.00
GIC's	2007B Single Family	4.52	09/20/07	08/31/39	9,876,553.88	9,876,553.88		(7,875,062.38)			2,001,491.50	2,001,491.50	-	0.00
Repo Agmt	2007B Single Family	0.12	02/28/13	03/01/13	1,019,142.05	1,019,142.05	3,408,440.95				4,427,583.00	4,427,583.00	-	0.00
GNMA	2007B Single Family	5.25	12/28/07	12/20/37	271,927.94	296,284.68			(1,242.60)		270,685.34	294,459.71	(582.37)	0.00
GNMA	2007B Single Family	6.00	12/11/07	11/20/37	125,960.96	136,987.03			(547.49)		125,413.47	137,755.87	1,316.33	0.00
GNMA	2007B Single Family	5.25	12/11/07	11/20/37	1,314,083.08	1,452,974.67			(5,904.68)		1,308,178.40	1,448,720.67	1,650.68	0.00
GNMA	2007B Single Family	5.25	12/11/07	11/20/37	108,671.83	119,969.06			(480.49)		108,191.34	119,626.76	138.19	0.00
GNMA	2007B Single Family	6.00	12/11/07	11/20/37	178,818.43	194,471.45			(804.67)		178,013.76	195,532.78	1,866.00	0.00
GNMA	2007B Single Family	5.25	12/11/07	12/20/37	1,498,938.37	1,661,587.41			(6,931.62)		1,492,006.75	1,657,249.44	2,593.65	0.00
GNMA	2007B Single Family	5.25	12/11/07	11/20/37	238,409.32	263,193.73			(1,060.53)		237,348.79	262,435.71	302.51	0.00
GNMA	2007B Single Family	5.25	12/20/07	12/20/37	540,855.50	599,821.47			(3,367.03)		537,488.47	597,021.82	567.38	0.00
GNMA	2007B Single Family	5.25	12/20/07	12/20/37	245,528.60	271,056.89			(1,091.26)		244,437.34	270,277.28	311.65	0.00
GNMA	2007B Single Family	5.25	12/20/07	11/20/37	117,469.41	129,682.37			(523.86)		116,945.55	129,307.29	148.78	0.00
GNMA	2007B Single Family	5.25	12/20/07	12/20/37	50,120.08	55,710.95			(409.41)		49,710.67	55,342.29	40.75	0.00
GNMA	2007B Single Family	6.00	01/30/08	01/20/38	189,767.21	206,342.67			(819.16)		188,948.05	207,506.96	1,983.45	0.00
GNMA	2007B Single Family	5.25	01/30/08	01/20/38	250,565.39	275,315.76			(1,112.64)		249,452.75	273,627.68	(575.44)	0.00
GNMA	2007B Single Family	5.25	01/30/08	01/20/38	232,819.05	257,037.06			(124,474.33)		108,344.72	119,803.24	(12,759.49)	0.00
GNMA	2007B Single Family	5.25	01/30/08	01/20/38	102,360.58	112,460.15			(447.62)		101,912.96	111,775.08	(237.45)	0.00
GNMA	2007B Single Family	6.00	01/30/08	01/20/38	79,438.58	86,377.20			(340.85)		79,097.73	86,866.86	830.51	0.00
GNMA	2007B Single Family	6.00	01/16/08	12/20/37	169,504.95	184,320.94			(742.28)		168,762.67	185,349.54	1,770.88	0.00
GNMA	2007B Single Family	5.25	01/16/08	12/20/37	359,590.03	398,803.86			(117,602.71)		241,987.32	268,796.84	(12,404.31)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2007B Single Family	5.25	01/16/08	01/20/38	1,735,448.18	1,918,961.13			(8,028.99)		1,727,419.19	1,913,087.01	2,154.87	0.00
GNMA	2007B Single Family	5.25	01/30/08	01/20/38	272,175.23	299,049.21			(151,171.37)		121,003.86	132,718.36	(15,159.48)	0.00
GNMA	2007B Single Family	5.25	02/13/08	01/20/38	178,403.24	196,963.52			(806.79)		177,596.45	196,381.46	224.73	0.00
GNMA	2007B Single Family	5.25	02/13/08	02/20/38	90,911.97	100,370.65			(413.62)		90,498.35	100,071.29	114.26	0.00
GNMA	2007B Single Family	6.00	01/30/08	01/20/38	119,121.09	129,525.87			(510.77)		118,610.32	130,260.49	1,245.39	0.00
GNMA	2007B Single Family	5.25	01/30/08	01/20/38	129,185.90	142,623.94			(564.03)		128,621.87	142,224.92	165.01	0.00
GNMA	2007B Single Family	5.25	01/30/08	01/20/38	255,319.80	283,167.98			(1,166.24)		254,153.56	282,316.41	314.67	0.00
GNMA	2007B Single Family	6.00	02/13/08	01/20/38	259,932.43	282,625.32			(1,116.36)		258,816.07	284,226.54	2,717.58	0.00
GNMA	2007B Single Family	5.25	02/13/08	01/20/38	368,183.75	406,487.87			(1,615.92)		366,567.83	405,340.94	468.99	0.00
GNMA	2007B Single Family	5.25	02/13/08	01/20/38	394,623.88	436,364.39			(87,666.37)		306,957.51	339,425.46	(9,272.56)	0.00
GNMA	2007B Single Family	5.25	04/08/08	03/20/38	354,888.52	391,833.60			(1,549.13)		353,339.39	390,737.37	452.90	0.00
GNMA	2007B Single Family	6.00	04/08/08	04/20/38	154,998.75	168,496.33			(704.59)		154,294.16	169,408.08	1,616.34	0.00
GNMA	2007B Single Family	5.25	04/08/08	04/20/38	193,349.90	214,456.02			(1,415.66)		191,934.24	213,219.56	179.20	0.00
GNMA	2007B Single Family	6.00	03/12/08	03/20/38	101,867.12	111,303.88			(880.87)		100,986.25	111,438.76	1,015.75	0.00
GNMA	2007B Single Family	5.25	03/12/08	03/20/38	235,138.01	259,610.13			(1,021.13)		234,116.88	258,889.90	300.90	0.00
GNMA	2007B Single Family	5.25	03/20/08	03/20/38	346,612.60	384,440.33			(1,729.30)		344,883.30	383,121.59	410.56	0.00
GNMA	2007B Single Family	6.00	02/19/08	01/20/38	269,750.69	295,420.89			(1,261.93)		268,488.76	296,957.11	2,798.15	0.00
GNMA	2007B Single Family	5.25	02/19/08	02/20/38	205,793.67	227,206.01			(975.24)		204,818.43	227,519.94	1,289.17	0.00
GNMA	2007B Single Family	6.00	02/19/08	02/20/38	99,997.99	108,724.47			(504.38)		99,493.61	109,258.10	1,038.01	0.00
GNMA	2007B Single Family	5.25	02/19/08	02/20/38	345,067.62	383,149.69			(111,798.31)		233,269.31	259,124.19	(12,227.19)	0.00
GNMA	2007B Single Family	6.00	02/27/08	02/20/38	231,615.00	251,821.55			(1,015.51)		230,599.49	253,225.20	2,419.16	0.00
GNMA	2007B Single Family	5.25	02/27/08	02/20/38	218,108.11	240,803.72			(975.34)		217,132.77	240,104.28	275.90	0.00
GNMA	2007B Single Family	5.25	02/27/08	02/20/38	197,272.42	217,799.89			(879.10)		196,393.32	217,170.66	249.87	0.00
GNMA	2007B Single Family	5.25	02/27/08	02/20/38	58,314.15	64,382.12			(262.42)		58,051.73	64,193.29	73.59	0.00
GNMA	2007B Single Family	6.00	02/27/08	02/20/38	178,482.01	194,053.16			(763.35)		177,718.66	195,155.90	1,866.09	0.00
GNMA	2007B Single Family	5.25	02/27/08	02/20/38	337,468.35	374,288.68			(2,111.55)		335,356.80	372,529.45	352.32	0.00
GNMA	2007B Single Family	5.25	03/27/08	03/20/38	143,187.85	158,092.44			(647.68)		142,540.17	157,625.10	180.34	0.00
GNMA	2007B Single Family	6.00	03/27/08	03/20/38	359,569.04	392,862.17			(1,538.80)		358,030.24	395,071.18	3,747.81	0.00
GNMA	2007B Single Family	5.25	04/15/08	03/20/38	85,244.82	94,119.74			(380.52)		84,864.30	93,847.10	107.88	0.00
GNMA	2007B Single Family	6.00	04/15/08	04/20/38	82,619.83	90,713.22			(1,110.56)		81,509.27	90,380.38	777.72	0.00
GNMA	2007B Single Family	5.25	04/24/08	04/20/38	113,458.81	125,272.78			(491.02)		112,967.79	124,927.13	145.37	0.00
GNMA	2007B Single Family	6.00	04/22/08	04/20/38	305,841.97	332,462.04			(1,292.92)		304,549.05	334,367.90	3,198.78	0.00
GNMA	2007B Single Family	6.00	05/07/08	04/20/38	202,426.75	220,036.36			(858.82)		201,567.93	221,294.34	2,116.80	0.00
GNMA	2007B Single Family	5.25	05/07/08	05/20/38	934,736.78	1,033,708.93			(4,422.69)		930,314.09	1,030,435.92	1,149.68	0.00
GNMA	2007B Single Family	5.25	05/07/08	04/20/38	146,327.54	161,565.97			(626.59)		145,700.95	161,127.54	188.16	0.00
GNMA	2007B Single Family	5.25	05/14/08	04/20/38	257,482.07	284,298.07			(1,180.34)		256,301.73	283,440.32	322.59	0.00
GNMA	2007B Single Family	6.00	05/21/08	05/20/38	131,907.39	143,374.41			(869.02)		131,038.37	143,854.47	1,349.08	0.00
GNMA	2007B Single Family				147,898.06	163,302.97			(147,898.06)				(15,404.91)	0.00
GNMA	2007B Single Family	5.25	05/28/08	05/20/38	121,191.38	133,815.55			(534.30)		120,657.08	133,435.32	154.07	0.00
GNMA	2007B Single Family	6.00	05/28/08	05/20/38	251,484.00	273,340.55			(1,222.77)		250,261.23	274,732.23	2,614.45	0.00
GNMA	2007B Single Family	5.25	05/28/08	01/20/38	83,663.62	92,376.76			(369.60)		83,294.02	92,113.34	106.18	0.00
GNMA	2007B Single Family	6.00	06/11/08	06/20/38	149,776.16	162,784.20			(622.43)		149,153.73	163,729.15	1,567.38	0.00
GNMA	2007B Single Family	5.25	06/11/08	05/20/38	211,591.83	234,704.66			(1,735.59)		209,856.24	233,144.16	175.09	0.00
GNMA	2007B Single Family	5.25	06/11/08	05/20/38	300,410.75	333,225.49			(1,434.40)		298,976.35	332,153.96	362.87	0.00
GNMA	2007B Single Family	6.00	07/09/08	07/20/38	724,893.86	791,286.87			(149,745.15)		575,148.71	632,686.09	(8,855.63)	0.00
GNMA	2007B Single Family	5.25	07/09/08	06/20/38	338,992.29	376,033.23			(1,942.57)		337,049.72	374,464.11	373.45	0.00
GNMA	2007B Single Family	5.25	07/09/08	06/20/38	271,539.60	299,838.38			(1,155.12)		270,384.48	299,032.90	349.64	0.00
GNMA	2007B Single Family	6.00	07/16/08	07/20/38	51,352.76	56,397.24			(463.33)		50,889.43	56,441.23	507.32	0.00
GNMA	2007B Single Family	6.00	06/18/08	06/20/38	301,467.92	327,643.78			(1,454.89)		300,013.03	329,323.92	3,135.03	0.00
GNMA	2007B Single Family	5.25	06/18/08	06/20/38	236,987.51	262,877.58			(1,436.65)		235,550.86	261,693.31	252.38	0.00
GNMA	2007B Single Family	6.00	06/25/08	06/20/38	392,764.99	429,952.33			(2,091.47)		390,673.52	431,907.20	4,046.34	0.00
GNMA	2007B Single Family	5.25	06/25/08	06/20/38	351,536.42	388,167.05			(1,513.33)		350,023.09	387,104.46	450.74	0.00
GNMA	2007B Single Family	5.25	07/16/08	07/20/38	616,370.69	681,685.85			(2,850.03)		613,520.66	679,600.20	764.38	0.00
GNMA	2007B Single Family	6.00	07/23/08	07/20/38	235,657.60	256,089.76			(1,000.81)		234,656.79	257,552.76	2,463.81	0.00
GNMA	2007B Single Family	5.25	07/23/08	07/20/38	841,920.46	931,142.10			(3,798.84)		838,121.62	928,397.48	1,054.22	0.00
GNMA	2007B Single Family	5.25	07/23/08	07/20/38	222,762.48	245,982.32			(139,540.13)		83,222.35	92,041.73	(14,400.46)	0.00
GNMA	2007B Single Family	6.00	07/29/08	07/20/38	36,931.17	40,132.50			(152.15)		36,779.02	40,366.95	386.60	0.00
GNMA	2007B Single Family	5.25	07/29/08	07/20/38	246,360.05	272,041.33			(1,046.24)		245,313.81	271,312.47	317.38	0.00
GNMA	2007B Single Family	5.25	07/29/08	07/20/38	325,176.55	359,073.91			(1,372.98)		323,803.57	358,120.68	419.75	0.00
GNMA	2007B Single Family	6.00	08/27/08	08/20/38	62,564.60	67,981.30			(257.46)		62,307.14	68,378.72	654.88	0.00
GNMA	2007B Single Family	5.25	08/27/08	08/20/38	250,231.55	277,589.51			(1,165.55)		249,066.00	276,729.37	305.41	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2007B Single Family	5.25	08/27/08	08/20/38	359,787.04	401,165.78			(1,506.55)		358,280.49	396,264.28	(3,394.95)	0.00
GNMA	2007B Single Family	6.00	08/13/08	08/20/38	687,899.36	751,236.43			(3,076.57)		684,822.79	755,314.13	7,154.27	0.00
GNMA	2007B Single Family	5.25	08/13/08	08/20/38	1,378,329.97	1,524,435.54			(7,489.55)		1,370,840.42	1,518,534.86	1,588.87	0.00
GNMA	2007B Single Family	5.25	08/13/08	07/20/38	805,008.46	890,336.40			(6,323.89)		798,684.57	884,730.46	717.95	0.00
GNMA	2007B Single Family	6.00	08/13/08	08/20/38	71,762.69	77,978.79			(312.84)		71,449.85	78,415.42	749.47	0.00
GNMA	2007B Single Family	5.25	08/13/08	08/20/38	366,962.20	405,223.18			(1,578.83)		365,383.37	404,114.90	470.55	0.00
GNMA	2007B Single Family	5.25	08/13/08	08/20/38	498,849.54	551,728.57			(2,377.17)		496,472.37	549,962.38	610.98	0.00
GNMA	2007B Single Family	6.00	08/20/08	08/20/38	153,711.49	167,022.80			(666.85)		153,044.64	167,961.54	1,605.59	0.00
GNMA	2007B Single Family	5.25	08/20/08	08/20/38	610,517.87	676,952.90			(4,151.16)		606,366.71	673,710.82	909.08	0.00
GNMA	2007B Single Family	5.25	08/20/08	08/20/38	97,675.16	108,907.90			(408.55)		97,266.61	107,577.86	(921.49)	0.00
GNMA	2007B Single Family	5.25	08/27/08	08/20/38	137,611.55	153,438.16			(578.92)		137,032.63	151,560.45	(1,298.79)	0.00
GNMA	2007B Single Family	5.25	08/27/08	08/20/38	102,793.16	114,615.27			(428.99)		102,364.17	113,216.48	(969.80)	0.00
GNMA	2007B Single Family	6.00	08/27/08	08/20/38	164,792.95	179,060.34			(679.46)		164,113.49	180,105.66	1,724.78	0.00
GNMA	2007B Single Family	5.25	08/27/08	08/20/38	923,356.31	1,021,247.27			(4,170.74)		919,185.57	1,018,232.10	1,155.57	0.00
GNMA	2007B Single Family	5.25	08/27/08	08/20/38	280,951.24	311,667.77			(1,812.64)		279,138.60	310,142.07	286.94	0.00
GNMA	2007B Single Family	6.00	09/10/08	09/20/38	289,426.39	316,745.45			(1,199.35)		288,227.04	318,563.10	3,017.00	0.00
GNMA	2007B Single Family	5.25	09/10/08	09/20/38	1,086,121.43	1,201,289.96			(202,561.53)		883,559.90	978,785.35	(19,943.08)	0.00
GNMA	2007B Single Family	5.25	09/10/08	08/20/38	593,583.82	661,224.28			(2,531.36)		591,052.46	654,749.74	(3,943.18)	0.00
GNMA	2007B Single Family	5.25	09/17/08	09/20/38	221,333.40	244,419.66			(932.48)		220,400.92	243,773.33	286.15	0.00
GNMA	2007B Single Family	5.25	09/17/08	08/20/38	229,746.45	256,174.50			(959.64)		228,786.81	253,047.17	(2,167.69)	0.00
GNMA	2007B Single Family	5.25	09/24/08	07/20/38	113,007.88	126,007.50			(474.64)		112,533.24	124,466.34	(1,066.52)	0.00
GNMA	2007B Single Family	6.00	09/24/08	09/20/38	186,957.28	203,124.14			(766.83)		186,190.45	204,314.34	1,957.03	0.00
GNMA	2007B Single Family	5.25	09/24/08	09/20/38	632,912.03	700,033.03			(3,098.33)		629,813.70	697,700.90	766.20	0.00
GNMA	2007B Single Family	5.25	09/24/08	08/20/38	89,211.77	98,517.21			(596.53)		88,615.24	98,460.16	539.48	0.00
GNMA	2007B Single Family	5.25	09/24/08	09/20/38	135,016.47	149,100.50			(658.15)		134,358.32	148,607.28	164.93	0.00
GNMA	2007B Single Family	6.00	09/24/08	09/20/38	300,105.62	326,056.77			(1,309.70)		298,795.92	327,880.84	3,133.77	0.00
GNMA	2007B Single Family	5.25	09/24/08	09/20/38	441,217.72	488,009.36			(1,904.75)		439,312.97	486,666.26	561.65	0.00
GNMA	2007B Single Family	6.00	10/08/08	10/20/38	615,998.04	674,078.47			(100,797.17)		515,200.87	567,346.12	(5,935.18)	0.00
GNMA	2007B Single Family	5.25	10/08/08	09/20/38	206,316.32	230,054.79			(864.94)		205,451.38	227,242.83	(1,947.02)	0.00
GNMA	2007B Single Family	6.00	10/15/08	09/20/38	117,194.29	127,320.70			(484.96)		116,709.33	128,062.17	1,226.43	0.00
GNMA	2007B Single Family	6.00	10/15/08	06/20/38	85,396.72	92,779.60			(354.15)		85,042.57	93,319.24	893.79	0.00
GNMA	2007B Single Family	6.00	10/15/08	07/20/38	121,506.94	132,009.82			(839.16)		120,667.78	132,409.77	1,239.11	0.00
GNMA	2007B Single Family	6.00	10/22/08	10/20/38	384,034.01	419,296.65			(1,705.83)		382,328.18	421,585.48	3,994.66	0.00
GNMA	2007B Single Family	5.25	10/22/08	10/20/38	699,125.59	773,292.84			(3,119.45)		696,006.14	771,052.35	878.96	0.00
GNMA	2007B Single Family	5.25	10/22/08	09/20/38	152,982.09	168,944.57			(1,028.96)		151,953.13	168,840.21	924.60	0.00
GNMA	2007B Single Family	6.00	10/22/08	10/20/38	314,764.41	344,428.44			(2,246.24)		312,518.17	345,364.04	3,181.84	0.00
GNMA	2007B Single Family	5.25	10/22/08	10/20/38	404,978.93	451,583.48			(1,671.18)		403,307.75	446,093.17	(3,819.13)	0.00
GNMA	2007B Single Family	5.25	10/22/08	08/20/38	124,489.39	137,478.34			(640.69)		123,848.70	136,986.11	148.46	0.00
GNMA	2007B Single Family	5.25	10/29/08	10/20/38	257,896.65	287,577.17			(115,804.10)		142,092.55	157,167.75	(14,605.32)	0.00
GNMA	2007B Single Family	6.00	10/29/08	10/20/38	306,049.01	334,884.90			(1,372.39)		304,676.62	336,691.83	3,179.32	0.00
GNMA	2007B Single Family	6.00	10/29/08	10/20/38	284,198.52	308,738.52			(1,568.29)		282,630.23	310,106.10	2,935.87	0.00
GNMA	2007B Single Family	5.25	10/29/08	10/20/38	378,806.33	422,401.93			(1,563.34)		377,242.99	417,266.24	(3,572.35)	0.00
GNMA	2007B Single Family	5.25	10/29/08	10/20/38	223,583.61	249,315.11			(934.87)		222,648.74	246,270.44	(2,109.80)	0.00
GNMA	2007B Single Family	6.00	10/29/08	10/20/38	232,771.18	252,870.59			(3,542.13)		229,229.05	251,513.58	2,185.12	0.00
GNMA	2007B Single Family	5.25	10/29/08	09/20/38	185,982.21	205,389.43			(856.89)		185,125.32	204,764.97	232.43	0.00
GNMA	2007B Single Family	6.00	11/12/08	11/20/38	627,142.83	684,676.99			(2,667.65)		624,475.18	688,543.94	6,534.60	0.00
GNMA	2007B Single Family	5.25	11/12/08	10/20/38	106,855.56	118,008.07			(951.11)		105,904.45	117,141.81	84.85	0.00
GNMA	2007B Single Family	6.00	11/12/08	11/20/38	116,561.83	126,619.85			(471.20)		116,090.63	127,369.21	1,220.56	0.00
GNMA	2007B Single Family	6.00	11/19/08	10/20/38	243,057.46	264,028.91			(1,018.91)		242,038.55	265,552.09	2,542.09	0.00
GNMA	2007B Single Family	5.25	11/19/08	11/20/38	117,294.38	130,796.61			(486.41)		116,807.97	129,203.76	(1,106.44)	0.00
GNMA	2007B Single Family	6.00	11/19/08	10/20/38	80,010.83	86,914.29			(378.17)		79,632.66	87,368.79	832.67	0.00
GNMA	2007B Single Family	5.25	11/25/08	11/20/38	145,078.00	161,779.41			(609.88)		144,468.12	159,800.14	(1,369.39)	0.00
GNMA	2007B Single Family	6.00	11/25/08	11/20/38	144,715.88	157,197.41			(626.49)		144,089.39	158,082.38	1,511.46	0.00
GNMA	2007B Single Family	6.00	11/25/08	11/20/38	351,786.51	382,127.46			(1,414.90)		350,371.61	384,397.22	3,684.66	0.00
GNMA	2007B Single Family	6.00	12/10/08	11/20/38	665,180.00	726,143.94			(2,793.94)		662,386.06	730,285.63	6,935.63	0.00
GNMA	2007B Single Family	5.25	12/10/08	11/20/38	922,708.39	1,020,647.22			(137,248.35)		785,460.04	872,402.74	(10,996.13)	0.00
GNMA	2007B Single Family	5.25	12/10/08	11/20/38	139,348.02	155,392.00			(570.64)		138,777.38	153,507.62	(1,313.74)	0.00
GNMA	2007B Single Family	6.00	12/10/08	11/20/38	278,037.45	302,004.24			(1,197.37)		276,840.08	303,711.60	2,904.73	0.00
GNMA	2007B Single Family	6.00	12/17/08	11/20/38	193,390.73	210,056.75			(143,331.20)		50,059.53	54,917.47	(11,808.08)	0.00
GNMA	2007B Single Family	6.00	12/17/08	12/20/38	69,095.79	75,049.38			(300.31)		68,795.48	75,470.57	721.50	0.00
GNMA	2007B Single Family	6.00	12/17/08	12/20/38	229,453.73	249,224.41			(99,683.14)		129,770.59	142,361.97	(7,179.30)	0.00

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GNMA	2007B Single Family	6.00	12/17/08	11/20/38	69,042.13	74,991.99			(277.51)		68,764.62	75,437.70	723.22	0.00
GNMA	2007B Single Family	6.00	02/18/09	01/20/39	72,939.34	79,208.37			(290.69)		72,648.65	79,681.84	764.16	0.00
GNMA	2007B Single Family	5.25	02/25/09	02/20/39	70,971.74	78,388.40			(305.51)		70,666.23	78,173.84	90.95	0.00
GNMA	2007B Single Family	5.49	02/25/09	01/20/39	76,607.66	81,820.81			(328.50)		76,279.16	80,845.51	(646.80)	0.00
GNMA	2007B Single Family	6.00	02/25/09	02/20/39	352,880.68	383,197.33			(1,696.87)		351,183.81	385,169.35	3,668.89	0.00
GNMA	2007B Single Family	5.25	02/25/09	12/20/38	126,146.89	140,682.11			(513.32)		125,633.57	138,979.73	(1,189.06)	0.00
GNMA	2007B Single Family	5.25	02/25/09	12/20/38	125,378.26	138,479.22			(534.15)		124,844.11	138,106.33	161.26	0.00
GNMA	2007B Single Family	6.00	02/25/09	02/20/39	324,810.80	352,715.89			(1,290.71)		323,520.09	354,828.48	3,403.30	0.00
GNMA	2007B Single Family	6.00	02/25/09	02/20/39	65,085.63	70,677.25			(260.01)		64,825.62	71,099.05	681.81	0.00
GNMA	2007B Single Family	5.25	03/11/09	02/20/39	141,069.97	155,814.08			(629.50)		140,440.47	155,362.98	178.40	0.00
GNMA	2007B Single Family	5.25	03/11/09	01/20/39	117,162.57	130,664.92			(473.77)		116,688.80	129,087.07	(1,104.08)	0.00
GNMA	2007B Single Family	6.00	03/11/09	02/20/39	371,192.97	403,066.45			(244,233.90)		126,959.07	139,239.61	(19,592.94)	0.00
GNMA	2007B Single Family	6.00	03/18/09	03/20/39	348,354.56	378,254.56			(115,953.66)		232,400.90	254,872.59	(7,428.31)	0.00
GNMA	2007B Single Family	5.25	03/25/09	12/20/38	56,370.02	62,866.90			(247.26)		56,122.76	62,086.38	(533.26)	0.00
GNMA	2007B Single Family	6.00	03/25/09	03/20/39	64,814.86	70,376.63			(254.47)		64,560.39	70,801.46	679.30	0.00
GNMA	2007B Single Family	6.00	04/08/09	10/20/38	73,924.83	80,270.04			(461.63)		73,463.20	80,567.02	758.61	0.00
GNMA	2007B Single Family	5.25	12/30/08	12/20/38	233,391.84	257,765.02			(1,949.11)		231,442.73	256,015.02	199.11	0.00
GNMA	2007B Single Family	6.00	12/30/08	12/20/38	75,886.38	82,421.86			(314.56)		75,571.82	82,901.25	793.95	0.00
GNMA	2007B Single Family	6.00	12/30/08	12/20/38	185,383.47	201,349.12			(94,942.46)		90,441.01	99,212.60	(7,194.06)	0.00
GNMA	2007B Single Family	6.00	12/30/08	12/20/38	199,501.49	216,682.94			(837.17)		198,664.32	217,932.05	2,086.28	0.00
GNMA	2007B Single Family	5.25	12/30/08	12/20/38	561,740.51	623,417.50			(2,358.27)		559,382.24	619,744.02	(1,315.21)	0.00
GNMA	2007B Single Family	6.00	01/14/09	12/20/38	177,589.53	192,875.52			(719.22)		176,870.31	194,015.91	1,859.61	0.00
GNMA	2007B Single Family	5.25	01/14/09	01/20/39	315,355.09	348,294.39			(1,358.98)		313,996.11	347,339.74	404.33	0.00
GNMA	2007B Single Family	5.25	01/14/09	12/20/38	260,041.14	289,992.47			(144,678.84)		115,362.30	127,612.13	(17,701.50)	0.00
GNMA	2007B Single Family	6.00	01/14/09	01/20/39	486,236.50	530,435.35			(6,054.47)		480,182.03	529,047.34	4,666.46	0.00
GNMA	2007B Single Family	6.00	01/21/09	01/20/39	232,316.46	252,304.50			(965.20)		231,351.26	253,769.33	2,430.03	0.00
GNMA	2007B Single Family	6.00	02/11/09	01/20/39	178,505.42	193,851.65			(714.46)		177,790.96	195,007.09	1,869.90	0.00
GNMA	2007B Single Family	5.25	02/11/09	01/20/39	183,207.67	204,315.79			(743.26)		182,464.41	201,845.87	(1,726.66)	0.00
GNMA	2007B Single Family	5.25	02/11/09	01/20/39	228,631.38	252,519.16			(1,029.95)		227,601.43	251,777.33	288.12	0.00
GNMA	2007B Single Family	6.00	02/11/09	01/20/39	159,017.83	172,688.69			(993.88)		158,023.95	173,325.97	1,631.16	0.00
GNMA	2007B Single Family	5.25	02/11/09	01/20/39	125,714.43	140,198.50			(509.30)		125,205.13	138,504.47	(1,184.73)	0.00
GNMA	2007B Single Family	5.25	02/11/09	01/20/39	167,340.43	184,824.43			(707.74)		166,632.69	184,332.46	215.77	0.00
GNMA	2007B Single Family	6.00	02/11/09	01/20/39	137,389.39	149,200.88			(545.52)		136,843.87	150,094.98	1,439.62	0.00
GNMA	2007B Single Family	6.00	06/24/09	06/20/39	103,780.51	112,651.43			(402.72)		103,377.79	113,336.63	1,087.92	0.00
GNMA	2007B Single Family	5.25	10/15/09	09/20/39	98,650.45	110,046.32			(531.73)		98,118.72	109,066.44	(448.15)	0.00
GNMA	2007B Single Family	5.25	10/29/09	10/20/39	369,025.20	411,661.48			(1,433.26)		367,591.94	408,613.40	(1,614.82)	0.00
GNMA	2007B Single Family	5.25	11/24/09	10/20/39	84,960.09	94,778.59			(331.10)		84,628.99	94,075.57	(371.92)	0.00
GNMA	2007B Single Family	6.00	11/24/09	09/20/39	144,905.24	157,214.02			(548.19)		144,357.05	158,186.03	1,520.20	0.00
GNMA	2007B Single Family	5.25	11/24/09	10/20/39	256,952.34	286,647.22			(1,039.40)		255,912.94	284,478.75	(1,129.07)	0.00
GNMA	2007B Single Family	5.25	05/18/10	04/20/40	1,452,121.54	1,612,456.92			(125,131.65)		1,326,989.89	1,475,400.65	(11,924.62)	0.00
GNMA	2007B Single Family	5.25	05/25/10	05/20/40	1,302,404.62	1,446,223.69			(5,122.21)		1,297,282.41	1,442,385.26	1,283.78	0.00
GNMA	2007B Single Family	6.00	12/17/09	11/20/39	171,587.74	186,146.10			(643.08)		170,944.66	187,303.43	1,800.41	0.00
GNMA	2007B Single Family	5.25	12/17/09	12/20/39	514,857.15	574,374.49			(117,537.11)		397,320.04	440,679.55	(16,157.83)	0.00
GNMA	2007B Single Family	5.25	12/17/09	11/20/39	89,760.29	100,136.16			(343.80)		89,416.49	99,400.18	(392.18)	0.00
GNMA	2007B Single Family	6.00	12/29/09	12/20/39	272,486.57	295,592.30			(1,026.06)		271,460.51	297,424.51	2,858.27	0.00
GNMA	2007B Single Family	5.25	01/20/10	12/20/39	358,907.75	400,410.69			(1,358.66)		357,549.09	397,485.15	(1,566.88)	0.00
GNMA	2007B Single Family	5.25	01/27/10	12/20/39	456,878.72	509,714.35			(180,122.00)		276,756.72	307,670.95	(21,921.40)	0.00
GNMA	2007B Single Family	6.00	01/27/10	12/20/39	71,248.63	77,283.33			(373.27)		70,875.36	77,647.51	737.45	0.00
GNMA	2007B Single Family	5.25	02/17/10	01/20/40	139,443.57	155,573.25			(529.11)		138,914.46	154,435.36	(608.78)	0.00
GNMA	2007B Single Family	5.25	02/23/10	12/20/39	120,981.83	134,976.44			(460.07)		120,521.76	133,987.93	(528.44)	0.00
GNMA	2007B Single Family	5.25	02/23/10	02/20/40	556,712.05	618,124.90			(2,096.92)		554,615.13	616,587.86	559.88	0.00
GNMA	2007B Single Family	6.00	03/16/10	03/20/40	84,358.59	91,487.77			(309.12)		84,049.47	92,064.20	885.55	0.00
GNMA	2007B Single Family	5.25	03/30/10	03/20/40	1,908,123.46	2,126,895.85			(8,566.32)		1,899,557.14	2,111,895.03	(6,434.50)	0.00
GNMA	2007B Single Family	5.25	03/30/10	02/20/40	76,594.28	85,457.90			(293.96)		76,300.32	84,829.06	(334.88)	0.00
GNMA	2007B Single Family	5.25	04/13/10	03/20/40	213,144.95	236,603.33			(1,449.10)		211,695.85	235,362.88	208.65	0.00
GNMA	2007B Single Family	5.25	04/13/10	04/20/40	1,531,752.30	1,700,819.87			(9,261.11)		1,522,491.19	1,692,708.64	1,149.88	0.00
GNMA	2007B Single Family	5.25	04/13/10	04/20/40	382,204.36	426,442.25			(150,875.86)		231,328.50	257,191.47	(18,374.92)	0.00
GNMA	2007B Single Family	5.25	04/22/10	04/20/40	1,443,081.17	1,602,376.23			(5,415.05)		1,437,666.12	1,598,414.49	1,453.31	0.00
GNMA	2007B Single Family	5.25	04/22/10	04/20/40	69,505.85	77,551.47			(264.23)		69,241.62	76,983.68	(303.56)	0.00
GNMA	2007B Single Family	5.25	04/28/10	04/20/40	1,627,365.11	1,815,750.44			(354,617.24)		1,272,747.87	1,411,848.17	(49,285.03)	0.00
GNMA	2007B Single Family	5.25	06/15/10	06/20/40	1,909,847.10	2,131,049.19			(7,513.12)		1,902,333.98	2,115,164.00	(8,372.07)	0.00

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Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2007B Single Family	5.25	07/20/10	07/20/40	905,792.41	1,005,878.30			(3,400.30)		902,392.11	1,003,388.82	910.82	0.00
GNMA	2007B Single Family	5.25	07/28/10	06/20/40	68,751.30	76,717.53			(261.31)		68,489.99	76,155.83	(300.39)	0.00
GNMA	2007B Single Family	5.25	07/28/10	07/20/40	1,258,060.10	1,402,487.82			(4,620.28)		1,253,439.82	1,393,737.43	(4,130.11)	0.00
GNMA	2007B Single Family	5.25	08/17/10	07/20/40	994,345.35	1,109,586.35			(3,710.04)		990,635.31	1,101,539.46	(4,336.85)	0.00
GNMA	2007B Single Family	5.25	08/24/10	08/20/40	868,336.85	969,536.94			(4,208.52)		864,128.33	960,879.46	(4,448.96)	0.00
GNMA	2007B Single Family	5.25	09/14/10	08/20/40	453,428.38	503,560.17			(1,655.05)		451,773.33	502,366.26	461.14	0.00
GNMA	2007B Single Family	5.25	06/29/10	04/20/40	224,248.26	250,223.40			(827.31)		223,420.95	248,418.95	(977.14)	0.00
GNMA	2007B Single Family	5.25	06/29/10	06/20/40	1,269,059.32	1,416,064.21			(4,716.90)		1,264,342.42	1,405,814.88	(5,532.43)	0.00
GNMA	2007B Single Family	5.25	09/21/10	08/20/40	790,015.19	882,112.27			(2,944.50)		787,070.69	880,192.94	1,025.17	0.00
GNMA	2007B Single Family	5.25	10/19/10	10/20/40	1,276,295.60	1,417,863.86			(4,650.66)		1,271,644.94	1,422,148.43	8,935.23	0.00
GNMA	2007B Single Family	5.25	11/09/10	10/20/40	435,170.01	483,449.87			(1,572.47)		433,597.54	484,925.58	3,048.18	0.00
GNMA	2007B Single Family	5.25	12/21/10	11/15/40	181,182.89	199,688.17			(659.89)		180,523.00	198,588.64	(439.64)	0.00
FNMA	2007B Single Family	6.00	12/11/07	12/01/37	64,097.65	68,082.60			(278.50)		63,819.15	67,775.01	(29.09)	0.00
FNMA	2007B Single Family	5.25	12/11/07	11/01/37	198,336.90	216,360.69			(883.62)		197,453.28	215,906.35	429.28	0.00
FNMA	2007B Single Family	5.25	12/12/07	12/01/37	1,209,892.97	1,331,670.66			(6,048.11)		1,203,844.86	1,328,023.87	2,401.32	0.00
FNMA	2007B Single Family	5.25	12/20/07	11/01/37	132,276.82	144,321.13			(598.02)		131,678.80	144,007.15	284.04	0.00
FNMA	2007B Single Family	6.00	12/20/07	12/01/37	86,188.93	91,544.97			(375.60)		85,813.33	91,130.20	(39.17)	0.00
FNMA	2007B Single Family	5.25	12/20/07	12/01/37	361,970.67	394,989.44			(1,639.27)		360,331.40	394,127.33	777.16	0.00
FNMA	2007B Single Family	5.25	12/28/07	12/01/37	326,154.37	356,753.39			(1,720.29)		324,434.08	355,696.20	663.10	0.00
FNMA	2007B Single Family				27,346.59	29,601.36			(27,346.59)				(2,254.77)	0.00
FNMA	2007B Single Family	5.25	12/28/07	12/01/37	243,434.99	265,522.29			(1,080.64)		242,354.35	264,969.35	527.70	0.00
FNMA	2007B Single Family	6.00	01/16/08	12/01/37	302,674.84	321,856.42			(68,249.36)		234,425.48	248,996.16	(4,610.90)	0.00
FNMA	2007B Single Family	5.25	01/16/08	12/01/37	1,331,961.61	1,466,065.64			(9,603.03)		1,322,358.58	1,458,800.81	2,338.20	0.00
FNMA	2007B Single Family	5.25	01/30/08	12/01/37	244,943.91	267,501.26			(1,484.47)		243,459.44	266,547.69	530.90	0.00
FNMA	2007B Single Family	6.00	01/30/08	01/01/38	359,496.32	382,256.34			(1,652.51)		357,843.81	380,429.87	(173.96)	0.00
FNMA	2007B Single Family	5.25	01/30/08	01/01/38	240,536.31	262,329.75			(1,056.28)		239,480.03	261,796.12	522.65	0.00
FNMA	2007B Single Family				129,154.10	137,242.19			(129,154.10)				(8,088.09)	0.00
FNMA	2007B Single Family	5.25	01/30/08	01/01/38	169,021.54	184,390.04			(754.54)		168,267.00	184,001.36	365.86	0.00
FNMA	2007B Single Family	6.00	02/13/08	11/01/37	257,036.65	273,061.77			(91,678.53)		165,358.12	175,632.52	(5,750.72)	0.00
FNMA	2007B Single Family	5.25	02/13/08	02/01/38	279,951.84	305,321.14			(1,251.19)		278,700.65	304,676.17	606.22	0.00
FNMA	2007B Single Family	5.25	02/13/08	01/01/38	335,844.98	366,301.54			(1,487.38)		334,357.60	365,542.23	728.07	0.00
FNMA	2007B Single Family	5.25	02/19/08	01/01/38	197,571.07	215,474.97			(1,017.27)		196,553.80	214,886.89	429.19	0.00
FNMA	2007B Single Family	5.25	02/19/08	01/01/38	197,639.59	215,549.67			(866.76)		196,772.83	215,112.43	429.52	0.00
FNMA	2007B Single Family	6.00	02/19/08	02/01/38	185,629.31	197,066.46			(120,394.66)		65,234.65	69,243.15	(7,428.65)	0.00
FNMA	2007B Single Family	6.00	02/27/08	02/01/38	275,185.08	292,298.02			(1,282.32)		273,902.76	290,893.69	(122.01)	0.00
FNMA	2007B Single Family	5.25	02/27/08	02/01/38	360,840.72	397,187.14			(2,115.52)		358,725.20	395,755.57	683.95	0.00
FNMA	2007B Single Family	5.25	02/27/08	02/01/38	448,714.20	493,911.88			(2,652.85)		446,061.35	492,107.21	848.18	0.00
FNMA	2007B Single Family	6.00	03/20/08	03/01/38	342,767.06	364,401.23			(1,653.99)		341,113.07	362,576.76	(170.48)	0.00
FNMA	2007B Single Family	5.25	03/20/08	02/01/38	88,195.71	96,184.51			(385.64)		87,810.07	95,990.68	191.81	0.00
FNMA	2007B Single Family	5.25	03/27/08	03/01/38	226,157.46	246,921.32			(1,052.51)		225,104.95	246,353.15	484.34	0.00
FNMA	2007B Single Family	6.00	03/27/08	03/01/38	300,217.52	318,764.72			(1,312.94)		298,904.58	317,356.01	(95.77)	0.00
FNMA	2007B Single Family	5.25	04/15/08	04/01/38	101,317.57	110,673.92			(488.82)		100,828.75	110,416.47	231.37	0.00
FNMA	2007B Single Family	6.00	02/04/09	10/01/38	40,183.38	42,572.71			(166.46)		40,016.92	42,392.94	(13.31)	0.00
GNMA	2007B Single Family	5.25	09/16/09	08/20/39	170,183.11	188,009.15			(762.83)		169,420.28	187,461.26	214.94	0.00
GNMA	2007B Single Family	5.25	09/16/09	08/20/39	136,568.27	152,339.33			(545.65)		136,022.62	150,507.18	(1,286.50)	0.00
GNMA	2007B Single Family	6.00	09/16/09	08/20/39	232,267.06	252,051.77			(884.09)		231,382.97	253,603.98	2,436.30	0.00
GNMA	2007B Single Family	6.00	09/29/09	09/20/39	72,455.45	78,623.31			(306.14)		72,149.31	79,074.23	757.06	0.00
GNMA	2007B Single Family	5.25	09/29/09	09/20/39	246,150.02	274,580.47			(1,039.25)		245,110.77	271,216.16	(2,325.06)	0.00
Freddie Mac	2007B Single Family	5.25	12/11/07	11/01/37	220,684.56	238,539.82			(989.07)		219,695.49	238,943.33	1,392.58	0.00
Freddie Mac	2007B Single Family	5.25	12/11/07	11/01/37	156,971.23	169,671.56			(703.58)		156,267.65	169,958.53	990.55	0.00
Freddie Mac	2007B Single Family	5.25	12/20/07	12/01/37	338,707.70	367,670.28			(5,469.38)		333,238.32	364,054.39	1,853.49	0.00
Freddie Mac	2007B Single Family	6.00	12/20/07	12/01/37	84,035.54	88,420.40			(364.12)		83,671.42	88,521.90	465.62	0.00
Freddie Mac	2007B Single Family	5.25	12/20/07	12/01/37	90,299.63	97,591.06			(399.98)		89,899.65	97,760.58	569.50	0.00
Freddie Mac	2007B Single Family	5.25	01/16/08	12/01/37	469,920.84	512,170.02			(2,135.99)		467,784.85	513,302.24	3,268.21	0.00
Freddie Mac	2007B Single Family	5.25	01/16/08	12/01/37	124,879.86	134,965.88			(552.68)		124,327.18	135,200.70	787.50	0.00
Freddie Mac	2007B Single Family	5.25	01/30/08	01/01/38	391,608.50	423,482.66			(2,096.04)		389,512.46	423,870.10	2,483.48	0.00
Freddie Mac	2007B Single Family	5.25	01/30/08	12/01/37	248,067.13	268,229.73			(81,377.29)		166,689.84	181,269.95	(5,582.49)	0.00
Freddie Mac	2007B Single Family	6.00	02/13/08	01/01/38	153,737.41	161,912.71			(703.48)		153,033.93	162,052.31	843.08	0.00
Freddie Mac	2007B Single Family	5.25	02/13/08	01/01/38	76,408.06	82,577.12			(336.01)		76,072.05	82,723.15	482.04	0.00
Freddie Mac	2007B Single Family	5.25	03/20/08	02/01/38	70,568.99	76,264.33			(204.00)		70,364.99	76,402.10	341.77	0.00
Freddie Mac	2007B Single Family	6.00	03/20/08	03/01/38	112,217.70	118,021.36			(592.02)		111,625.68	118,160.09	730.75	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
Freddie Mac	2007B Single Family	5.25	03/20/08	11/01/37	112,229.08	121,816.38			(631.38)		111,597.70	121,882.37	697.37	0.00
Freddie Mac	2007B Single Family	6.00	04/22/08	02/01/38	59,592.28	62,717.13			(268.17)		59,324.11	62,776.76	327.80	0.00
Freddie Mac	2007B Single Family	5.25	05/14/08	04/01/38	157,308.07	169,994.80			(678.95)		156,629.12	170,311.27	995.42	0.00
Freddie Mac	2007B Single Family	6.00	05/15/08	04/01/38	146,472.57	154,002.51			(626.04)		145,846.53	154,190.10	813.63	0.00
Freddie Mac	2007B Single Family	5.25	05/21/08	04/01/38	314,001.00	339,358.21			(1,368.45)		312,632.55	339,975.06	1,985.30	0.00
Freddie Mac	2007B Single Family	5.25	05/21/08	05/01/38	220,551.82	238,329.90			(949.83)		219,601.99	238,773.45	1,393.38	0.00
Freddie Mac	2007B Single Family	5.25	05/28/08	04/01/38	91,617.45	99,021.98			(402.17)		91,215.28	99,197.87	578.06	0.00
Freddie Mac	2007B Single Family	5.25	05/28/08	05/01/38	129,179.21	139,592.70			(555.18)		128,624.03	139,853.74	816.22	0.00
Freddie Mac	2007B Single Family	6.00	06/18/08	05/01/38	272,143.76	286,390.24			(1,446.22)		270,697.54	286,438.33	1,494.31	0.00
Freddie Mac	2007B Single Family	5.25	06/18/08	02/01/38	73,506.58	79,779.47			(704.15)		72,802.43	79,517.12	441.80	0.00
Freddie Mac	2007B Single Family	6.00	06/25/08	05/01/38	97,634.35	102,607.39			(410.30)		97,224.05	102,741.88	544.79	0.00
Freddie Mac	2007B Single Family	6.00	07/16/08	06/01/38	149,395.68	157,276.30			(964.93)		148,430.75	157,136.89	825.52	0.00
Freddie Mac	2007B Single Family	5.25	07/16/08	06/01/38	207,677.99	224,470.90			(910.35)		206,767.64	224,871.04	1,310.49	0.00
Freddie Mac	2007B Single Family	6.00	07/23/08	06/01/38	136,057.32	143,370.38			(665.46)		135,391.86	143,443.77	738.85	0.00
Freddie Mac	2007B Single Family	6.00	08/13/08	06/01/38	140,033.25	147,612.23			(1,203.87)		138,829.38	147,224.87	816.51	0.00
Freddie Mac	2007B Single Family	6.00	08/20/08	06/01/38	143,324.80	150,626.16			(611.21)		142,713.59	150,811.43	796.48	0.00
Freddie Mac	2007B Single Family	6.00	08/27/08	08/01/38	200,406.87	210,540.93			(834.48)		199,572.39	210,826.69	1,120.24	0.00
Freddie Mac	2007B Single Family	6.00	09/17/08	08/01/38	177,646.90	186,730.63			(903.95)		176,742.95	186,803.41	976.73	0.00
Freddie Mac	2007B Single Family	5.25	09/17/08	08/01/38	79,061.64	85,437.81			(337.02)		78,724.62	85,600.60	499.81	0.00
Freddie Mac	2007B Single Family				169,597.41	183,259.00			(169,597.41)				(13,661.59)	0.00
Freddie Mac	2007B Single Family	5.25	09/24/08	06/01/38	135,892.53	146,858.69			(582.03)		135,310.50	147,135.35	858.69	0.00
Freddie Mac	2007B Single Family	6.00	10/15/08	09/01/38	132,395.85	139,045.05			(542.84)		131,853.01	139,241.67	739.46	0.00
Freddie Mac	2007B Single Family	6.00	10/22/08	07/01/38	71,727.14	75,335.00			(311.59)		71,415.55	75,430.75	407.34	0.00
Freddie Mac	2007B Single Family	5.25	11/19/08	09/01/38	108,039.00	116,746.33			(494.38)		107,544.62	116,937.49	685.54	0.00
Freddie Mac	2007B Single Family	5.25	12/10/08	11/01/38	301,551.12	325,861.01			(1,271.58)		300,279.54	326,497.20	1,907.77	0.00
Freddie Mac	2007B Single Family	6.00	12/17/08	11/01/38	158,306.99	166,218.66			(648.49)		157,658.50	166,454.46	884.29	0.00
Freddie Mac	2007B Single Family	5.25	01/14/09	11/01/38	79,217.84	85,594.81			(327.38)		78,890.46	85,768.42	500.99	0.00
Freddie Mac	2007B Single Family	6.00	01/14/09	11/01/38	193,747.00	203,443.38			(811.70)		192,935.30	203,714.65	1,082.97	0.00
Freddie Mac	2007B Single Family	6.00	02/18/09	01/01/39	126,585.83	132,877.64			(515.06)		126,070.77	133,068.49	705.91	0.00
Freddie Mac	2007B Single Family	5.25	02/18/09	12/01/38	108,070.21	116,768.35			(443.36)		107,626.85	117,009.85	684.86	0.00
Freddie Mac	2007B Single Family	4.75	02/18/09	10/01/38	45,351.48	48,714.60			(204.31)		45,147.17	48,610.51	100.22	0.00
Freddie Mac	2007B Single Family	4.75	02/18/09	12/01/38	65,693.10	70,573.64			(308.18)		65,384.92	70,413.04	147.58	0.00
Freddie Mac	2007B Single Family	4.75	03/11/09	12/01/38	78,002.07	83,785.68			(346.83)		77,655.24	83,610.12	171.27	0.00
Freddie Mac	2007B Single Family	5.25	03/25/09	02/01/39	59,149.53	64,276.65			(3,315.40)		55,834.13	60,900.37	(60.88)	0.00
Freddie Mac	2007B Single Family	5.25	03/25/09	01/01/39	72,709.37	78,972.83			(560.87)		72,148.50	78,856.84	444.88	0.00
	2007B Single Family Total				102,498,003.45	111,694,361.82	3,408,440.95	(7,875,062.38)	(4,424,678.14)	0.00	93,606,703.88	102,589,378.60	(213,683.65)	0.00
GNMA	2002 A-D SF MRB	4.49	12/09/04	12/20/34	45,731.34	50,470.13			(322.06)		45,409.28	50,011.88	(136.19)	0.00
GNMA	2002 A-D SF MRB	4.49	12/16/04	12/20/34	39,950.54	44,021.34			(4,537.43)		35,413.11	38,927.47	(556.44)	0.00
GNMA	2002 A-D SF MRB	4.49	10/01/04	10/20/34	11,005.14	12,144.73			(71.80)		10,933.34	11,944.29	(128.64)	0.00
GNMA	2002 A-D SF MRB	4.49	10/01/04	10/20/34	15,024.44	16,472.45			(4,621.80)		10,402.64	11,439.60	(411.05)	0.00
GNMA	2002 A-D SF MRB	4.49	11/04/04	10/20/34	43,774.33	48,283.83			(6,475.46)		37,298.87	41,056.81	(751.56)	0.00
GNMA	2002 A-D SF MRB	4.49	11/10/04	11/20/34	14,816.41	16,245.65			(102.64)		14,713.77	16,177.60	34.59	0.00
GNMA	2002 A-D SF MRB	4.49	11/18/04	11/20/34	10,233.46	11,217.80			(68.19)		10,165.27	11,173.27	23.66	0.00
GNMA	2002 A-D SF MRB	4.49	11/23/04	11/20/34	31,220.23	34,437.10			(5,037.35)		26,182.88	28,521.34	(878.41)	0.00
GNMA	2002 A-D SF MRB	4.49	12/02/04	12/20/34	85,749.46	94,485.97			(9,790.84)		75,958.62	83,495.77	(1,199.36)	0.00
GNMA	2002 A-D SF MRB	4.49	12/23/04	12/20/34	48,512.00	53,455.41			(9,759.46)		38,752.54	42,537.60	(1,158.35)	0.00
GNMA	2002 A-D SF MRB	4.49	12/29/04	12/20/34	32,506.56	35,806.45			(5,127.39)		27,379.17	29,782.75	(896.31)	0.00
GNMA	2002 A-D SF MRB	4.49	01/06/05	01/20/35	83,645.13	92,315.04			(618.17)		83,026.96	91,444.80	(252.07)	0.00
GNMA	2002 A-D SF MRB	4.49	01/13/05	01/20/35	40,559.36	44,740.75			(316.44)		40,242.92	44,323.25	(101.06)	0.00
GNMA	2002 A-D SF MRB	5.40	01/13/05	01/20/35	1,775.45	1,970.10			(10.26)		1,765.19	1,961.83	1.99	0.00
GNMA	2002 A-D SF MRB	4.49	01/19/05	01/20/35	46,034.62	50,806.59			(6,621.28)		39,413.34	43,387.47	(797.84)	0.00
GNMA	2002 A-D SF MRB	5.40	01/19/05	01/20/35	4,994.56	5,535.88			(34.42)		4,960.14	5,506.43	4.97	0.00
GNMA	2002 A-D SF MRB	4.49	01/27/05	01/20/35	75,900.23	83,911.48			(12,455.00)		63,445.23	69,223.70	(2,232.78)	0.00
GNMA	2002 A-D SF MRB	4.49	02/03/05	02/20/35	80,020.58	88,317.08			(532.10)		79,488.48	87,549.82	(235.16)	0.00
GNMA	2002 A-D SF MRB	4.49	02/10/05	02/20/35	28,126.90	30,939.23			(183.96)		27,942.94	30,728.50	(26.77)	0.00
GNMA	2002 A-D SF MRB	4.49	02/10/05	02/20/35	53,248.52	58,769.52			(6,478.09)		46,770.43	51,414.46	(876.97)	0.00
GNMA	2002 A-D SF MRB	4.49	02/17/05	02/20/35	38,304.22	42,209.57			(4,816.42)		33,487.80	36,813.10	(580.05)	0.00
GNMA	2002 A-D SF MRB	4.49	02/24/05	02/20/35	40,593.01	44,802.26			(334.97)		40,258.04	44,341.39	(125.90)	0.00
GNMA	2002 A-D SF MRB	4.49	03/03/05	03/20/35	45,733.50	50,307.38			(360.74)		45,372.76	49,975.54	28.90	0.00
GNMA	2002 A-D SF MRB	4.49	03/11/05	03/20/35	9,052.15	9,922.56			(64.19)		8,987.96	9,878.46	20.09	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2002 A-D SF MRB	4.49	03/17/05	03/20/35	26,082.40	28,691.23			(166.33)		25,916.07	28,500.47	(24.43)	0.00
GNMA	2002 A-D SF MRB	4.49	03/24/05	03/20/35	20,572.29	22,670.39			(135.03)		20,437.26	22,475.30	(60.06)	0.00
GNMA	2002 A-D SF MRB	4.49	04/07/05	04/20/35	34,246.87	37,799.68			(7,420.83)		26,826.04	29,164.84	(1,214.01)	0.00
GNMA	2002 A-D SF MRB	4.49	04/14/05	04/20/35	23,170.70	25,534.44			(6,319.74)		16,850.96	18,383.17	(831.53)	0.00
GNMA	2002 A-D SF MRB	4.49	04/21/05	04/20/35	51,613.22	56,878.67			(315.91)		51,297.31	56,414.37	(148.39)	0.00
GNMA	2002 A-D SF MRB	4.49	04/28/05	04/20/35	31,830.29	35,077.72			(4,832.58)		26,997.71	29,680.35	(564.79)	0.00
GNMA	2002 A-D SF MRB	4.49	05/05/05	05/20/35	48,984.77	53,982.89			(6,133.62)		42,851.15	46,618.34	(1,230.93)	0.00
GNMA	2002 A-D SF MRB	4.49	05/12/05	05/20/35	26,639.30	29,357.62			(5,580.86)		21,058.44	23,118.23	(658.53)	0.00
GNMA	2002 A-D SF MRB	4.49	07/07/05	07/20/35	89,382.35	98,508.13			(897.98)		88,484.37	97,318.08	(292.07)	0.00
GNMA	2002 A-D SF MRB	4.49	07/14/05	07/20/35	26,846.53	29,587.61			(218.22)		26,628.31	29,286.80	(82.59)	0.00
GNMA	2002 A-D SF MRB	4.49	05/26/05	05/20/35	32,467.06	35,780.44			(195.73)		32,271.33	35,491.65	(93.06)	0.00
GNMA	2002 A-D SF MRB	4.49	05/26/05	05/20/35	5,219.11	5,721.26			(31.27)		5,187.84	5,701.94	11.95	0.00
GNMA	2002 A-D SF MRB	4.49	06/02/05	06/20/35	32,776.66	36,121.98			(211.75)		32,564.91	35,814.89	(95.34)	0.00
GNMA	2002 A-D SF MRB	4.49	06/09/05	06/20/35	37,436.55	41,242.97			(228.48)		37,208.07	40,921.61	(92.88)	0.00
GNMA	2002 A-D SF MRB	4.49	06/15/05	06/20/35	36,843.06	40,603.80			(249.33)		36,593.73	40,246.15	(108.32)	0.00
GNMA	2002 A-D SF MRB	4.49	06/23/05	06/20/35	64,632.17	71,229.86			(6,386.49)		58,245.68	64,059.53	(783.84)	0.00
GNMA	2002 A-D SF MRB	4.49	06/29/05	06/20/35	27,039.50	29,799.84			(161.89)		26,877.61	29,560.56	(77.39)	0.00
GNMA	2002 A-D SF MRB	4.49	09/08/05	09/20/35	8,654.58	9,538.76			(51.81)		8,602.77	9,386.26	(100.69)	0.00
GNMA	2002 A-D SF MRB	4.49	09/15/05	09/20/35	10,246.15	11,233.32			(69.36)		10,176.79	11,186.93	22.97	0.00
GNMA	2002 A-D SF MRB	4.49	09/22/05	09/20/35	13,373.95	14,666.82			(3,484.87)		9,889.08	10,878.56	(303.39)	0.00
GNMA	2002 A-D SF MRB	4.49	07/21/05	07/20/35	13,824.57	15,236.22			(81.96)		13,742.61	14,993.50	(160.76)	0.00
GNMA	2002 A-D SF MRB	4.49	07/28/05	07/20/35	7,316.69	8,021.26			(44.17)		7,272.52	7,993.81	16.72	0.00
GNMA	2002 A-D SF MRB	4.49	08/04/05	08/20/35	3,607.16	3,971.58			(21.18)		3,585.98	3,908.49	(41.91)	0.00
GNMA	2002 A-D SF MRB	4.49	08/11/05	07/20/35	26,108.00	28,774.25			(155.54)		25,952.46	28,544.04	(74.67)	0.00
GNMA	2002 A-D SF MRB	4.49	08/18/05	08/20/35	56,854.22	62,759.63			(421.09)		56,433.13	62,166.92	(171.62)	0.00
GNMA	2002 A-D SF MRB	4.49	08/30/05	08/20/35	70,475.69	77,674.52			(483.58)		69,992.11	76,982.95	(207.99)	0.00
GNMA	2002 A-D SF MRB	4.49	09/29/05	07/20/35	4,736.31	5,220.20			(28.91)		4,707.40	5,136.14	(55.15)	0.00
GNMA	2002 A-D SF MRB	4.49	10/13/05	09/20/35	4,735.33	5,191.69			(29.51)		4,705.82	5,173.03	10.85	0.00
GNMA	2002 A-D SF MRB	4.49	10/27/05	10/20/35	58,495.30	64,473.71			(5,352.57)		53,142.73	58,453.72	(667.42)	0.00
GNMA	2002 A-D SF MRB	4.49	11/01/05	11/20/35	9,407.69	10,369.32			(56.32)		9,351.37	10,203.53	(109.47)	0.00
FNMA	2002 A-D SF MRB	4.49	12/23/04	12/01/34	10,777.56	11,727.70			(79.85)		10,697.71	11,625.10	(22.75)	0.00
FNMA	2002 A-D SF MRB	4.49	01/19/05	01/01/35	4,509.23	4,900.69			(28.82)		4,480.41	4,862.75	(9.12)	0.00
FNMA	2002 A-D SF MRB	4.49	01/27/05	01/01/35	9,847.51	10,710.25			(73.16)		9,774.35	10,616.34	(20.75)	0.00
FNMA	2002 A-D SF MRB	4.49	03/14/05	12/01/34	5,819.75	6,327.90			(46.32)		5,773.43	6,269.63	(11.95)	0.00
FNMA	2002 A-D SF MRB	4.49	04/07/05	02/01/35	5,660.27	6,147.48			(80.20)		5,580.07	6,048.14	(19.14)	0.00
FNMA	2002 A-D SF MRB	4.49	07/28/05	07/01/35	10,560.58	11,487.92			(96.64)		10,463.94	11,368.49	(22.79)	0.00
FNMA	2002 A-D SF MRB	4.49	09/08/05	08/01/35	10,096.77	10,968.70			(76.12)		10,020.65	10,873.10	(19.48)	0.00
FNMA	2002 A-D SF MRB	4.49	10/20/05	09/01/35	4,417.64	4,790.99			(26.45)		4,391.19	4,755.94	(8.60)	0.00
FNMA	2002 A-D SF MRB	4.49	11/01/05	10/01/35	8,254.69	8,977.52			(99.47)		8,155.22	8,855.24	(22.81)	0.00
GNMA	2002 A-D SF MRB	5.40	07/01/04	06/20/34	6,967.63	7,730.14			(41.07)		6,926.56	7,696.73	7.66	0.00
GNMA	2002 A-D SF MRB	5.40	06/01/04	06/20/34	5,231.15	5,803.52			(30.49)		5,200.66	5,778.82	5.79	0.00
GNMA	2002 A-D SF MRB	5.40	09/01/04	09/20/34	12,712.29	14,104.41			(74.39)		12,637.90	14,044.05	14.03	0.00
GNMA	2002 A-D SF MRB	5.40	09/01/04	09/20/34	10,290.06	11,403.90			(58.12)		10,231.94	11,357.43	11.65	0.00
GNMA	2002 A-D SF MRB	5.40	07/01/04	07/20/34	2,148.12	2,383.31			(12.87)		2,135.25	2,372.79	2.35	0.00
GNMA	2002 A-D SF MRB	5.40	07/01/04	07/20/34	3,711.05	4,117.24			(21.61)		3,689.44	4,099.72	4.09	0.00
GNMA	2002 A-D SF MRB	5.40	08/01/04	08/20/34	1,867.94	2,072.44			(10.83)		1,857.11	2,063.69	2.08	0.00
GNMA	2002 A-D SF MRB	5.40	08/01/04	08/20/34	11,699.39	12,980.30			(67.26)		11,632.13	12,926.05	13.01	0.00
GNMA	2002 A-D SF MRB	5.40	08/01/04	08/20/34	2,071.27	2,296.10			(16.12)		2,055.15	2,281.86	1.88	0.00
GNMA	2002 A-D SF MRB	5.40	10/14/04	10/20/34	5,700.96	6,291.47			(32.74)		5,668.22	6,246.83	(11.90)	0.00
Repo Agmt	2002 A-D SF MRB	0.12	02/28/13	03/01/13	0.61	0.61	0.00				0.61	0.61	-	0.00
Repo Agmt	2002 A-D SF MRB	0.12	02/28/13	03/01/13	812,466.92	812,466.92	288,244.17				1,100,711.09	1,100,711.09	-	0.00
GIC's	2002 A-D SF MRB	5.01	06/26/02	03/01/34	1,762,180.65	1,762,180.65		(1,136,172.19)			626,008.46	626,008.46	-	0.00
Repo Agmt	2002 A-D SF MRB	0.12	02/28/13	03/01/13	0.14	0.14	0.00				0.14	0.14	-	0.00
Repo Agmt	2002 A-D SF MRB	0.12	02/28/13	03/01/13	243.37	243.37	0.00				243.37	243.37	-	0.00
GNMA	2002 A-D SF MRB	5.40	08/29/02	08/20/32	56,710.75	62,986.06			(624.79)		56,085.96	62,390.98	29.71	0.00
GNMA	2002 A-D SF MRB	6.15	11/12/02	11/20/32	44,333.86	50,513.57			(272.44)		44,061.42	50,681.60	440.47	0.00
GNMA	2002 A-D SF MRB	5.40	11/12/02	10/20/32	163,109.92	180,708.80			(1,312.05)		161,797.87	179,540.38	143.63	0.00
GNMA	2002 A-D SF MRB	6.15	09/12/02	08/20/32	56,165.25	64,060.65			(356.78)		55,808.47	64,259.65	555.78	0.00
GNMA	2002 A-D SF MRB	5.40	09/19/02	09/20/32	96,642.35	107,065.23			(663.25)		95,979.10	106,499.63	97.65	0.00
GNMA	2002 A-D SF MRB	6.15	09/26/02	09/20/32	157,858.84	180,153.19			(1,226.35)		156,632.49	180,452.73	1,525.89	0.00
GNMA	2002 A-D SF MRB	5.40	09/26/02	09/20/32	197,499.45	219,049.13			(4,453.59)		193,045.86	214,752.91	157.37	0.00

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GNMA	2002 A-D SF MRB	6.15	10/10/02	09/20/32	100,311.72	114,416.00			(717.29)		99,594.43	114,679.26	980.55	0.00
GNMA	2002 A-D SF MRB	5.40	10/10/02	09/20/32	61,858.27	68,530.53			(410.61)		61,447.66	68,183.93	64.01	0.00
GNMA	2002 A-D SF MRB	6.15	10/21/02	10/20/32	93,552.83	106,767.80			(733.50)		92,819.33	106,937.59	903.29	0.00
GNMA	2002 A-D SF MRB	6.15	10/29/02	10/20/32	45,819.91	52,263.56			(282.84)		45,537.07	52,435.35	454.63	0.00
GNMA	2002 A-D SF MRB	5.40	10/29/02	09/20/32	45,374.48	50,454.73			(574.65)		44,799.83	49,894.65	14.57	0.00
GNMA	2002 A-D SF MRB	5.40	11/05/02	09/20/32	45,342.88	50,491.06			(535.10)		44,807.78	49,974.10	18.14	0.00
GNMA	2002 A-D SF MRB	6.15	11/19/02	11/20/32	72,914.58	83,078.45			(434.67)		72,479.91	83,370.21	726.43	0.00
GNMA	2002 A-D SF MRB	5.40	11/19/02	11/20/32	87,637.39	97,094.32			(581.40)		87,055.99	96,603.62	90.70	0.00
GNMA	2002 A-D SF MRB	6.15	11/26/02	11/20/32	268,307.43	306,046.87			(1,813.11)		266,494.32	306,872.44	2,638.68	0.00
GNMA	2002 A-D SF MRB	5.40	11/26/02	11/20/32	74,264.26	82,371.94			(720.36)		73,543.90	81,702.57	50.99	0.00
GNMA	2002 A-D SF MRB	6.15	11/26/02	11/20/32	44,522.76	50,813.47			(304.56)		44,218.20	50,945.56	436.65	0.00
GNMA	2002 A-D SF MRB	5.40	11/26/02	11/20/32	44,301.22	49,207.34			(648.00)		43,653.22	48,564.51	5.17	0.00
GNMA	2002 A-D SF MRB	5.40	12/12/02	12/20/32	90,719.77	100,625.85			(712.42)		90,007.35	99,994.28	80.85	0.00
GNMA	2002 A-D SF MRB	6.15	12/30/02	12/20/32	55,600.22	63,422.67			(373.17)		55,227.05	63,596.68	547.18	0.00
GNMA	2002 A-D SF MRB	5.40	12/30/02	12/20/32	181,759.54	201,379.99			(1,197.49)		180,562.05	200,371.52	189.02	0.00
GNMA	2002 A-D SF MRB	6.15	12/30/02	12/20/32	105,710.80	120,450.29			(717.94)		104,992.86	120,772.34	1,039.99	0.00
GNMA	2002 A-D SF MRB	5.40	12/30/02	12/20/32	89,859.95	99,560.01			(581.94)		89,278.01	99,072.62	94.55	0.00
GNMA	2002 A-D SF MRB	6.15	01/23/03	01/20/33	347,178.86	396,033.24			(2,699.44)		344,479.42	396,694.63	3,360.83	0.00
GNMA	2002 A-D SF MRB	5.40	01/23/03	01/20/33	87,630.44	97,092.27			(567.67)		87,062.77	96,616.77	92.17	0.00
GNMA	2002 A-D SF MRB	6.15	01/23/03	01/20/33	93,260.49	106,443.12			(655.07)		92,605.42	106,700.10	912.05	0.00
GNMA	2002 A-D SF MRB	6.15	01/30/03	01/20/33	91,055.89	103,927.29			(874.58)		90,181.31	103,907.45	854.74	0.00
GNMA	2002 A-D SF MRB	5.40	01/30/03	01/20/33	200,940.38	222,637.61			(1,400.19)		199,540.19	221,437.97	200.55	0.00
GNMA	2002 A-D SF MRB	6.15	02/12/03	02/20/33	164,186.00	187,398.03			(1,601.00)		162,585.00	187,334.59	1,537.56	0.00
GNMA	2002 A-D SF MRB	6.15	02/20/03	02/20/33	152,178.58	173,597.42			(1,002.62)		151,175.96	174,095.36	1,500.56	0.00
GNMA	2002 A-D SF MRB	5.40	03/03/03	03/20/33	104,279.29	115,543.43			(661.55)		103,617.74	114,993.08	111.20	0.00
GNMA	2002 A-D SF MRB	6.15	02/27/03	02/20/33	299,782.77	341,600.82			(1,763.61)		298,019.16	342,827.50	2,990.29	0.00
GNMA	2002 A-D SF MRB	6.15	03/12/03	02/20/33	79,078.66	90,110.42			(564.18)		78,514.48	90,320.07	773.83	0.00
GNMA	2002 A-D SF MRB	6.15	03/24/03	03/20/33	139,284.19	158,892.50			(865.22)		138,418.97	159,408.65	1,381.37	0.00
GNMA	2002 A-D SF MRB	6.15	04/02/03	04/20/33	40,314.03	45,939.28			(231.40)		40,082.63	46,110.88	403.00	0.00
GNMA	2002 A-D SF MRB	6.15	04/10/03	03/20/33	44,861.25	51,120.84			(279.14)		44,582.11	51,286.91	445.21	0.00
GNMA	2002 A-D SF MRB	6.15	04/24/03	04/20/33	101,125.46	115,237.85			(584.68)		100,540.78	115,663.32	1,010.15	0.00
GNMA	2002 A-D SF MRB	6.15	04/29/03	03/20/33	78,401.82	89,342.51			(475.20)		77,926.62	89,647.18	779.87	0.00
GNMA	2002 A-D SF MRB	6.15	05/08/03	04/20/33	75,213.43	85,710.34			(450.53)		74,762.90	86,008.86	749.05	0.00
GNMA	2002 A-D SF MRB	6.15	06/19/03	05/20/33	26,169.21	29,649.61			(387.32)		25,781.89	29,490.78	228.49	0.00
GNMA	2002 A-D SF MRB	6.15	07/17/03	07/20/33	46,455.62	52,942.70			(272.87)		46,182.75	53,133.31	463.48	0.00
GNMA	2002 A-D SF MRB				78,148.49	89,061.65			(78,148.49)				(10,913.16)	0.00
GNMA	2002 A-D SF MRB	6.15	07/30/03	07/20/33	43,366.48	49,422.55			(249.65)		43,116.83	49,606.32	433.42	0.00
GNMA	2002 A-D SF MRB	6.15	09/30/03	09/20/33	53,506.07	60,914.19			(301.67)		53,204.40	61,148.64	536.12	0.00
GNMA	2002 A-D SF MRB	6.15	10/09/03	08/20/33	52,210.37	59,504.69			(295.06)		51,915.31	59,732.23	522.60	0.00
GNMA	2002 A-D SF MRB	6.15	03/11/04	03/20/34	56,007.09	63,841.60			(436.16)		55,570.93	63,948.10	542.66	0.00
GNMA	2002 A-D SF MRB	5.40	07/08/04	06/20/34	166,899.22	185,165.32			(983.53)		165,915.69	184,365.07	183.28	0.00
GNMA	2002 A-D SF MRB	5.40	06/17/04	06/20/34	125,303.95	139,015.90			(730.25)		124,573.70	138,424.17	138.52	0.00
GNMA	2002 A-D SF MRB	5.40	09/09/04	09/20/34	304,504.78	337,852.75			(1,781.77)		302,723.01	336,406.68	335.70	0.00
GNMA	2002 A-D SF MRB	5.40	09/16/04	09/20/34	246,481.22	273,165.56			(1,392.16)		245,089.06	272,052.46	279.06	0.00
GNMA	2002 A-D SF MRB	5.40	07/15/04	07/20/34	51,456.88	57,089.23			(308.13)		51,148.75	56,837.06	55.96	0.00
GNMA	2002 A-D SF MRB	5.40	07/29/04	07/20/34	88,892.27	98,623.05			(517.94)		88,374.33	98,203.37	98.26	0.00
GNMA	2002 A-D SF MRB	5.40	08/05/04	08/20/34	44,743.99	49,642.63			(259.28)		44,484.71	49,432.97	49.62	0.00
GNMA	2002 A-D SF MRB	5.40	08/12/04	08/20/34	280,243.17	310,925.99			(1,611.43)		278,631.74	309,626.70	312.14	0.00
GNMA	2002 A-D SF MRB	5.40	08/20/04	08/20/34	49,614.66	55,000.06			(386.02)		49,228.64	54,658.97	44.93	0.00
GNMA	2002 A-D SF MRB	5.40	12/02/04	12/20/34	92,774.02	102,942.11			(531.24)		92,242.78	102,514.42	103.55	0.00
GNMA	2002 A-D SF MRB	4.49	12/09/04	12/20/34	837,779.58	924,591.92			(5,899.96)		831,879.62	916,196.96	(2,495.00)	0.00
GNMA	2002 A-D SF MRB	4.49	12/16/04	12/20/34	731,878.10	806,452.90			(83,123.93)		648,754.17	713,135.34	(10,193.63)	0.00
GNMA	2002 A-D SF MRB	5.40	10/14/04	10/20/34	136,559.53	150,703.88			(784.34)		135,775.19	149,634.64	(284.90)	0.00
GNMA	2002 A-D SF MRB	5.40	10/21/04	10/20/34	1,011,857.01	1,122,709.34			(6,543.73)		1,005,313.28	1,117,211.62	1,046.01	0.00
GNMA	2002 A-D SF MRB	4.49	10/21/04	10/20/34	201,606.02	222,486.54			(1,315.34)		200,290.68	218,814.49	(2,356.71)	0.00
GNMA	2002 A-D SF MRB	5.40	10/28/04	10/20/34	154,464.99	170,445.22			(920.79)		153,544.20	169,208.14	(316.29)	0.00
GNMA	2002 A-D SF MRB	4.49	10/29/04	10/20/34	275,236.93	301,768.51			(84,667.98)		190,568.95	209,568.88	(7,531.65)	0.00
GNMA	2002 A-D SF MRB	4.49	11/04/04	10/20/34	801,927.83	884,539.86			(118,628.09)		683,299.74	752,143.96	(13,767.81)	0.00
GNMA	2002 A-D SF MRB	5.40	11/04/04	11/20/34	220,661.17	244,561.69			(1,285.92)		219,375.25	243,521.21	245.44	0.00
GNMA	2002 A-D SF MRB	4.49	11/10/04	11/20/34	271,430.99	297,613.77			(1,880.29)		269,550.70	296,367.10	633.62	0.00
GNMA	2002 A-D SF MRB	5.40	11/10/04	11/20/34	61,147.76	67,771.14			(338.31)		60,809.45	67,502.83	70.00	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2002 A-D SF MRB	4.49	11/18/04	11/20/34	187,473.03	205,505.50			(1,249.24)		186,223.79	204,689.80	433.54	0.00
GNMA	2002 A-D SF MRB	4.49	11/23/04	11/20/34	571,941.28	630,873.53			(92,282.12)		479,659.16	522,499.36	(16,092.05)	0.00
GNMA	2002 A-D SF MRB	4.49	12/02/04	12/20/34	1,570,893.45	1,730,944.08			(179,364.15)		1,391,529.30	1,529,608.18	(21,971.75)	0.00
GNMA	2002 A-D SF MRB	4.49	12/23/04	12/20/34	888,720.08	979,281.20			(178,789.43)		709,930.65	779,271.33	(21,220.44)	0.00
GNMA	2002 A-D SF MRB	4.49	12/29/04	12/20/34	595,508.17	655,959.55			(93,931.56)		501,576.61	545,607.86	(16,420.13)	0.00
GNMA	2002 A-D SF MRB	4.49	01/06/05	01/20/35	1,532,344.77	1,691,173.58			(11,324.57)		1,521,020.20	1,675,231.04	(4,617.97)	0.00
GNMA	2002 A-D SF MRB	4.49	01/13/05	01/20/35	743,031.42	819,632.21			(5,797.15)		737,234.27	811,983.87	(1,851.19)	0.00
GNMA	2002 A-D SF MRB	5.40	01/13/05	01/20/35	32,525.50	36,091.60			(187.70)		32,337.80	35,940.03	36.13	0.00
GNMA	2002 A-D SF MRB	4.49	01/19/05	01/20/35	843,335.11	930,755.96			(121,299.15)		722,035.96	794,840.61	(14,616.20)	0.00
GNMA	2002 A-D SF MRB	5.40	01/19/05	01/20/35	91,498.16	101,415.20			(630.58)		90,867.58	100,875.62	91.00	0.00
GNMA	2002 A-D SF MRB	4.49	01/27/05	01/20/35	1,390,460.70	1,537,223.82			(228,170.61)		1,162,290.09	1,268,149.73	(40,903.48)	0.00
GNMA	2002 A-D SF MRB	4.49	02/03/05	02/20/35	1,465,943.95	1,617,932.61			(9,747.91)		1,456,196.04	1,603,876.58	(4,308.12)	0.00
GNMA	2002 A-D SF MRB	4.49	02/10/05	02/20/35	515,273.24	566,794.11			(3,369.91)		511,903.33	562,933.61	(490.59)	0.00
GNMA	2002 A-D SF MRB	4.49	02/10/05	02/20/35	975,490.61	1,076,633.51			(118,675.84)		856,814.77	941,891.77	(16,065.90)	0.00
GNMA	2002 A-D SF MRB	4.49	02/17/05	02/20/35	701,716.95	773,262.06			(88,234.93)		613,482.02	674,400.84	(10,626.29)	0.00
GNMA	2002 A-D SF MRB	4.49	02/24/05	02/20/35	743,647.15	820,759.03			(6,136.50)		737,510.65	812,316.14	(2,306.39)	0.00
GNMA	2002 A-D SF MRB	4.49	03/03/05	03/20/35	837,819.57	921,610.58			(6,608.76)		831,210.81	915,531.37	529.55	0.00
GNMA	2002 A-D SF MRB	4.49	03/11/05	03/20/35	165,831.29	181,777.36			(1,176.14)		164,655.15	180,969.45	368.23	0.00
GNMA	2002 A-D SF MRB	5.40	03/17/05	02/20/35	112,316.36	124,636.66			(645.22)		111,671.14	124,116.51	125.07	0.00
GNMA	2002 A-D SF MRB	4.49	03/17/05	03/20/35	477,819.66	525,611.50			(3,047.34)		474,772.32	522,116.86	(447.30)	0.00
GNMA	2002 A-D SF MRB	4.49	03/24/05	03/20/35	376,874.96	415,312.25			(2,473.79)		374,401.17	411,738.37	(1,100.09)	0.00
GNMA	2002 A-D SF MRB	4.49	04/07/05	04/20/35	627,388.70	692,474.56			(135,946.50)		491,442.20	534,287.90	(22,240.16)	0.00
GNMA	2002 A-D SF MRB	4.49	04/14/05	04/20/35	424,478.19	467,780.37			(115,774.81)		308,703.38	336,772.20	(15,233.36)	0.00
GNMA	2002 A-D SF MRB	4.49	04/21/05	04/20/35	945,532.32	1,041,993.85			(5,787.35)		939,744.97	1,033,488.05	(2,718.45)	0.00
GNMA	2002 A-D SF MRB	4.49	04/28/05	04/20/35	583,117.59	642,609.48			(88,530.98)		494,586.61	543,731.97	(10,346.53)	0.00
GNMA	2002 A-D SF MRB	5.40	04/28/05	04/20/35	118,743.79	131,625.18			(647.33)		118,096.46	131,114.76	136.91	0.00
GNMA	2002 A-D SF MRB	4.49	05/05/05	05/20/35	897,379.30	988,944.38			(112,365.69)		785,013.61	854,028.95	(22,549.74)	0.00
GNMA	2002 A-D SF MRB	5.40	05/05/05	04/20/35	97,671.07	107,806.47			(559.98)		97,111.09	107,042.79	(203.70)	0.00
GNMA	2002 A-D SF MRB	4.49	05/12/05	05/20/35	488,021.18	537,819.63			(102,239.10)		385,782.08	423,516.54	(12,063.99)	0.00
GNMA	2002 A-D SF MRB	4.49	07/07/05	07/20/35	1,637,447.99	1,804,628.47			(16,450.74)		1,620,997.25	1,782,827.17	(5,350.56)	0.00
GNMA	2002 A-D SF MRB	5.40	07/07/05	07/20/35	38,814.65	43,040.37			(260.01)		38,554.64	42,820.05	39.69	0.00
GNMA	2002 A-D SF MRB	4.49	07/14/05	07/20/35	491,816.98	542,032.86			(3,997.78)		487,819.20	536,522.16	(1,512.92)	0.00
GNMA	2002 A-D SF MRB	4.49	05/26/05	05/20/35	594,784.32	655,482.99			(3,585.75)		591,198.57	650,192.53	(1,704.71)	0.00
GNMA	2002 A-D SF MRB	4.49	05/26/05	05/20/34	95,618.87	104,811.30			(572.64)		95,046.23	104,457.30	218.64	0.00
GNMA	2002 A-D SF MRB	4.49	06/02/05	06/20/35	600,454.60	661,739.94			(3,879.00)		596,575.60	656,114.03	(1,746.91)	0.00
GNMA	2002 A-D SF MRB	5.40	06/09/05	05/20/35	67,017.12	74,289.79			(374.16)		66,642.96	73,991.91	76.28	0.00
GNMA	2002 A-D SF MRB	4.49	06/09/05	06/20/35	685,822.31	755,554.28			(4,185.77)		681,636.54	749,667.10	(1,701.41)	0.00
GNMA	2002 A-D SF MRB	4.49	06/15/05	06/20/35	674,950.20	743,844.91			(4,567.53)		670,382.67	737,293.01	(1,984.37)	0.00
GNMA	2002 A-D SF MRB	4.49	06/23/05	06/20/35	1,184,034.90	1,304,901.73			(116,997.84)		1,067,037.06	1,173,544.31	(14,359.58)	0.00
GNMA	2002 A-D SF MRB	4.49	06/29/05	06/20/35	495,352.81	545,920.84			(2,965.71)		492,387.10	541,537.32	(1,417.81)	0.00
GNMA	2002 A-D SF MRB	4.49	09/08/05	09/20/35	158,548.96	174,746.12			(949.10)		157,599.86	171,952.37	(1,844.65)	0.00
GNMA	2002 A-D SF MRB	4.49	09/15/05	09/20/35	187,706.02	205,789.94			(1,270.66)		186,435.36	204,940.07	420.79	0.00
GNMA	2002 A-D SF MRB	4.49	09/22/05	09/20/35	245,005.70	268,690.30			(63,841.47)		181,164.23	199,290.92	(5,557.91)	0.00
GNMA	2002 A-D SF MRB	4.49	07/21/05	07/20/35	253,261.40	279,121.48			(1,501.50)		251,759.90	274,674.93	(2,945.05)	0.00
GNMA	2002 A-D SF MRB	4.49	07/28/05	07/20/35	134,039.56	146,946.30			(809.09)		133,230.47	146,443.46	306.25	0.00
GNMA	2002 A-D SF MRB	4.49	08/04/05	08/20/35	66,081.74	72,757.83			(388.05)		65,693.69	71,602.11	(767.67)	0.00
GNMA	2002 A-D SF MRB	4.49	08/11/05	07/20/35	478,287.97	527,132.47			(2,849.74)		475,438.23	522,914.99	(1,367.74)	0.00
GNMA	2002 A-D SF MRB	4.49	08/18/05	08/20/35	1,041,545.46	1,149,730.68			(7,714.29)		1,033,831.17	1,138,872.49	(3,143.90)	0.00
GNMA	2002 A-D SF MRB	4.49	08/30/05	08/20/35	1,291,086.00	1,422,965.20			(8,859.07)		1,282,226.93	1,410,295.93	(3,810.20)	0.00
GNMA	2002 A-D SF MRB	4.49	09/29/05	07/20/35	86,767.76	95,631.97			(529.40)		86,238.36	94,092.15	(1,010.42)	0.00
GNMA	2002 A-D SF MRB	4.49	10/13/05	09/20/35	86,749.41	95,109.63			(540.88)		86,208.53	94,767.81	199.06	0.00
GNMA	2002 A-D SF MRB	4.49	10/27/05	10/20/35	1,071,609.22	1,181,131.72			(98,056.98)		973,552.24	1,070,848.03	(12,226.71)	0.00
GNMA	2002 A-D SF MRB	4.49	11/01/05	11/20/35	172,345.59	189,961.86			(1,031.95)		171,313.64	186,924.57	(2,005.34)	0.00
FNMA	2002 A-D SF MRB	6.40	07/24/03	11/01/32	68,740.70	77,984.26			(392.04)		68,348.66	77,040.55	(551.67)	0.00
FNMA	2002 A-D SF MRB	5.40	08/14/03	09/01/32	50,067.48	55,138.67			(357.21)		49,710.27	54,833.30	51.84	0.00
FNMA	2002 A-D SF MRB	6.15	08/14/03	12/01/31	38,725.17	43,758.44			(1,367.50)		37,357.67	42,080.68	(310.26)	0.00
FNMA	2002 A-D SF MRB	6.15	04/01/04	02/01/34	93,232.46	105,589.26			(500.21)		92,732.25	104,072.31	(1,016.74)	0.00
FNMA	2002 A-D SF MRB	5.40	10/28/04	10/01/34	176,405.92	193,753.12			(1,145.17)		175,260.75	192,980.23	372.28	0.00
FNMA	2002 A-D SF MRB	4.49	12/23/04	12/01/34	197,440.66	214,846.76			(1,462.99)		195,977.67	212,967.20	(416.57)	0.00
FNMA	2002 A-D SF MRB	4.49	01/19/05	01/01/35	82,607.09	89,778.76			(528.04)		82,079.05	89,083.61	(167.11)	0.00
FNMA	2002 A-D SF MRB	4.49	01/27/05	01/01/35	180,402.04	196,207.45			(1,340.31)		179,061.73	194,486.94	(380.20)	0.00

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FNMA	2002 A-D SF MRB	4.49	03/14/05	12/01/34	106,615.59	115,924.59			(848.56)		105,767.03	114,857.21	(218.82)	0.00
FNMA	2002 A-D SF MRB	5.40	03/24/05	02/01/35	76,048.30	83,300.58			(416.64)		75,631.66	83,045.89	161.95	0.00
FNMA	2002 A-D SF MRB	4.49	04/07/05	02/01/35	103,693.79	112,619.31			(1,469.30)		102,224.49	110,799.55	(350.46)	0.00
FNMA	2002 A-D SF MRB	4.49	07/28/05	07/01/35	193,466.11	210,454.09			(1,770.42)		191,695.69	208,266.10	(417.57)	0.00
FNMA	2002 A-D SF MRB	5.40	07/14/05	04/01/35	100,460.77	110,035.65			(557.44)		99,903.33	109,689.49	211.28	0.00
FNMA	2002 A-D SF MRB	4.49	09/08/05	08/01/35	184,969.42	200,942.11			(1,394.49)		183,574.93	199,190.75	(356.87)	0.00
FNMA	2002 A-D SF MRB	4.49	10/20/05	09/01/35	80,929.28	87,769.02			(484.52)		80,444.76	87,127.02	(157.48)	0.00
FNMA	2002 A-D SF MRB	4.49	11/01/05	10/01/35	151,222.97	164,464.58			(1,822.41)		149,400.56	162,224.33	(417.84)	0.00
GNMA	2002 A-D SF MRB	5.38	02/20/07	02/20/37	13,011.81	14,436.13			(2,690.11)		10,321.70	11,430.45	(315.57)	0.00
GNMA	2002 A-D SF MRB	5.13	02/20/07	02/20/37	12,144.72	13,451.11			(184.20)		11,960.52	13,320.78	53.87	0.00
GNMA	2002 A-D SF MRB	5.63	02/20/07	02/20/37	5,435.81	6,038.51			(28.39)		5,407.42	6,000.94	(9.18)	0.00
GNMA	2002 A-D SF MRB	5.38	03/06/07	02/20/37	8,910.95	9,852.78			(41.74)		8,869.21	9,844.46	33.42	0.00
GNMA	2002 A-D SF MRB	5.63	03/06/07	02/20/37	3,453.37	3,835.48			(15.40)		3,437.97	3,811.02	(9.06)	0.00
GNMA	2002 A-D SF MRB	5.63	03/20/07	02/20/37	1,556.79	1,729.00			(6.93)		1,549.86	1,718.00	(4.07)	0.00
GNMA	2002 A-D SF MRB	5.13	03/20/07	03/20/37	16,010.29	17,763.35			(2,974.22)		13,036.07	14,445.12	(344.01)	0.00
GNMA	2002 A-D SF MRB	5.38	03/20/07	03/20/37	11,800.33	13,071.50			(57.22)		11,743.11	13,034.50	20.22	0.00
GNMA	2002 A-D SF MRB	5.13	03/06/07	02/20/37	7,841.20	8,689.78			(38.85)		7,802.35	8,660.30	9.37	0.00
GNMA	2002 A-D SF MRB	5.13	04/24/07	04/20/37	20,520.47	22,742.29			(2,619.84)		17,900.63	19,860.93	(261.52)	0.00
GNMA	2002 A-D SF MRB	5.63	04/24/07	04/20/37	10,445.06	11,603.85			(51.85)		10,393.21	11,523.94	(28.06)	0.00
GNMA	2002 A-D SF MRB	5.38	04/24/07	04/20/37	8,714.48	9,641.51			(46.41)		8,668.07	9,632.65	37.55	0.00
GNMA	2002 A-D SF MRB	5.13	03/27/07	03/20/37	9,862.08	10,929.53			(49.17)		9,812.91	10,892.12	11.76	0.00
GNMA	2002 A-D SF MRB	5.62	03/27/07	02/20/37	3,239.02	3,597.42			(14.49)		3,224.53	3,574.44	(8.49)	0.00
GNMA	2002 A-D SF MRB	5.38	04/24/07	03/20/37	5,518.83	6,116.34			(30.68)		5,488.15	6,091.89	6.23	0.00
GNMA	2002 A-D SF MRB	5.38	04/10/07	03/20/37	12,700.90	14,075.80			(59.71)		12,641.19	14,031.62	15.53	0.00
GNMA	2002 A-D SF MRB	5.13	04/10/07	03/20/37	15,456.58	17,129.83			(75.08)		15,381.50	17,073.39	18.64	0.00
GNMA	2002 A-D SF MRB	5.63	04/10/07	03/20/37	1,859.99	2,065.85			(8.18)		1,851.81	2,052.81	(4.86)	0.00
GNMA	2002 A-D SF MRB	5.13	05/08/07	04/20/37	4,762.08	5,283.72			(29.32)		4,732.76	5,259.45	5.05	0.00
GNMA	2002 A-D SF MRB	5.63	05/08/07	04/20/37	2,846.60	3,161.74			(13.05)		2,833.55	3,141.19	(7.50)	0.00
GNMA	2002 A-D SF MRB	5.38	05/08/07	05/20/37	5,910.68	6,550.74			(28.26)		5,882.42	6,529.64	7.16	0.00
GNMA	2002 A-D SF MRB	5.38	05/22/07	05/20/37	15,883.40	17,603.69			(73.70)		15,809.70	17,549.52	19.53	0.00
GNMA	2002 A-D SF MRB	5.13	05/22/07	05/20/37	11,859.00	13,143.37			(56.25)		11,802.75	13,101.55	14.43	0.00
GNMA	2002 A-D SF MRB	5.63	06/05/07	05/20/37	9,684.50	10,733.52			(45.23)		9,639.27	10,700.17	11.88	0.00
GNMA	2002 A-D SF MRB	5.63	06/05/07	05/20/37	2,953.57	3,280.72			(13.27)		2,940.30	3,259.70	(7.75)	0.00
GNMA	2002 A-D SF MRB	5.13	06/05/07	05/20/37	25,952.76	28,764.00			(132.98)		25,819.78	28,661.58	30.56	0.00
GNMA	2002 A-D SF MRB	5.38	06/19/07	05/20/37	2,294.92	2,543.52			(10.36)		2,284.56	2,536.02	2.86	0.00
GNMA	2002 A-D SF MRB	5.13	06/19/07	06/20/37	8,776.46	9,710.64			(46.95)		8,729.51	9,701.48	37.79	0.00
GNMA	2002 A-D SF MRB	5.63	06/19/07	06/20/37	1,721.92	1,912.64			(7.47)		1,714.45	1,900.69	(4.48)	0.00
GNMA	2002 A-D SF MRB	5.13	08/07/07	07/20/37	24,669.88	27,355.26			(5,247.34)		19,422.54	21,521.44	(586.48)	0.00
GNMA	2002 A-D SF MRB	5.38	07/03/07	05/20/37	12,689.55	14,032.43			(4,714.54)		7,975.01	8,832.86	(485.03)	0.00
GNMA	2002 A-D SF MRB	5.13	07/03/07	06/20/37	7,869.21	8,607.56			(36.75)		7,832.46	8,553.34	(17.47)	0.00
GNMA	2002 A-D SF MRB	5.38	07/17/07	06/20/37	4,618.23	5,118.70			(20.82)		4,597.41	5,103.63	5.75	0.00
GNMA	2002 A-D SF MRB	5.13	07/17/07	06/20/37	2,523.37	2,762.87			(12.72)		2,510.65	2,744.64	(5.51)	0.00
GNMA	2002 A-D SF MRB	5.38	04/24/08	04/20/38	2,491.11	2,750.47			(11.14)		2,479.97	2,742.48	3.15	0.00
GNMA	2002 A-D SF MRB	5.13	04/24/08	04/20/38	3,959.33	4,371.60			(17.39)		3,941.94	4,359.24	5.03	0.00
GNMA	2002 A-D SF MRB	5.38	04/22/08	03/20/38	2,609.64	2,881.36			(12.09)		2,597.55	2,872.54	3.27	0.00
GNMA	2002 A-D SF MRB	5.63	04/22/08	03/20/38	5,306.90	5,892.45			(23.29)		5,283.61	5,855.28	(13.88)	0.00
GNMA	2002 A-D SF MRB	5.13	05/07/08	04/20/38	5,499.05	6,071.70			(24.97)		5,474.08	6,053.66	6.93	0.00
GNMA	2002 A-D SF MRB	5.63	05/07/08	04/20/38	2,066.65	2,294.70			(8.60)		2,058.05	2,280.73	(5.37)	0.00
GNMA	2002 A-D SF MRB	5.38	05/14/08	04/20/38	4,233.62	4,674.52			(20.42)		4,213.20	4,659.30	5.20	0.00
GNMA	2002 A-D SF MRB	5.13	05/21/08	05/20/38	2,304.90	2,522.51			(10.36)		2,294.54	2,506.93	(5.22)	0.00
GNMA	2002 A-D SF MRB	5.13	06/11/08	05/20/38	2,118.50	2,349.93			(10.59)		2,107.91	2,341.85	2.51	0.00
GNMA	2002 A-D SF MRB	5.63	07/09/08	06/20/38	3,428.36	3,806.96			(14.23)		3,414.13	3,783.86	(8.87)	0.00
GNMA	2002 A-D SF MRB	5.38	07/09/08	03/20/38	2,045.19	2,258.30			(8.66)		2,036.53	2,252.28	2.64	0.00
GNMA	2002 A-D SF MRB	5.13	07/16/08	06/20/38	2,330.26	2,573.11			(10.06)		2,320.20	2,566.02	2.97	0.00
GNMA	2002 A-D SF MRB	5.63	06/18/08	03/20/38	592.56	657.96			(2.52)		590.04	653.90	(1.54)	0.00
GNMA	2002 A-D SF MRB	5.63	06/25/08	05/20/38	3,774.41	4,191.15			(15.50)		3,758.91	4,165.90	(9.75)	0.00
GNMA	2002 A-D SF MRB	5.38	06/25/08	05/20/38	2,489.76	2,749.23			(10.50)		2,479.26	2,741.95	3.22	0.00
GNMA	2002 A-D SF MRB	5.38	07/23/08	06/20/38	6,850.42	7,564.44			(28.63)		6,821.79	7,544.68	8.87	0.00
GNMA	2002 A-D SF MRB	5.13	08/27/08	08/20/38	4,867.90	5,375.53			(20.94)		4,846.96	5,360.82	6.23	0.00
GNMA	2002 A-D SF MRB	5.63	08/13/08	07/20/38	1,546.63	1,717.48			(6.16)		1,540.47	1,707.35	(3.97)	0.00
GNMA	2002 A-D SF MRB	5.38	08/13/08	07/20/38	3,370.61	3,721.98			(13.96)		3,356.65	3,712.41	4.39	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2002 A-D SF MRB	5.13	09/10/08	09/20/38	8,126.20	8,973.77			(37.51)		8,088.69	8,946.43	10.17	0.00
GNMA	2002 A-D SF MRB	5.13	09/24/08	08/20/38	2,420.98	2,673.50			(10.52)		2,410.46	2,666.08	3.10	0.00
GNMA	2002 A-D SF MRB	5.38	09/24/08	09/20/38	2,233.62	2,466.61			(9.26)		2,224.36	2,460.25	2.90	0.00
GNMA	2002 A-D SF MRB	5.13	10/15/08	08/20/38	2,498.84	2,786.36			(10.71)		2,488.13	2,752.04	(23.61)	0.00
GNMA	2002 A-D SF MRB				1,276.00	1,415.57			(1,276.00)				(139.57)	0.00
GNMA	2002 A-D SF MRB	5.13	11/12/08	10/20/38	5,543.75	6,181.83			(23.71)		5,520.04	6,105.74	(52.38)	0.00
GNMA	2002 A-D SF MRB	5.13	11/25/08	09/20/38	2,679.83	2,988.32			(11.48)		2,668.35	2,951.52	(25.32)	0.00
GNMA	2002 A-D SF MRB	5.38	11/25/08	11/20/38	8,287.69	9,241.74			(33.55)		8,254.14	9,130.10	(78.09)	0.00
GNMA	2002 A-D SF MRB	5.63	12/10/08	10/20/38	2,754.55	3,059.21			(10.88)		2,743.67	3,041.26	(7.07)	0.00
GNMA	2002 A-D SF MRB	5.13	12/10/08	11/20/38	6,163.12	6,853.29			(43.36)		6,119.76	6,815.71	5.78	0.00
GNMA	2002 A-D SF MRB	5.38	12/17/08	11/20/38	4,216.82	4,678.37			(19.01)		4,197.81	4,664.57	5.21	0.00
GNMA	2002 A-D SF MRB	5.25	12/17/08	12/20/38	8,149.44	9,000.42			(37.24)		8,112.20	8,973.38	10.20	0.00
GNMA	2002 A-D SF MRB	5.25	12/17/08	11/20/38	2,422.93	2,701.92			(9.94)		2,412.99	2,669.13	(22.85)	0.00
GNMA	2002 A-D SF MRB	5.25	12/17/08	12/20/38	2,500.00	2,787.88			(10.76)		2,489.24	2,753.49	(23.63)	0.00
GNMA	2002 A-D SF MRB	5.13	12/17/08	12/20/38	4,308.82	4,804.99			(18.04)		4,290.78	4,746.29	(40.66)	0.00
GNMA	2002 A-D SF MRB	5.25	12/17/08	11/20/38	2,753.20	3,070.24			(11.28)		2,741.92	3,033.01	(25.95)	0.00
GNMA	2002 A-D SF MRB	5.25	12/23/08	12/20/38	11,693.96	13,040.55			(52.78)		11,641.18	12,897.23	(90.54)	0.00
GNMA	2002 A-D SF MRB	5.25	12/23/08	10/20/38	2,490.13	2,776.89			(10.26)		2,479.87	2,743.14	(23.49)	0.00
GNMA	2002 A-D SF MRB	5.13	12/30/08	12/20/38	1,625.54	1,812.78			(6.78)		1,618.76	1,790.67	(15.33)	0.00
GNMA	2002 A-D SF MRB	5.38	12/30/08	11/20/38	2,751.44	3,038.76			(12.38)		2,739.06	3,029.85	3.47	0.00
GNMA	2002 A-D SF MRB	5.25	12/30/08	12/20/38	1,873.90	2,089.71			(7.86)		1,866.04	2,064.17	(17.68)	0.00
GNMA	2002 A-D SF MRB	5.15	12/30/08	12/20/38	5,186.55	5,783.83			(21.53)		5,165.02	5,713.37	(48.93)	0.00
FNMA	2002 A-D SF MRB	5.13	02/20/07	01/01/37	8,730.47	9,566.29			(44.16)		8,686.31	9,539.83	17.70	0.00
FNMA	2002 A-D SF MRB	5.38	03/06/07	02/01/37	9,130.15	10,041.28			(67.99)		9,062.16	10,030.97	57.68	0.00
FNMA	2002 A-D SF MRB	5.63	03/06/07	02/01/37	1,818.61	1,983.66			(8.22)		1,810.39	1,973.91	(1.53)	0.00
FNMA	2002 A-D SF MRB	5.63	03/20/07	02/01/37	2,425.39	2,650.94			(11.54)		2,413.85	2,637.33	(2.07)	0.00
FNMA	2002 A-D SF MRB	5.13	03/27/07	03/01/37	4,333.45	4,715.63			(28.27)		4,305.18	4,698.42	11.06	0.00
FNMA	2002 A-D SF MRB	5.38	04/10/07	03/01/37	17,781.48	19,489.85			(98.67)		17,682.81	19,450.50	59.32	0.00
FNMA	2002 A-D SF MRB	5.63	04/10/07	03/01/37	2,289.31	2,528.20			(12.42)		2,276.89	2,513.81	(1.97)	0.00
FNMA	2002 A-D SF MRB	5.13	04/10/07	03/01/37	9,319.74	10,212.29			(1,677.63)		7,642.11	8,393.30	(141.36)	0.00
FNMA	2002 A-D SF MRB	5.38	04/24/07	04/01/37	22,623.33	24,797.04			(111.99)		22,511.34	24,760.52	75.47	0.00
FNMA	2002 A-D SF MRB	5.13	04/24/07	04/01/37	6,022.68	6,584.37			(83.08)		5,939.60	6,514.47	13.18	0.00
FNMA	2002 A-D SF MRB	5.63	04/24/07	04/01/37	2,366.83	2,589.29			(14.13)		2,352.70	2,572.95	(2.21)	0.00
FNMA	2002 A-D SF MRB	5.13	05/08/07	04/01/37	4,848.89	5,254.81			(23.23)		4,825.66	5,242.20	10.62	0.00
FNMA	2002 A-D SF MRB	5.38	05/22/07	04/01/37	1,691.24	1,851.02			(15.57)		1,675.67	1,838.69	3.24	0.00
FNMA	2002 A-D SF MRB	5.13	05/22/07	04/01/37	1,993.48	2,163.06			(10.70)		1,982.78	2,156.56	4.20	0.00
FNMA	2002 A-D SF MRB	5.38	06/05/07	05/01/37	6,747.84	7,396.30			(34.90)		6,712.94	7,392.45	31.05	0.00
FNMA	2002 A-D SF MRB	5.63	06/05/07	05/01/37	2,533.75	2,765.97			(12.76)		2,520.99	2,752.08	(1.13)	0.00
FNMA	2002 A-D SF MRB	5.13	06/05/07	04/01/37	5,473.50	5,951.84			(40.65)		5,432.85	5,922.44	11.25	0.00
FNMA	2002 A-D SF MRB	5.38	06/19/07	05/01/37	4,348.76	4,790.38			(38.23)		4,310.53	4,757.65	5.50	0.00
FNMA	2002 A-D SF MRB	5.13	07/03/07	06/01/37	6,950.68	7,602.52			(3,014.38)		3,936.30	4,308.12	(280.02)	0.00
FNMA	2002 A-D SF MRB	5.13	04/08/08	03/01/38	3,034.96	3,334.92			(21.95)		3,013.01	3,319.13	6.16	0.00
FNMA	2002 A-D SF MRB	5.63	04/15/08	12/01/37	1,869.13	2,096.11			(31.34)		1,837.79	2,065.39	0.62	0.00
FNMA	2002 A-D SF MRB	5.38	04/15/08	01/01/38	2,609.62	2,855.94			(11.21)		2,598.41	2,850.37	5.64	0.00
FNMA	2002 A-D SF MRB	5.13	04/15/08	04/01/38	2,286.92	2,485.37			(10.07)		2,276.85	2,480.26	4.96	0.00
FNMA	2002 A-D SF MRB	5.38	04/29/08	04/01/38	3,200.22	3,518.62			(18.12)		3,182.10	3,506.72	6.22	0.00
Freddie Mac	2002 A-D SF MRB	5.38	06/18/08	04/01/38	4,631.24	5,024.27			(20.67)		4,610.57	5,032.80	29.20	0.00
Freddie Mac	2002 A-D SF MRB	5.63	06/18/08	03/01/38	1,348.64	1,474.95			(6.80)		1,341.84	1,475.26	7.11	0.00
Freddie Mac	2002 A-D SF MRB	5.13	06/25/08	12/01/37	2,487.23	2,679.35			(11.22)		2,476.01	2,683.81	15.68	0.00
Freddie Mac	2002 A-D SF MRB	5.13	07/16/08	06/01/38	3,687.56	3,975.37			(20.86)		3,666.70	3,977.80	23.29	0.00
Freddie Mac	2002 A-D SF MRB	5.63	07/16/08	05/01/38	733.86	796.64			(3.62)		730.24	796.82	3.80	0.00
Freddie Mac	2002 A-D SF MRB	5.38	07/23/08	03/01/38	1,671.92	1,813.25			(10.38)		1,661.54	1,813.24	10.37	0.00
Freddie Mac	2002 A-D SF MRB	5.38	08/13/08	07/01/38	2,580.03	2,797.65			(10.77)		2,569.26	2,803.21	16.33	0.00
Freddie Mac	2002 A-D SF MRB	5.38	08/13/08	07/01/38	1,149.71	1,250.68			(11.21)		1,138.50	1,246.02	6.55	0.00
Freddie Mac	2002 A-D SF MRB	5.63	09/24/08	07/01/38	2,473.23	2,684.13			(9.85)		2,463.38	2,687.09	12.81	0.00
Freddie Mac	2002 A-D SF MRB	5.13	10/22/08	03/01/38	3,549.35	3,824.25			0.24		3,549.59	3,847.16	22.67	0.00
Freddie Mac	2002 A-D SF MRB	5.13	11/19/08	10/01/38	3,222.26	3,470.65			(14.19)		3,208.07	3,476.80	20.34	0.00
Freddie Mac	2002 A-D SF MRB	5.13	11/25/08	10/01/38	2,537.30	2,738.15			(16.79)		2,520.51	2,737.28	15.92	0.00
Freddie Mac	2002 A-D SF MRB	5.25	12/18/08	09/01/38	3,705.35	4,021.82			(36.83)		3,668.52	4,007.10	22.11	0.00
	2002 A-D SF MRB Total				48,790,168.40	53,652,498.03	288,244.17	(1,136,172.19)	(2,662,467.12)	0.00	45,279,773.26	49,783,347.81	(358,755.08)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
Repo Agmt	2004A	0.12	02/28/13	03/01/13	38.08	38.08		(20.72)			17.36	17.36	-	0.00
Repo Agmt	2004A	0.12	02/28/13	03/01/13	115,650.00	115,650.00	0.00				115,650.00	115,650.00	-	0.00
	2004A Total				115,688.08	115,688.08	0.00	(20.72)	0.00	0.00	115,667.36	115,667.36	0.00	0.00
GIC's	1991 A S/F (1980 A Refunding)	6.08	11/14/96	09/30/29	1,350,212.36	1,350,212.36	33,791.13				1,384,003.49	1,384,003.49	-	0.00
Repo Agmt	1991 A S/F (1980 A Refunding)	0.12	02/28/13	03/01/13	12,001.35	12,001.35	49,898.62				61,899.97	61,899.97	-	0.00
Repo Agmt	1991 A S/F (1980 A Refunding)	0.12	02/28/13	03/01/13	0.24	0.24	0.00				0.24	0.24	-	0.00
Repo Agmt	1991 A S/F (1980 A Refunding)	0.12	02/28/13	03/01/13	735,845.88	735,845.88	169.87				736,015.75	736,015.75	-	0.00
Repo Agmt	1991 A S/F (1980 A Refunding)	0.12	02/28/13	03/01/13	0.01	0.01	0.00				0.01	0.01	-	0.00
	1991 A S/F (1980 A Refunding) Total				2,098,059.84	2,098,059.84	83,859.62	0.00	0.00	0.00	2,181,919.46	2,181,919.46	0.00	0.00
GIC's	1994 A&B SF (1983 Refunding)	6.08	11/14/96	09/30/29	8,516.86	8,516.86	9,839.66				18,356.52	18,356.52	-	0.00
Repo Agmt	1994 A&B SF (1983 Refunding)	0.12	02/28/13	03/01/13	10,000.54	10,000.54	10,071.61				20,072.15	20,072.15	-	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	05/30/96	04/01/26	6,011.53	6,907.26			(91.29)		5,920.24	6,723.05	(92.92)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	06/27/96	05/01/26	6,300.91	7,233.57			(114.39)		6,186.52	7,019.85	(99.33)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	07/15/96	06/01/26	4,348.21	4,932.25			(199.86)		4,148.35	4,690.65	(41.74)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	07/01/96	06/01/26	1,794.69	2,036.70			(22.22)		1,772.47	2,005.10	(9.38)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	08/15/96	07/01/26	5,399.69	6,125.99			(100.61)		5,299.08	5,992.81	(32.57)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	08/29/96	08/01/26	6,356.57	7,275.77			(2,061.75)		4,294.82	4,744.53	(469.49)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	09/16/96	08/01/26	1,389.57	1,562.27			(55.42)		1,334.15	1,495.31	(11.54)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	10/30/96	10/01/26	5,590.06	6,319.54			(111.47)		5,478.59	6,183.14	(24.93)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	12/23/96	11/01/26	4,924.04	5,537.36			(90.37)		4,833.67	5,418.86	(28.13)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	03/27/97	01/01/27	2,028.95	2,280.46			(22.70)		2,006.25	2,247.96	(9.80)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.15	09/29/97	07/01/27	4,218.41	4,773.80			(53.76)		4,164.65	4,698.44	(21.60)	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	07/30/96	07/20/26	31,058.56	35,110.05			(1,976.12)		29,082.44	33,191.31	57.38	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	03/28/96	03/20/26	4,527.80	5,118.32			(168.23)		4,359.57	4,975.41	25.32	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	08/15/96	07/20/26	20,659.51	23,350.49			(2,438.54)		18,220.97	20,785.40	(126.55)	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	04/29/96	04/20/26	8,769.93	9,912.80			(145.01)		8,624.92	9,842.41	74.62	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	05/15/96	05/20/26	20,118.97	22,738.57			(314.60)		19,804.37	22,597.65	173.68	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	05/30/96	05/20/26	9,201.95	10,401.67			(158.72)		9,043.23	10,320.25	77.30	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	06/17/96	06/20/26	30,547.77	34,528.23			(487.92)		30,059.85	34,302.51	262.20	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	06/29/96	06/20/26	9,488.44	10,723.39			(122.10)		9,366.34	10,686.91	85.62	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	07/15/96	06/20/26	36,312.33	41,034.86			(799.67)		35,512.66	40,516.11	280.92	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	08/29/96	08/20/26	23,550.47	26,532.88			(2,249.20)		21,301.27	24,237.79	(45.89)	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	09/16/96	09/20/26	10,900.97	12,279.24			(2,635.65)		8,265.32	9,391.35	(252.24)	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	09/26/96	09/20/26	3,710.85	4,181.23			(109.77)		3,601.08	4,096.69	25.23	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	10/30/96	10/20/26	31,162.11	35,104.36			(570.64)		30,591.47	34,794.13	260.41	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	11/26/96	11/20/26	11,869.21	13,378.40			(929.30)		10,939.91	12,449.81	0.71	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	12/23/96	12/20/26	6,546.19	7,372.73			(152.49)		6,393.70	7,270.51	50.27	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	01/16/97	12/20/26	23,638.25	26,623.33			(2,755.16)		20,883.09	23,739.99	(128.18)	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	01/30/97	01/20/27	10,104.54	11,381.80			(278.61)		9,825.93	11,185.16	81.97	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	02/13/97	02/20/27	8,088.76	9,119.55			(115.94)		7,972.82	9,075.45	71.84	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	02/27/97	02/20/27	2,620.31	2,958.53			(27.94)		2,592.37	2,955.16	24.57	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	03/27/97	03/20/27	12,084.60	13,607.23			(2,258.35)		9,826.25	11,160.68	(188.20)	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	04/29/97	04/20/27	6,328.25	7,122.04			(79.47)		6,248.78	7,100.58	58.01	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	05/29/97	05/20/27	5,870.45	6,621.44			(65.76)		5,804.69	6,610.43	54.75	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	06/26/97	06/20/27	3,382.13	3,816.03			(38.98)		3,343.15	3,808.40	31.35	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	08/18/97	07/20/27	10,299.95	11,647.08			(197.47)		10,102.48	11,533.30	83.69	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	09/29/97	08/20/27	12,236.88	13,776.65			(914.97)		11,321.91	12,869.71	8.03	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	02/26/98	02/20/28	3,704.42	4,180.66			(35.81)		3,668.61	4,180.16	35.31	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	03/26/98	01/20/28	2,327.43	2,619.41			(32.72)		2,294.71	2,607.54	20.85	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	04/29/98	04/20/28	4,506.19	5,082.60			(51.27)		4,454.92	5,073.23	41.90	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	06/25/98	05/20/28	2,282.37	2,575.80			(21.87)		2,260.50	2,575.71	21.78	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	09/10/98	07/20/28	7,720.19	8,688.62			(2,885.21)		4,834.98	5,509.18	(294.23)	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.15	11/19/98	10/20/28	8,231.18	9,289.37			(98.10)		8,133.08	9,267.15	75.88	0.00
Repo Agmt	1994 A&B SF (1983 Refunding)	0.12	02/28/13	03/01/13	114,559.15	114,559.15	149,067.63				263,626.78	263,626.78	-	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.75	02/20/98	01/01/28	109.61	123.80			(18.23)		91.38	102.72	(2.85)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.25	03/27/98	03/01/28	2,632.04	3,034.98			(1,190.63)		1,441.41	1,608.33	(236.02)	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.25	06/29/98	05/01/28	461.35	522.33			(5.40)		455.95	513.73	(3.20)	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.75	02/20/98	01/20/28	12,422.54	13,980.84			(174.40)		12,248.14	13,917.82	111.38	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.25	11/30/98	09/01/28	2,417.72	2,788.99			(23.33)		2,394.39	2,725.68	(39.98)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	1994 A&B SF (1983 Refunding)	6.25	03/27/98	03/20/28	24,277.25	27,383.30			(366.89)		23,910.36	27,229.62	213.21	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.25	05/19/98	05/20/28	15,023.47	16,945.56			(169.69)		14,853.78	16,915.76	139.89	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	07/28/00	06/20/30	12,941.61	14,297.58			(126.68)		12,814.93	14,181.20	10.30	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.25	08/14/98	07/20/28	8,319.37	9,383.74			(101.59)		8,217.78	9,358.57	76.42	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.25	06/29/98	06/20/28	6,325.10	7,134.38			(65.84)		6,259.26	7,128.22	59.68	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.25	09/18/98	09/20/28	7,613.38	8,592.08			(79.94)		7,533.44	8,583.84	71.70	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.25	03/31/99	11/01/28	731.23	827.86			(33.83)		697.40	785.77	(8.26)	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.25	11/30/98	11/20/28	5,800.11	6,542.01			(53.82)		5,746.29	6,547.55	59.36	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.25	11/30/98	11/20/28	4,294.55	4,831.25			(51.15)		4,243.40	4,832.48	52.38	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.25	11/30/98	10/20/28	2,258.50	2,548.81			(21.78)		2,236.72	2,548.56	21.53	0.00
FNMA	1994 A&B SF (1983 Refunding)	6.25	05/27/99	11/01/28	289.72	327.21			(8.24)		281.48	316.37	(2.60)	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.25	02/16/99	02/20/29	11,822.14	13,334.63			(161.28)		11,660.86	13,279.58	106.23	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.25	03/31/99	02/20/29	704.56	785.23			(19.30)		685.26	771.18	5.25	0.00
GNMA	1994 A&B SF (1983 Refunding)	6.25	05/27/99	05/20/29	3,834.20	4,324.78			(50.98)		3,783.22	4,308.46	34.66	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	07/30/99	07/20/29	6,997.44	7,741.59			(97.89)		6,899.55	7,645.98	2.28	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	08/26/99	08/20/29	8,270.15	9,149.57			(537.79)		7,732.36	8,556.75	(55.03)	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	09/20/99	08/01/29	1,489.66	1,631.57			(13.23)		1,476.43	1,620.31	1.97	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	09/20/99	09/20/29	2,730.00	3,012.79			(26.15)		2,703.85	2,992.13	5.49	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	12/20/99	12/01/29	3,201.94	3,518.69			(629.64)		2,572.30	2,820.84	(68.21)	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	01/19/00	12/01/29	2,208.39	2,416.14			(31.02)		2,177.37	2,389.03	3.91	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	10/28/99	10/20/29	8,270.50	9,137.09			(896.52)		7,373.98	8,171.71	(68.86)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	11/18/99	11/20/29	1,669.22	1,836.27			(24.78)		1,644.44	1,812.03	0.54	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	12/30/99	12/20/29	26,488.13	29,263.53			(1,640.57)		24,847.56	27,496.78	(126.18)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	01/28/00	01/20/30	8,247.40	9,111.70			(73.92)		8,173.48	9,045.07	7.29	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	02/22/00	01/20/30	4,476.44	4,939.88			(39.79)		4,436.65	4,904.13	4.04	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	03/27/00	02/20/30	5,706.58	6,313.42			(925.65)		4,780.93	5,284.99	(102.78)	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	04/27/00	03/01/30	3,486.29	3,831.22			(36.78)		3,449.51	3,811.48	17.04	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	04/27/00	04/20/30	6,784.93	7,487.32			(1,210.30)		5,574.63	6,132.38	(144.64)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	05/30/00	04/20/30	1,365.25	1,506.54			(11.88)		1,353.37	1,495.93	1.27	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	06/21/00	05/20/30	7,183.81	7,936.50			(65.34)		7,118.47	7,877.42	6.26	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	09/18/00	09/20/30	9,533.46	10,520.42			(87.29)		9,446.17	10,441.48	8.35	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	07/24/00	06/01/30	1,617.85	1,771.67			(33.95)		1,583.90	1,737.95	0.23	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	07/30/99	07/20/29	58,077.17	64,253.04			(812.50)		57,264.67	63,459.50	18.96	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	08/26/99	08/20/29	68,639.67	75,938.87			(4,463.53)		64,176.14	71,018.66	(456.68)	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	09/20/99	08/01/29	12,361.92	13,542.71			(109.80)		12,252.12	13,449.25	16.34	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	09/20/99	09/20/29	22,658.26	25,005.38			(217.03)		22,441.23	24,833.87	45.52	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	12/20/99	12/01/29	26,575.08	29,204.16			(5,225.84)		21,349.24	23,412.24	(566.08)	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	01/19/00	12/01/29	18,329.26	20,053.33			(257.53)		18,071.73	19,828.33	32.53	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	10/28/99	10/20/29	68,642.91	75,835.29			(7,440.82)		61,202.09	67,822.92	(571.55)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	11/18/99	11/20/29	13,853.93	15,240.59			(205.71)		13,648.22	15,039.40	4.52	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	12/30/99	12/30/29	219,843.97	242,879.13			(13,616.27)		206,227.70	228,215.61	(1,047.25)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	01/28/00	01/20/30	68,452.12	75,624.56			(613.51)		67,838.61	75,071.58	60.53	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	02/22/00	01/20/30	37,153.17	40,999.65			(330.28)		36,822.89	40,702.94	33.57	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	03/27/00	02/20/30	12,835.43	14,200.30			(2,081.99)		10,753.44	11,887.13	(231.18)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	06/22/99	06/20/29	64,152.27	70,974.27			(5,824.22)		58,328.05	64,638.02	(512.03)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	07/30/99	07/20/29	71,439.44	78,940.55			(838.21)		70,601.23	78,238.84	136.50	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	08/26/99	08/20/29	54,680.79	60,410.21			(5,451.35)		49,229.44	54,478.25	(480.61)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	09/20/99	09/20/29	44,236.38	48,818.79			(5,937.40)		38,298.98	42,336.80	(544.59)	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	12/21/99	11/01/29	8,704.83	9,536.42			(177.25)		8,527.58	9,360.91	1.74	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	10/29/99	10/20/29	101,801.44	112,468.20			(8,072.70)		93,728.74	103,722.10	(673.40)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	11/18/99	11/20/29	101,151.69	111,750.39			(967.43)		100,184.26	110,865.94	82.98	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	12/30/99	12/20/29	96,768.45	106,907.88			(987.79)		95,780.66	105,992.82	72.73	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	01/28/00	01/20/30	134,356.65	148,434.54			(1,252.42)		133,104.23	147,295.81	113.69	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	02/22/00	01/20/30	62,981.04	69,580.19			(785.20)		62,195.84	68,827.16	32.17	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	03/27/00	02/20/30	19,946.37	22,067.16			(272.77)		19,673.60	21,801.59	7.20	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	02/23/00	01/01/30	13,669.48	14,975.46			(118.16)		13,551.32	14,875.68	18.38	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	07/28/00	06/20/30	107,411.38	118,665.95			(1,051.43)		106,359.95	117,700.06	85.54	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	03/27/00	02/20/30	34,527.67	38,199.35			(5,600.62)		28,927.05	31,976.84	(621.89)	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	04/27/00	03/01/30	28,935.49	31,798.09			(305.16)		28,630.33	31,634.23	141.30	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	04/27/00	04/20/30	56,312.61	62,142.65			(10,045.09)		46,267.52	50,897.04	(1,200.52)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	05/30/00	04/20/30	11,330.81	12,503.87			(98.51)		11,232.30	12,415.82	10.46	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	1994 A&B SF (1983 Refunding)	5.45	06/21/00	05/20/30	59,623.47	65,870.75			(542.23)		59,081.24	65,380.41	51.89	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	09/18/00	09/20/30	79,124.82	87,316.61			(724.47)		78,400.35	86,661.39	69.25	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	07/24/00	06/01/30	13,427.08	14,704.40			(281.82)		13,145.26	14,424.55	1.97	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	07/24/00	06/20/30	82,082.13	90,585.04			(892.82)		81,189.31	89,845.74	153.52	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	08/28/00	08/20/30	27,592.56	30,449.28			(232.15)		27,360.41	30,243.44	26.31	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	03/27/00	02/20/30	3,003.17	3,322.76			(41.07)		2,962.10	3,282.77	1.08	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	04/27/00	03/20/30	32,871.59	36,274.75			(287.53)		32,584.06	36,017.41	30.19	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	05/30/00	05/20/30	43,370.29	47,982.32			(637.11)		42,733.18	47,422.76	77.55	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	06/21/00	06/20/30	105,743.68	116,691.32			(968.60)		104,775.08	115,815.22	92.50	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	05/31/00	05/01/30	13,132.13	14,367.68			(218.79)		12,913.34	14,168.60	19.71	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	10/23/00	09/20/30	4,979.60	5,495.13			(40.36)		4,939.24	5,459.68	4.91	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	10/30/00	10/20/30	23,547.83	26,015.08			(215.62)		23,332.21	25,819.79	20.33	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	07/24/00	06/01/30	27,496.04	30,063.58			(7,190.97)		20,305.07	22,290.06	(582.55)	0.00
GNMA	1994 A&B SF (1983 Refunding)	5.45	12/21/00	05/20/30	7,785.45	8,591.50			(70.34)		7,715.11	8,528.07	6.91	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	10/06/00	09/01/30	23,278.67	25,593.75			(225.32)		23,053.35	25,484.11	115.68	0.00
FNMA	1994 A&B SF (1983 Refunding)	5.45	10/30/00	08/01/30	36,269.65	39,851.24			(542.22)		35,727.43	39,469.12	160.10	0.00
GNMA	1994 A&B SF (1983 Refunding)	4.49	07/07/05	07/20/35	116,104.88	127,959.02			(1,166.45)		114,938.43	126,413.17	(379.40)	0.00
GNMA	1994 A&B SF (1983 Refunding)	4.49	09/15/05	09/20/35	13,309.48	14,591.74			(90.09)		13,219.39	14,531.48	29.83	0.00
GNMA	1994 A&B SF (1983 Refunding)	4.49	09/22/05	09/20/35	17,372.37	19,051.76			(4,526.74)		12,845.63	14,130.92	(394.10)	0.00
GNMA	1994 A&B SF (1983 Refunding)	4.49	08/11/05	07/20/35	33,913.52	37,376.87			(202.06)		33,711.46	37,077.82	(96.99)	0.00
GNMA	1994 A&B SF (1983 Refunding)	4.49	08/18/05	08/20/35	73,490.61	81,522.82			(550.27)		72,940.34	80,752.91	(219.64)	0.00
GNMA	1994 A&B SF (1983 Refunding)	4.49	08/30/05	08/20/35	91,545.75	100,896.79			(628.16)		90,917.59	99,998.47	(270.16)	0.00
GNMA	1994 A&B SF (1983 Refunding)	4.49	09/29/05	07/20/35	6,152.33	6,780.88			(37.54)		6,114.79	6,671.70	(71.64)	0.00
GNMA	1994 A&B SF (1983 Refunding)	4.49	10/13/05	09/20/35	6,151.06	6,743.84			(38.35)		6,112.71	6,719.60	14.11	0.00
GNMA	1994 A&B SF (1983 Refunding)	4.49	10/27/05	10/20/35	75,983.56	83,749.34			(6,952.83)		69,030.73	75,929.57	(866.94)	0.00
GNMA	1994 A&B SF (1983 Refunding)	4.49	11/01/05	11/20/35	12,220.32	13,469.44			(73.17)		12,147.15	13,254.07	(142.20)	0.00
FNMA	1994 A&B SF (1983 Refunding)	4.49	09/08/05	08/01/35	13,115.44	14,248.00			(98.88)		13,016.56	14,123.81	(25.31)	0.00
FNMA	1994 A&B SF (1983 Refunding)	4.49	11/01/05	10/01/35	10,722.60	11,661.52			(129.21)		10,593.39	11,502.68	(29.63)	0.00
	1994 A&B SF (1983 Refunding) Total				3,488,535.79	3,849,952.34	168,978.90	0.00	(145,910.61)	0.00	3,511,604.08	3,865,095.71	(7,924.92)	0.00
GIC's	1995 C SF (1985 A&B Refunding)	6.08	11/14/96	09/30/29	27.55	27.55	2.51				30.06	30.06	-	0.00
Repo Agmt	1995 C SF (1985 A&B Refunding)	0.12	02/28/13	03/01/13	2.51	2.51		(1.65)			0.86	0.86	-	0.00
Repo Agmt	1995 C SF (1985 A&B Refunding)	0.12	02/28/13	03/01/13	0.01	0.01	0.00				0.01	0.01	-	0.00
	1995 C SF (1985 A&B Refunding) Total				30.07	30.07	2.51	(1.65)	0.00	0.00	30.93	30.93	0.00	0.00
GIC's	2005 Single Family	3.37	09/22/05	09/01/36	4,191,299.70	4,191,299.70		(2,941,718.32)			1,249,581.38	1,249,581.38	-	0.00
Repo Agmt	2005 Single Family	0.12	02/28/13	03/01/13	9.26	9.26	7,821,180.04				7,821,189.30	7,821,189.30	-	0.00
GNMA	2005 Single Family	4.49	08/11/05	07/20/35	957,831.35	1,057,057.55			(6,235.82)		951,595.53	1,048,001.83	(2,819.90)	0.00
GNMA	2005 Single Family	4.49	08/30/05	08/20/35	403,961.71	445,820.29			(2,740.43)		401,221.28	441,879.76	(1,200.10)	0.00
GNMA	2005 Single Family	4.49	10/27/05	10/20/35	1,156,005.37	1,274,599.53			(89,130.17)		1,066,875.20	1,175,061.26	(10,408.10)	0.00
GNMA	2005 Single Family	4.49	10/27/05	10/20/35	770,033.48	849,877.74			(4,831.28)		765,202.20	842,797.26	(2,249.20)	0.00
GNMA	2005 Single Family	4.49	09/29/05	09/20/35	3,685,188.29	4,067,179.73			(579,170.90)		3,106,017.39	3,384,001.37	(104,007.46)	0.00
GNMA	2005 Single Family	4.49	10/06/05	09/20/35	1,199,262.98	1,323,581.64			(137,122.43)		1,062,140.55	1,169,400.28	(17,058.93)	0.00
GNMA	2005 Single Family	4.49	10/20/05	10/20/35	794,784.22	877,189.51			(4,926.50)		789,857.72	869,948.53	(2,314.48)	0.00
GNMA	2005 Single Family	4.49	12/08/05	12/20/35	670,619.23	739,454.36			(4,619.37)		665,999.86	732,839.22	(1,995.77)	0.00
GNMA	2005 Single Family	4.49	12/15/05	12/20/35	715,538.83	789,775.57			(4,374.87)		711,163.96	783,322.72	(2,077.98)	0.00
GNMA	2005 Single Family	4.49	11/03/05	11/20/35	225,458.04	248,838.90			(1,722.93)		223,735.11	244,837.45	(2,278.52)	0.00
GNMA	2005 Single Family	4.49	11/10/05	11/20/35	1,363,760.11	1,505,196.20			(9,381.58)		1,354,378.53	1,491,747.27	(4,067.35)	0.00
GNMA	2005 Single Family	4.49	11/17/05	11/20/35	905,079.50	998,950.71			(110,646.51)		794,432.99	874,701.64	(13,602.56)	0.00
GNMA	2005 Single Family	4.49	11/22/05	11/20/35	641,395.53	707,921.38			(4,017.76)		637,377.77	702,031.36	(1,872.26)	0.00
GNMA	2005 Single Family	4.49	11/29/05	11/20/35	966,401.79	1,066,643.90			(117,672.18)		848,729.61	934,492.86	(14,478.86)	0.00
GNMA	2005 Single Family	4.49	12/22/05	12/20/35	776,281.55	856,825.48			(101,673.85)		674,607.70	742,795.56	(12,356.07)	0.00
GNMA	2005 Single Family	4.49	12/29/05	12/20/35	1,558,377.16	1,720,078.78			(242,064.16)		1,316,313.00	1,449,371.89	(28,642.73)	0.00
GNMA	2005 Single Family	4.49	01/05/06	01/20/36	1,009,239.15	1,113,975.22			(7,027.56)		1,002,211.59	1,103,928.43	(3,019.23)	0.00
GNMA	2005 Single Family	4.49	01/12/06	01/20/36	947,932.54	1,045,269.10			(5,742.14)		942,190.40	1,036,785.69	(2,741.27)	0.00
GNMA	2005 Single Family	4.49	03/09/06	02/20/36	930,710.66	1,027,357.35			(145,190.78)		785,519.88	855,191.12	(26,975.45)	0.00
GNMA	2005 Single Family	4.49	03/02/06	02/20/36	1,127,467.44	1,243,298.18			(7,121.86)		1,120,345.58	1,232,886.03	(3,290.29)	0.00
GNMA	2005 Single Family	4.49	01/19/06	01/20/36	570,557.04	629,550.40			(128,344.56)		442,212.48	486,229.65	(14,976.19)	0.00
GNMA	2005 Single Family	4.49	01/26/06	01/20/36	744,474.26	820,929.13			(108,782.66)		635,691.60	699,971.36	(12,175.11)	0.00
GNMA	2005 Single Family	4.49	02/02/06	02/20/36	1,869,163.57	2,061,147.08			(127,913.75)		1,741,249.82	1,916,116.71	(17,116.62)	0.00
GNMA	2005 Single Family	4.49	02/09/06	02/20/36	937,311.03	1,034,619.12			(129,705.00)		807,606.03	880,014.28	(24,899.84)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
GNMA	2005 Single Family	4.49	02/16/06	02/20/36	1,131,901.34	1,247,191.62			(55,470.18)		1,076,431.16	1,185,730.97	(5,990.47)	0.00
GNMA	2005 Single Family	4.49	02/23/06	02/20/36	1,225,995.78	1,351,942.11			(7,187.61)		1,218,808.17	1,341,231.26	(3,523.24)	0.00
GNMA	2005 Single Family	4.49	05/11/06	04/20/36	781,480.11	861,828.33			(5,165.79)		776,314.32	854,357.48	(2,305.06)	0.00
GNMA	2005 Single Family	4.49	05/11/06	05/20/36	345,719.11	381,647.29			(2,592.49)		343,126.62	378,001.28	(1,053.52)	0.00
GNMA	2005 Single Family	4.49	05/18/06	05/20/36	684,647.87	755,049.37			(105,584.88)		579,062.99	637,121.16	(12,343.33)	0.00
GNMA	2005 Single Family	4.49	05/18/06	05/20/36	311,039.39	343,365.31			(2,460.98)		308,578.41	339,943.74	(960.59)	0.00
GNMA	2005 Single Family	4.49	03/16/06	03/20/36	566,562.25	624,780.24			(3,258.91)		563,303.34	619,899.33	(1,622.00)	0.00
GNMA	2005 Single Family	4.49	03/23/06	03/20/36	1,207,084.26	1,331,126.77			(7,176.57)		1,199,907.69	1,320,472.30	(3,477.90)	0.00
GNMA	2005 Single Family	4.49	03/30/06	03/20/36	1,029,113.22	1,134,873.92			(6,068.64)		1,023,044.58	1,125,845.11	(2,960.17)	0.00
GNMA	2005 Single Family	4.49	04/06/06	03/20/36	1,082,209.49	1,194,624.24			(151,592.41)		930,617.08	1,014,107.41	(28,924.42)	0.00
GNMA	2005 Single Family	4.49	04/13/06	03/20/36	873,881.49	964,662.04			(125,754.43)		748,127.06	825,010.02	(13,897.59)	0.00
GNMA	2005 Single Family	4.49	04/20/06	04/20/36	876,440.76	967,499.82			(6,335.24)		870,105.52	958,518.07	(2,646.51)	0.00
GNMA	2005 Single Family	4.49	04/27/06	04/20/36	421,434.85	465,222.78			(3,465.06)		417,969.79	460,443.04	(1,314.68)	0.00
GNMA	2005 Single Family	4.49	05/05/06	04/20/36	897,099.85	989,330.60			(87,888.10)		809,211.75	891,447.57	(9,994.93)	0.00
GNMA	2005 Single Family	4.49	05/25/06	05/20/36	711,996.96	785,014.30			(123,073.24)		588,923.72	640,540.81	(21,400.25)	0.00
GNMA	2005 Single Family	4.49	06/01/06	06/20/36	736,444.20	812,187.45			(4,156.37)		732,287.83	805,931.01	(2,100.07)	0.00
GNMA	2005 Single Family	4.49	06/08/06	06/20/36	1,327,580.52	1,464,131.05			(116,175.24)		1,211,405.28	1,333,238.14	(14,717.67)	0.00
GNMA	2005 Single Family	4.49	06/15/06	06/20/36	555,616.24	611,977.60			(3,094.64)		552,521.60	608,093.20	(789.76)	0.00
GNMA	2005 Single Family	4.49	06/27/06	06/20/36	1,366,508.62	1,508,589.00			(228,851.36)		1,137,657.26	1,238,042.82	(41,694.82)	0.00
GNMA	2005 Single Family	4.49	07/06/06	07/20/36	717,608.16	791,442.11			(4,121.78)		713,486.38	785,266.54	(2,053.79)	0.00
GNMA	2005 Single Family	4.49	07/13/06	06/20/36	950,607.85	1,048,414.90			(70,853.25)		879,754.60	958,159.12	(19,402.53)	0.00
GNMA	2005 Single Family	4.49	07/19/06	06/20/36	1,389,562.32	1,532,539.15			(8,454.01)		1,381,108.31	1,520,060.64	(4,024.50)	0.00
GNMA	2005 Single Family	4.49	07/27/06	07/20/36	1,085,438.75	1,197,140.12			(93,472.61)		991,966.14	1,091,781.42	(11,886.09)	0.00
GNMA	2005 Single Family	4.49	08/02/06	08/20/36	387,398.39	427,270.31			(2,147.84)		385,250.55	424,020.99	(1,101.48)	0.00
GNMA	2005 Single Family	4.49	08/09/06	08/20/36	1,185,870.93	1,307,930.11			(7,171.22)		1,178,699.71	1,297,328.36	(3,430.53)	0.00
GNMA	2005 Single Family	4.49	08/16/06	07/20/36	734,626.84	810,239.61			(4,147.20)		730,479.64	803,996.97	(2,095.44)	0.00
GNMA	2005 Single Family	4.49	08/23/06	07/20/36	341,686.28	377,233.10			(2,307.31)		339,378.97	370,910.19	(4,015.60)	0.00
GNMA	2005 Single Family				322,435.22	355,631.41			(322,435.22)				(33,196.19)	0.00
GNMA	2005 Single Family	4.49	09/12/06	08/20/36	295,085.22	325,467.26			(1,629.70)		293,455.52	320,405.04	(3,432.52)	0.00
GNMA	2005 Single Family	4.49	09/26/06	09/20/36	290,758.12	320,057.81			(1,579.74)		289,178.38	315,102.06	(3,376.01)	0.00
GNMA	2005 Single Family	4.49	10/17/06	10/20/36	615,461.23	678,684.10			(4,717.35)		610,743.88	672,259.57	(1,707.18)	0.00
GNMA	2005 Single Family	4.49	11/14/06	10/20/36	569,564.04	627,437.14			(3,267.78)		566,296.26	623,349.51	(819.85)	0.00
GNMA	2005 Single Family	4.49	11/28/06	10/20/36	196,700.22	216,969.41			(1,102.76)		195,597.46	213,576.79	(2,289.86)	0.00
GNMA	2005 Single Family	4.49	12/12/06	10/20/36	227,456.24	250,394.97			(1,240.26)		226,215.98	246,512.79	(2,641.92)	0.00
GNMA	2005 Single Family	4.49	01/16/07	12/20/36	103,414.09	113,848.13			(556.66)		102,857.43	112,091.00	(1,200.47)	0.00
GNMA	2005 Single Family	4.49	01/30/07	12/20/36	119,171.13	130,139.41			(706.07)		118,465.06	128,071.62	(1,361.72)	0.00
GNMA	2005 Single Family	4.49	02/13/07	01/20/37	284,051.38	313,822.73			(1,573.03)		282,478.35	308,982.26	(3,267.44)	0.00
GNMA	2005 Single Family	4.49	02/20/07	02/20/37	206,993.74	228,691.02			(1,153.21)		205,840.53	225,156.19	(2,381.62)	0.00
GNMA	2005 Single Family	4.49	03/20/07	01/20/37	56,760.20	62,490.80			(303.57)		56,456.63	61,528.40	(658.83)	0.00
GNMA	2005 Single Family	4.49	04/24/07	03/20/37	257,211.47	283,192.13			(1,633.27)		255,578.20	278,549.93	(3,008.93)	0.00
GNMA	2005 Single Family	4.49	04/10/07	02/20/37	246,530.21	271,427.00			(1,307.95)		245,222.26	267,258.30	(2,860.75)	0.00
GNMA	2005 Single Family	4.49	05/22/07	04/20/37	129,413.04	142,178.31			(670.76)		128,742.28	141,796.87	289.32	0.00
GNMA	2005 Single Family	4.49	06/05/07	05/20/37	296,847.89	326,848.01			(1,545.51)		295,302.38	321,860.16	(3,442.34)	0.00
GNMA	2005 Single Family	4.49	07/03/07	06/20/37	108,777.46	119,774.38			(557.06)		108,220.40	117,956.67	(1,260.65)	0.00
GNMA	2005 Single Family	4.49	11/21/07	09/20/37	103,413.59	113,883.00			(519.78)		102,893.81	112,164.47	(1,198.75)	0.00
GNMA	2005 Single Family	4.49	09/25/07	04/20/37	101,024.18	111,800.70			(1,249.35)		99,774.83	109,306.60	(1,244.75)	0.00
GNMA	2005 Single Family	4.49	12/11/07	08/20/37	127,535.47	140,448.76			(644.75)		126,890.72	138,325.14	(1,478.87)	0.00
GNMA	2005 Single Family	4.49	01/30/08	01/20/38	188,121.28	207,184.32			(83,305.38)		104,815.90	114,269.75	(9,609.19)	0.00
GNMA	2005 Single Family	4.49	01/30/08	01/20/38	111,656.61	122,765.91			(548.30)		111,108.31	122,467.45	249.84	0.00
GNMA	2005 Single Family	4.49	03/26/08	03/20/38	245,669.98	270,581.60			(1,207.68)		244,462.30	266,528.23	(2,845.69)	0.00
FNMA	2005 Single Family	4.49	10/20/05	10/01/35	63,794.34	69,365.83			(440.39)		63,353.95	68,799.57	(125.87)	0.00
FNMA	2005 Single Family				138,646.87	150,801.44			(138,646.87)				(12,154.57)	0.00
FNMA	2005 Single Family	4.49	01/05/06	12/01/35	305,518.86	332,040.90			(2,322.95)		303,195.91	329,067.51	(650.44)	0.00
FNMA	2005 Single Family	4.49	02/09/06	02/01/36	132,791.06	143,913.45			(1,961.62)		130,829.44	141,624.09	(327.74)	0.00
FNMA	2005 Single Family	4.49	02/23/06	01/01/36	124,397.07	135,060.11			(754.85)		123,642.22	134,056.30	(248.96)	0.00
FNMA	2005 Single Family	4.49	03/16/06	03/01/36	329,966.85	361,767.02			(2,724.49)		327,242.36	358,361.15	(681.38)	0.00
FNMA	2005 Single Family	4.49	04/06/06	03/01/36	239,603.38	259,639.72			(1,364.13)		238,239.25	257,846.91	(428.68)	0.00
FNMA	2005 Single Family	4.49	04/20/06	04/01/36	251,799.05	272,857.43			(1,431.99)		250,367.06	270,975.32	(450.12)	0.00
FNMA	2005 Single Family	4.49	05/11/06	04/01/36	50,864.12	55,364.52			(505.04)		50,359.08	54,746.32	(113.16)	0.00
FNMA	2005 Single Family	4.49	06/08/06	04/01/36	122,732.67	133,120.04			(719.64)		122,013.03	132,165.02	(235.38)	0.00
FNMA	2005 Single Family	4.49	06/27/06	06/01/36	150,438.98	162,968.01			(68,085.79)		82,353.19	89,120.52	(5,761.70)	0.00

Texas Department of Housing and Community Affairs
Single Family Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/28/13	Ending Market Value 02/28/13	Change In Market Value	Recognized Gain
FNMA	2005 Single Family	4.49	07/13/06	06/01/36	313,922.12	344,193.99			(2,357.85)		311,564.27	341,094.26	(741.88)	0.00
FNMA	2005 Single Family	4.49	07/19/06	07/01/36	283,722.86	307,409.65			(1,603.36)		282,119.50	305,305.81	(500.48)	0.00
FNMA	2005 Single Family	4.49	08/02/06	07/01/36	204,011.19	220,966.50			(1,138.64)		202,872.55	219,475.70	(352.16)	0.00
FNMA	2005 Single Family	4.49	08/09/06	07/01/36	112,601.84	121,939.05			(624.80)		111,977.04	121,122.42	(191.83)	0.00
FNMA	2005 Single Family	4.49	09/12/06	08/01/36	174,264.95	188,718.21			(965.15)		173,299.80	187,456.49	(296.57)	0.00
FNMA	2005 Single Family	4.49	10/17/06	09/01/36	183,012.54	199,219.60			(1,265.78)		181,746.76	197,574.47	(379.35)	0.00
FNMA	2005 Single Family	4.49	11/14/06	10/01/36	220,376.16	238,642.79			(1,266.25)		219,109.91	236,991.25	(385.29)	0.00
FNMA	2005 Single Family	4.49	11/21/06	10/01/36	194,234.57	211,157.97			(145,732.57)		48,502.00	52,431.62	(12,993.78)	0.00
FNMA	2005 Single Family	4.49	12/12/06	11/01/36	278,075.97	301,584.63			(1,616.94)		276,459.03	299,440.87	(526.82)	0.00
FNMA	2005 Single Family	4.49	01/30/07	11/01/36	46,584.16	50,711.81			(1,346.78)		45,237.38	49,164.59	(200.44)	0.00
FNMA	2005 Single Family	4.49	02/13/07	01/01/37	52,689.43	57,127.72			(285.20)		52,404.23	56,749.05	(93.47)	0.00
FNMA	2005 Single Family	4.49	03/20/07	02/01/37	147,810.19	160,051.98			(802.58)		147,007.61	158,988.94	(260.46)	0.00
FNMA	2005 Single Family	4.49	04/10/07	01/01/37	192,957.71	209,395.02			(1,159.39)		191,798.32	207,852.92	(382.71)	0.00
FNMA	2005 Single Family	4.49	04/24/07	04/01/37	339,207.28	367,198.39			(1,787.83)		337,419.45	364,777.09	(633.47)	0.00
FNMA	2005 Single Family	4.49	05/22/07	04/01/37	205,804.00	222,776.67			(1,077.92)		204,726.08	221,308.84	(389.91)	0.00
FNMA	2005 Single Family	4.49	06/05/07	05/01/37	241,851.81	261,799.41			(1,266.97)		240,584.84	260,074.21	(458.23)	0.00
FNMA	2005 Single Family	4.49	07/03/07	06/01/37	489,265.06	536,533.26			(2,568.03)		486,697.03	532,913.29	(1,051.94)	0.00
FNMA	2005 Single Family	4.49	09/25/07	09/01/37	330,318.84	359,009.44			(1,687.35)		328,631.49	356,655.25	(666.84)	0.00
FNMA	2005 Single Family	4.49	11/08/07	09/01/37	319,016.51	351,320.99			(2,018.08)		316,998.43	348,557.94	(744.97)	0.00
FNMA	2005 Single Family	4.49	11/21/07	09/01/37	133,092.35	144,653.31			(671.10)		132,421.25	143,711.58	(270.63)	0.00
FNMA	2005 Single Family	4.49	12/11/07	11/01/37	295,465.65	321,168.85			(1,656.02)		293,809.63	318,936.17	(576.66)	0.00
FNMA	2005 Single Family	4.49	03/26/08	02/01/38	446,582.62	491,869.21			(7,676.61)		438,906.01	482,665.52	(1,527.08)	0.00
	2005 Single Family Total				64,363,172.69	70,461,764.29	7,821,180.04	(2,941,718.32)	(4,151,174.51)	0.00	65,091,459.90	70,516,152.95	(673,898.55)	0.00
	Total Single Family Investment Summary				706,169,315.41	773,657,420.68	37,803,042.15	(28,015,333.50)	(34,209,309.12)	0.00	681,747,714.94	745,831,293.69	(3,404,526.52)	0.00

Texas Department of Housing and Community Affairs
Residential Mortgage Revenue Bonds Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
Repo Agmt	1998 A/B RMRB	0.12	02/28/13	03/01/13	968.53	968.53	136,795.55				137,764.08	137,764.08	-	0.00
Repo Agmt	1998 A/B RMRB	0.12	02/28/13	03/01/13	7,423,559.90	7,423,559.90		(5,990,506.88)			1,433,053.02	1,433,053.02	-	0.00
GNMA	1998 A/B RMRB	3.70	08/29/12	08/15/42			1,116,096.69		(3,185.49)		1,112,911.20	1,203,079.25	90,168.05	0.00
GNMA	1998 A/B RMRB	2.65	12/28/12	11/15/42			274,663.00		(926.43)		273,736.57	273,815.95	79.38	0.00
GNMA	1998 A/B RMRB	3.20	12/28/12	11/15/42			2,500,347.00		(8,446.73)		2,491,900.27	2,618,538.62	126,638.35	0.00
GNMA	1998 A/B RMRB	3.25	12/28/12	12/15/42			4,717,324.00		(15,143.13)		4,702,180.87	4,942,321.20	240,140.33	0.00
GNMA	1998 A/B RMRB	3.45	12/28/12	11/15/42			493,245.00		(1,456.27)		491,788.73	517,396.16	25,607.43	0.00
GNMA	1998 A/B RMRB	3.20	12/28/12	12/15/42			2,398,493.00		(7,722.93)		2,390,770.07	2,512,268.99	121,498.92	0.00
GNMA	1998 A/B RMRB	3.25	12/28/12	12/15/42			2,755,056.00		(8,410.14)		2,746,645.86	2,886,917.05	140,271.19	0.00
Repo Agmt	1998 A/B RMRB	0.12	02/28/13	03/01/13	3,508.47	3,508.47	36,527.27				40,035.74	40,035.74	-	0.00
Repo Agmt	1998 A/B RMRB	0.12	02/28/13	03/01/13	19,881.62	19,881.62	0.00				19,881.62	19,881.62	-	0.00
GNMA	1998 A/B RMRB	5.75	10/29/09	09/20/39	3,516.05	3,910.65			(12.52)		3,503.53	3,889.26	(8.87)	0.00
GNMA	1998 A/B RMRB	5.75	11/24/09	11/20/39	15,676.95	17,424.56			(61.46)		15,615.49	17,323.03	(40.07)	0.00
GNMA	1998 A/B RMRB	5.75	11/24/09	09/20/39	2,200.10	2,447.07			(7.79)		2,192.31	2,433.73	(5.55)	0.00
GNMA	1998 A/B RMRB	5.75	05/25/10	04/20/40	8,144.21	9,060.12			(27.86)		8,116.35	9,011.84	(20.42)	0.00
GNMA	1998 A/B RMRB	5.75	05/25/10	04/20/40	6,383.43	7,101.32			(31.78)		6,351.65	7,052.44	(17.10)	0.00
GNMA	1998 A/B RMRB	5.75	12/17/09	11/20/39	17,090.98	19,010.10			(948.77)		16,142.21	17,920.45	(140.88)	0.00
GNMA	1998 A/B RMRB	5.75	12/17/09	10/20/39	2,198.36	2,445.21			(7.72)		2,190.64	2,431.95	(5.54)	0.00
GNMA	1998 A/B RMRB	5.75	12/29/09	12/20/39	37,481.66	41,690.93			(137.89)		37,343.77	41,458.07	(94.97)	0.00
GNMA	1998 A/B RMRB	5.75	12/29/09	12/20/39	8,200.18	9,118.99			(29.24)		8,170.94	9,071.14	(18.61)	0.00
GNMA	1998 A/B RMRB	5.75	12/29/09	11/20/39	4,353.53	4,831.43			(17.96)		4,335.57	4,802.29	(11.18)	0.00
GNMA	1998 A/B RMRB	5.75	01/20/10	12/20/39	18,390.96	20,456.71			(68.39)		18,322.57	20,341.62	(46.70)	0.00
GNMA	1998 A/B RMRB	5.75	01/20/10	12/20/39	3,911.38	4,350.74			(13.96)		3,897.42	4,326.91	(9.87)	0.00
GNMA	1998 A/B RMRB	5.75	01/27/10	01/20/40	33,588.91	37,362.09			(120.20)		33,468.71	37,157.16	(84.73)	0.00
GNMA	1998 A/B RMRB	5.75	01/27/10	12/20/39	1,900.86	2,109.58			(6.84)		1,894.02	2,097.95	(4.79)	0.00
GNMA	1998 A/B RMRB	5.75	02/17/10	01/20/40	18,074.96	20,091.53			(65.05)		18,009.91	19,995.08	(31.40)	0.00
GNMA	1998 A/B RMRB	5.75	02/17/10	12/20/39	15,419.94	17,148.48			(59.95)		15,359.99	17,052.99	(35.54)	0.00
GNMA	1998 A/B RMRB	5.75	02/17/10	12/20/39	2,956.19	3,288.30			(10.73)		2,945.46	3,270.10	(7.47)	0.00
GNMA	1998 A/B RMRB	5.75	02/23/10	02/20/40	26,361.72	29,323.81			(91.94)		26,269.78	29,165.66	(66.21)	0.00
GNMA	1998 A/B RMRB	5.75	02/23/10	01/20/40	4,208.82	4,681.74			(14.80)		4,194.02	4,656.35	(10.59)	0.00
GNMA	1998 A/B RMRB	5.75	03/16/10	02/20/40	22,143.90	24,632.52			(79.31)		22,064.59	24,497.35	(55.86)	0.00
GNMA	1998 A/B RMRB	5.75	03/16/10	02/20/40	1,891.65	2,104.24			(6.55)		1,885.10	2,092.95	(4.74)	0.00
GNMA	1998 A/B RMRB	5.75	03/16/10	12/20/39	2,033.24	2,261.72			(7.06)		2,026.18	2,249.55	(5.11)	0.00
GNMA	1998 A/B RMRB	5.75	03/30/10	01/20/40	11,273.08	12,540.14			(39.09)		11,233.99	12,472.71	(28.34)	0.00
GNMA	1998 A/B RMRB	5.75	03/30/10	02/20/40	6,797.95	7,562.04			(1,389.19)		5,408.76	6,005.19	(167.66)	0.00
GNMA	1998 A/B RMRB	5.75	03/30/10	12/20/39	1,743.54	1,939.53			(6.07)		1,737.47	1,929.08	(4.38)	0.00
GNMA	1998 A/B RMRB	5.75	04/22/10	03/20/40	8,819.78	9,811.36			(32.99)		8,786.79	9,755.94	(22.43)	0.00
GNMA	1998 A/B RMRB	5.75	04/22/10	04/20/40	5,477.20	6,092.94			(18.78)		5,458.42	6,060.43	(13.73)	0.00
GNMA	1998 A/B RMRB	5.75	06/15/10	04/20/40	6,417.52	7,139.42			(21.73)		6,395.79	7,101.62	(16.07)	0.00
GNMA	1998 A/B RMRB	5.75	06/15/10	03/20/40	2,969.29	3,303.28			(10.10)		2,959.19	3,285.73	(7.45)	0.00
GNMA	1998 A/B RMRB	5.75	07/20/10	07/20/40	14,540.32	16,172.80			(53.42)		14,486.90	16,086.21	(33.17)	0.00
GNMA	1998 A/B RMRB	5.75	07/28/10	07/20/40	6,289.74	6,997.57			(31.97)		6,257.77	3,835.57	(3,130.03)	0.00
GNMA	1998 A/B RMRB	5.75	07/28/10	06/20/40	3,470.53	3,861.09			(16.34)		3,454.19	6,948.69	3,103.94	0.00
GNMA	1998 A/B RMRB	5.75	07/28/10	07/20/40	29,718.85	33,063.26			(104.31)		29,614.54	32,884.15	(74.80)	0.00
GNMA	1998 A/B RMRB	5.75	08/17/10	08/20/40	49,930.92	55,550.97			(174.67)		49,756.25	55,250.72	(125.58)	0.00
GNMA	1998 A/B RMRB	5.75	08/17/10	06/20/40	6,022.04	6,699.83			(20.27)		6,001.77	6,664.50	(15.06)	0.00
GNMA	1998 A/B RMRB	5.75	08/17/10	05/20/40	1,196.49	1,331.15			(4.02)		1,192.47	1,324.14	(2.99)	0.00
GNMA	1998 A/B RMRB	5.75	08/24/10	08/20/40	41,945.88	46,667.43			(141.43)		41,804.45	46,421.09	(104.91)	0.00
GNMA	1998 A/B RMRB	5.75	09/14/10	08/20/40	57,821.15	64,330.92			(1,806.44)		56,014.71	62,201.84	(322.64)	0.00
GNMA	1998 A/B RMRB	5.75	09/14/10	05/20/40	1,640.48	1,825.18			(5.56)		1,634.92	1,815.52	(4.10)	0.00
GNMA	1998 A/B RMRB	5.75	06/22/10	06/20/40	19,319.04	21,487.45			(67.22)		19,251.82	21,376.55	(43.68)	0.00
GNMA	1998 A/B RMRB	5.75	06/22/10	05/20/40	7,861.90	8,746.32			(27.84)		7,834.06	8,698.67	(19.81)	0.00
GNMA	1998 A/B RMRB	5.75	06/22/10	05/20/40	2,000.72	2,225.81			(7.02)		1,993.70	2,213.76	(5.03)	0.00
GNMA	1998 A/B RMRB	5.75	06/29/10	06/20/40	20,173.07	22,426.69			(69.49)		20,103.58	22,322.48	(34.72)	0.00
GNMA	1998 A/B RMRB	5.75	06/29/10	06/20/40	7,131.26	7,933.55			(24.02)		7,107.24	7,891.70	(17.83)	0.00
GNMA	1998 A/B RMRB	5.75	06/29/10	06/20/40	3,023.89	3,364.07			(10.12)		3,013.77	3,346.40	(7.55)	0.00
GNMA	1998 A/B RMRB	5.75	06/29/10	05/20/40	2,763.95	3,074.89			(9.39)		2,754.56	3,058.57	(6.93)	0.00
GNMA	1998 A/B RMRB	5.75	06/29/10	06/20/40	10,212.09	11,360.96			(34.42)		10,177.67	11,300.99	(25.55)	0.00
GNMA	1998 A/B RMRB	5.75	07/20/10	06/20/40	24,067.08	26,775.18			(83.08)		23,984.00	26,631.69	(60.41)	0.00
GNMA	1998 A/B RMRB	5.75	09/21/10	09/20/40	36,861.68	41,012.11			(137.23)		36,724.45	40,781.26	(93.62)	0.00
GNMA	1998 A/B RMRB	5.75	09/21/10	09/20/40	19,490.62	21,685.14			(66.97)		19,423.65	21,569.28	(48.89)	0.00

Texas Department of Housing and Community Affairs
Residential Mortgage Revenue Bonds Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GNMA	1998 A/B RMRB	5.75	09/29/10	07/20/40	1,271.51	1,411.47			(4.40)		1,267.11	1,407.08	0.01	0.00
GNMA	1998 A/B RMRB	5.75	09/29/10	09/20/40	12,614.09	14,034.46			(1,708.70)		10,905.39	12,107.39	(218.37)	0.00
FNMA	1998 A/B RMRB	5.75	08/17/10	05/01/40	1,077.08	1,177.14			(3.68)		1,073.40	1,172.47	(0.99)	0.00
GNMA	1998 A/B RMRB	5.75	10/28/10	09/20/40	246,410.32	271,435.27			(27,919.38)		218,490.94	240,186.61	(3,329.28)	0.00
GNMA	1998 A/B RMRB	5.75	12/21/10	09/15/40	147,474.67	162,332.47			(510.95)		146,963.72	161,479.05	(342.47)	0.00
	1998 A/B RMRB Total				8,521,874.23	8,638,142.25	14,428,547.51	(5,990,506.88)	(81,679.18)	0.00	16,878,235.68	17,732,956.63	738,452.93	0.00
Repo Agmt	2000 BCDE RMRB	0.12	02/28/13	03/01/13	3.11	3.11	0.00				3.11	3.11	-	0.00
Repo Agmt	2000 BCDE RMRB	0.12	02/28/13	03/01/13	0.04	0.04	0.00				0.04	0.04	-	0.00
	2000 BCDE RMRB Total				3.15	3.15	0.00	0.00	0.00	0.00	3.15	3.15	0.00	0.00
Repo Agmt	2001 A-E RMRB	0.12	02/28/13	03/01/13	5,048.97	5,048.97	1.13				5,050.10	5,050.10	-	0.00
Repo Agmt	2001 A-E RMRB	0.12	02/28/13	03/01/13	1.28	1.28	0.00				1.28	1.28	-	0.00
Repo Agmt	2001 A-E RMRB	0.12	02/28/13	03/01/13	0.06	0.06	0.00				0.06	0.06	-	0.00
Repo Agmt	2001 A-E RMRB	0.12	02/28/13	03/01/13	183.84	183.84	0.00				183.84	183.84	-	0.00
	2001 A-E RMRB Total				5,234.15	5,234.15	1.13	0.00	0.00	0.00	5,235.28	5,235.28	0.00	0.00
Repo Agmt	2002 RMRB	0.12	02/28/13	03/01/13	0.22	0.22	0.00				0.22	0.22	-	0.00
Repo Agmt	2002 RMRB	0.12	02/28/13	03/01/13	23.82	23.82	0.00				23.82	23.82	-	0.00
Repo Agmt	2002 RMRB	0.12	02/28/13	03/01/13	6,418.30	6,418.30	1.45				6,419.75	6,419.75	-	0.00
	2002 RMRB Total				6,442.34	6,442.34	1.45	0.00	0.00	0.00	6,443.79	6,443.79	0.00	0.00
Repo Agmt	2009 AB RMRB	0.12	02/28/13	03/01/13	3,634,507.96	3,634,507.96		(2,517,942.46)			1,116,565.50	1,116,565.50	-	0.00
GNMA	2009 AB RMRB	8.18	08/01/90	06/20/20	81,951.58	93,153.16			(3,590.82)		78,360.76	88,732.87	(829.47)	0.00
GNMA	2009 AB RMRB	8.18	09/04/90	07/20/20	31,512.08	32,385.33			(2,278.55)		29,233.53	29,822.59	(284.19)	0.00
GNMA	2009 AB RMRB	8.18	11/01/90	09/20/20	51,677.93	54,130.89			(1,191.36)		50,486.57	52,867.66	(71.87)	0.00
GNMA	2009 AB RMRB	8.18	09/04/90	08/20/20	76,844.81	88,733.24			(2,636.21)		74,208.60	85,381.78	(715.25)	0.00
GNMA	2009 AB RMRB	8.18	09/04/90	07/20/20	56,742.06	64,406.79			(1,356.19)		55,385.87	62,738.39	(312.21)	0.00
GNMA	2009 AB RMRB	8.18	11/01/90	08/20/20	54,794.54	62,243.83			(1,300.22)		53,494.32	60,642.77	(300.84)	0.00
GNMA	2009 AB RMRB	8.18	11/01/90	09/20/20	22,861.03	22,962.33			(579.95)		22,281.08	22,389.59	7.21	0.00
GNMA	2009 AB RMRB	7.18	11/01/90	09/20/20	58,039.09	66,463.10			(1,525.52)		56,513.57	64,524.52	(413.06)	0.00
GNMA	2009 AB RMRB	8.75	12/28/89	09/20/18	430,876.97	492,744.31			(38,687.76)		392,189.21	446,629.25	(7,427.30)	0.00
GNMA	2009 AB RMRB	8.75	11/30/89	10/20/18	36,332.33	37,296.84			(1,188.70)		35,143.63	36,053.57	(54.57)	0.00
GNMA	2009 AB RMRB	8.75	11/30/89	09/20/18	35,232.23	36,114.20			(1,624.15)		33,608.08	34,414.63	(75.42)	0.00
GNMA	2009 AB RMRB	8.75	01/01/90	11/20/18	122,054.86	140,216.37			(5,878.72)		116,176.14	133,117.61	(1,220.04)	0.00
GNMA	2009 AB RMRB	8.75	01/01/90	12/20/18	7,358.70	7,390.60			(3,905.17)		3,453.53	3,468.52	(16.91)	0.00
GNMA	2009 AB RMRB	8.75	02/27/90	01/20/19	42,206.15	43,597.99			(1,594.88)		40,611.27	41,854.83	(148.28)	0.00
GNMA	2009 AB RMRB	8.75	05/29/90	04/20/19	38,387.45	39,467.54			(1,626.61)		36,760.84	37,758.57	(82.36)	0.00
GNMA	2009 AB RMRB	8.75	06/28/90	05/20/19	31,586.07	32,302.00			(1,013.19)		30,572.88	31,247.97	(40.84)	0.00
GNMA	2009 AB RMRB	7.18	02/01/91	11/20/20	58,945.19	67,503.00			(1,958.13)		56,987.06	65,067.26	(477.61)	0.00
GNMA	2009 AB RMRB	8.18	02/25/91	11/20/20	46,232.13	51,388.86			(1,249.58)		44,982.55	49,688.36	(450.92)	0.00
GNMA	2009 AB RMRB	7.18	05/02/91	02/20/21	47,160.79	54,560.68			(1,132.51)		46,028.28	53,097.05	(331.12)	0.00
GNMA	2009 AB RMRB	8.75	09/28/90	08/20/19	28,327.45	28,918.87			(1,048.10)		27,279.35	27,852.87	(17.90)	0.00
GNMA	2009 AB RMRB	8.75	10/23/90	09/20/19	26,840.96	27,399.00			(772.37)		26,068.59	26,615.96	(10.67)	0.00
GNMA	2009 AB RMRB	8.75	11/28/90	09/20/19	66,196.27	75,444.92			(1,774.42)		64,421.85	73,244.65	(425.85)	0.00
GNMA	2009 AB RMRB	8.75	12/21/90	09/20/19	21,446.42	21,547.67			(612.01)		20,834.41	20,942.51	6.85	0.00
GNMA	2009 AB RMRB	8.75	01/25/91	12/20/19	56,675.79	59,603.91			(1,576.26)		55,099.53	57,911.79	(115.86)	0.00
GNMA	2009 AB RMRB	8.75	03/28/91	02/20/20	17,250.77	17,333.52			(452.36)		16,798.41	16,886.67	5.51	0.00
GNMA	2009 AB RMRB	8.75	03/28/91	12/20/19	38,524.33	39,640.47			(1,022.44)		37,501.89	38,570.23	(47.80)	0.00
GNMA	2009 AB RMRB	8.18	05/02/91	03/20/21	100,787.12	117,369.36			(3,245.38)		97,541.74	113,191.71	(932.27)	0.00
GNMA	2009 AB RMRB	6.10	07/28/00	07/20/30	858,600.12	974,081.86			(161,648.70)		696,951.42	794,350.39	(18,082.77)	0.00
FNMA	2009 AB RMRB	6.10	04/28/00	04/01/30	49,751.99	56,007.80			(535.17)		49,216.82	55,281.80	(190.83)	0.00
GNMA	2009 AB RMRB	6.10	04/20/00	04/20/30	422,047.78	479,340.73			(7,408.83)		414,638.95	475,437.42	3,505.52	0.00
GNMA	2009 AB RMRB	6.10	04/27/00	04/20/30	534,132.39	602,800.36			(8,680.02)		525,452.37	598,721.36	4,601.02	0.00
GNMA	2009 AB RMRB	6.10	06/26/00	06/20/30	800,072.08	902,929.33			(9,561.05)		790,511.03	900,739.88	7,371.60	0.00
GNMA	2009 AB RMRB	6.10	05/30/00	03/20/30	1,091,234.98	1,239,370.14			(15,560.63)		1,075,674.35	1,233,400.49	9,590.98	0.00
FNMA	2009 AB RMRB	6.10	05/30/00	05/01/30	81,662.31	91,930.52			(1,760.92)		79,901.39	89,747.63	(421.97)	0.00
FNMA	2009 AB RMRB	6.10	06/26/00	06/01/30	71,859.68	80,895.31			(1,591.89)		70,267.79	78,926.88	(376.54)	0.00
GNMA	2009 AB RMRB	6.10	09/14/00	08/20/30	1,318,827.04	1,497,857.81			(15,471.46)		1,303,355.58	1,494,466.58	12,080.23	0.00
GNMA	2009 AB RMRB	6.10	10/19/00	09/20/30	555,265.52	629,948.71			(4,379.67)		550,885.85	630,973.62	5,404.58	0.00
GNMA	2009 AB RMRB	6.10	10/23/00	10/20/30	148,896.42	168,922.96			(1,235.94)		147,660.48	169,127.32	1,440.30	0.00

Texas Department of Housing and Community Affairs
Residential Mortgage Revenue Bonds Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GNMA	2009 AB RMRB	6.10	10/27/00	10/20/30	108,728.98	123,488.94			(924.74)		107,804.24	123,611.57	1,047.37	0.00
GNMA	2009 AB RMRB	6.10	10/30/00	10/20/30	125,198.08	141,959.57			(947.96)		124,250.12	142,235.29	1,223.68	0.00
GNMA	2009 AB RMRB	6.10	01/16/01	12/20/30	80,867.37	91,011.36			(1,418.44)		79,448.93	90,279.40	686.48	0.00
GNMA	2009 AB RMRB	6.10	01/29/01	12/20/30	46,495.65	52,328.06			(547.60)		45,948.05	52,211.68	431.22	0.00
GNMA	2009 AB RMRB	6.10	12/21/00	11/20/30	282,757.64	321,141.95			(3,251.31)		279,506.33	320,490.31	2,599.67	0.00
GNMA	2009 AB RMRB	6.10	12/27/00	12/20/30	121,077.39	136,265.33			(2,116.50)		118,960.89	135,177.63	1,028.80	0.00
GNMA	2009 AB RMRB	6.10	02/20/01	01/20/31	54,233.38	61,527.73			(417.72)		53,815.66	61,639.33	529.32	0.00
GNMA	2009 AB RMRB	6.10	03/15/01	03/20/31	120,900.23	137,086.34			(881.74)		120,018.49	137,391.16	1,186.56	0.00
GNMA	2009 AB RMRB	6.10	03/29/01	03/20/31	49,523.93	56,154.19			(356.34)		49,167.59	56,284.59	486.74	0.00
GNMA	2009 AB RMRB	6.10	05/10/01	04/20/31	346,106.56	392,657.91			(2,889.83)		343,216.73	393,113.57	3,345.49	0.00
FNMA	2009 AB RMRB	6.10	09/11/00	08/01/30	371,791.83	426,936.01			(50,297.37)		321,494.46	364,352.92	(12,285.72)	0.00
FNMA	2009 AB RMRB	6.10	10/06/00	10/01/30	84,624.28	95,264.92			(965.29)		83,658.99	93,968.27	(331.36)	0.00
GNMA	2009 AB RMRB	6.10	05/30/01	05/20/31	200,014.43	226,916.36			(43,110.45)		156,903.98	179,714.68	(4,091.23)	0.00
GNMA	2009 AB RMRB	6.10	06/18/01	04/20/31	92,041.77	103,817.59			(1,023.48)		91,018.29	103,653.44	859.33	0.00
GNMA	2009 AB RMRB	6.10	07/25/01	06/20/31	211,334.95	239,759.55			(1,954.05)		209,380.90	239,820.74	2,015.24	0.00
GNMA	2009 AB RMRB	6.10	08/31/01	08/20/31	281,218.48	317,197.57			(2,004.19)		279,214.29	319,630.56	4,437.18	0.00
FNMA	2009 AB RMRB	6.10	12/27/00	11/01/30	113,426.40	127,688.63			(1,951.31)		111,475.09	125,212.15	(525.17)	0.00
FNMA	2009 AB RMRB	6.10	01/12/01	12/01/30	23,014.08	25,907.86			(1,439.47)		21,574.61	24,233.25	(235.14)	0.00
FNMA	2009 AB RMRB	6.10	02/05/01	01/01/31	204,607.65	234,034.32			(68,662.73)		135,944.92	150,752.03	(14,619.56)	0.00
GNMA	2009 AB RMRB	6.10	09/20/01	08/20/31	151,740.39	172,055.36			(1,086.05)		150,654.34	172,461.52	1,492.21	0.00
GNMA	2009 AB RMRB	6.10	10/17/01	09/20/31	95,405.16	108,178.00			(674.15)		94,731.01	108,443.32	939.47	0.00
GNMA	2009 AB RMRB	6.10	10/30/01	05/20/31	35,669.76	40,511.92			(317.49)		35,352.27	40,535.97	341.54	0.00
FNMA	2009 AB RMRB	6.10	03/15/01	02/01/31	147,857.68	168,068.34			(1,456.64)		146,401.04	162,866.76	(3,744.94)	0.00
GNMA	2009 AB RMRB	6.10	02/25/02	02/20/32	660,863.90	749,750.11			(5,389.07)		655,474.83	750,767.77	6,406.73	0.00
GNMA	2009 AB RMRB	6.10	05/24/02	05/20/32	59,590.08	67,250.98			(575.50)		59,014.58	67,243.57	568.09	0.00
GNMA	2009 AB RMRB	6.10	03/21/02	03/20/32	101,673.11	115,285.15			(813.40)		100,859.71	115,459.20	987.45	0.00
GNMA	2009 AB RMRB	6.10	04/17/02	03/20/32	351,081.33	398,084.02			(84,546.56)		266,534.77	303,535.04	(10,002.42)	0.00
GNMA	2009 AB RMRB	6.10	04/29/02	04/20/32	356,925.31	404,710.47			(87,084.02)		269,841.29	307,300.66	(10,325.79)	0.00
GNMA	2009 AB RMRB	6.10	06/19/02	04/20/32	185,884.73	210,653.87			(1,539.31)		184,345.42	210,915.12	1,800.56	0.00
GNMA	2009 AB RMRB	6.10	06/28/02	06/20/32	54,077.59	61,283.42			(344.49)		53,733.10	61,477.64	538.71	0.00
GNMA	2009 AB RMRB	6.10	01/30/03	01/20/33	96,278.57	108,987.34			(576.43)		95,702.14	109,376.06	965.15	0.00
FNMA	2009 AB RMRB	6.10	10/17/01	09/01/31	68,014.00	76,498.06			(2,160.83)		65,853.17	73,902.40	(434.83)	0.00
FNMA	2009 AB RMRB	6.10	01/28/02	11/01/31	122,368.82	137,633.10			(875.59)		121,493.23	136,343.34	(414.17)	0.00
FNMA	2009 AB RMRB	6.10	04/17/02	02/01/32	31,267.92	35,160.46			(203.70)		31,064.22	34,985.45	28.69	0.00
GNMA	2009 AB RMRB	5.75	10/29/09	09/20/39	208,306.95	231,685.62			(742.14)		207,564.81	230,418.23	(525.25)	0.00
GNMA	2009 AB RMRB	5.75	11/24/09	11/20/39	928,777.14	1,032,313.29			(3,641.22)		925,135.92	1,026,298.42	(2,373.65)	0.00
GNMA	2009 AB RMRB	5.75	11/24/09	09/20/39	130,344.11	144,976.09			(461.70)		129,882.41	144,186.14	(328.25)	0.00
GNMA	2009 AB RMRB	5.75	05/25/10	04/20/40	482,502.04	536,764.68			(1,651.03)		480,851.01	533,904.46	(1,209.19)	0.00
GNMA	2009 AB RMRB	5.75	05/25/10	04/20/40	378,184.85	420,715.91			(1,883.04)		376,301.81	417,820.12	(1,012.75)	0.00
GNMA	2009 AB RMRB	5.75	12/17/09	11/20/39	1,012,551.65	1,126,247.93			(56,209.36)		956,342.29	1,061,691.68	(8,346.89)	0.00
GNMA	2009 AB RMRB	5.75	12/17/09	10/20/39	130,242.14	144,866.18			(458.11)		129,784.03	144,080.29	(327.78)	0.00
GNMA	2009 AB RMRB	5.75	12/29/09	12/20/39	2,220,590.89	2,469,966.56			(8,169.48)		2,212,421.41	2,456,171.05	(5,626.03)	0.00
GNMA	2009 AB RMRB	5.75	12/29/09	12/20/39	485,816.71	540,252.02			(1,732.58)		484,084.13	537,417.27	(1,102.17)	0.00
GNMA	2009 AB RMRB	5.75	12/29/09	11/20/39	257,923.63	286,236.87			(1,063.35)		256,860.28	284,510.18	(663.34)	0.00
GNMA	2009 AB RMRB	5.75	01/20/10	12/20/39	1,089,567.44	1,211,951.96			(4,051.84)		1,085,515.60	1,205,133.47	(2,766.65)	0.00
GNMA	2009 AB RMRB	5.75	01/20/10	12/20/39	231,729.75	257,758.53			(827.28)		230,902.47	256,346.64	(584.61)	0.00
GNMA	2009 AB RMRB	5.75	01/27/10	01/20/40	1,989,965.31	2,213,506.19			(7,121.24)		1,982,844.07	2,201,364.90	(5,020.05)	0.00
GNMA	2009 AB RMRB	5.75	01/27/10	12/20/39	112,615.85	124,981.77			(405.79)		112,210.06	124,292.62	(283.36)	0.00
GNMA	2009 AB RMRB	5.75	02/17/10	01/20/40	1,070,846.32	1,190,317.03			(3,853.70)		1,066,992.62	1,184,602.86	(1,860.47)	0.00
GNMA	2009 AB RMRB	5.75	02/17/10	12/20/39	913,549.54	1,015,957.01			(3,551.98)		909,997.56	1,010,299.80	(2,105.23)	0.00
GNMA	2009 AB RMRB	5.75	02/17/10	12/20/39	175,137.83	194,814.73			(635.42)		174,502.41	193,736.51	(442.80)	0.00
GNMA	2009 AB RMRB	5.75	02/23/10	02/20/40	1,561,792.91	1,737,281.06			(5,446.98)		1,556,345.93	1,727,911.29	(3,922.79)	0.00
GNMA	2009 AB RMRB	5.75	02/23/10	01/20/40	249,351.39	277,368.74			(876.74)		248,474.65	275,864.35	(627.65)	0.00
GNMA	2009 AB RMRB	5.75	03/16/10	02/20/40	1,311,908.34	1,459,346.65			(4,698.08)		1,307,210.26	1,451,338.28	(3,310.29)	0.00
GNMA	2009 AB RMRB	5.75	03/16/10	02/20/40	112,070.12	124,665.10			(387.26)		111,682.86	123,996.61	(281.23)	0.00
GNMA	2009 AB RMRB	5.75	03/16/10	12/20/39	120,457.96	133,994.89			(418.20)		120,039.76	133,274.05	(302.64)	0.00
GNMA	2009 AB RMRB	5.75	03/30/10	01/20/40	667,871.38	742,937.36			(2,316.94)		665,554.44	738,942.67	(1,677.75)	0.00
GNMA	2009 AB RMRB	5.75	03/30/10	02/20/40	402,743.10	448,011.09			(82,302.02)		320,441.08	355,775.99	(9,933.08)	0.00
GNMA	2009 AB RMRB	5.75	03/30/10	12/20/39	103,297.16	114,906.95			(359.49)		102,937.67	114,287.85	(259.61)	0.00
GNMA	2009 AB RMRB	5.75	04/22/10	03/20/40	522,525.91	581,270.90			(1,954.93)		520,570.98	577,987.58	(1,328.39)	0.00
GNMA	2009 AB RMRB	5.75	04/22/10	04/20/40	324,492.86	360,974.75			(1,112.89)		323,379.97	359,048.42	(813.44)	0.00

Texas Department of Housing and Community Affairs
Residential Mortgage Revenue Bonds Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GNMA	2009 AB RMRB	5.75	06/15/10	04/20/40	380,206.29	422,972.80			(1,287.67)		378,918.62	420,733.29	(951.84)	0.00
GNMA	2009 AB RMRB	5.75	06/15/10	03/20/40	175,915.65	195,702.43			(599.07)		175,316.58	194,662.81	(440.55)	0.00
GNMA	2009 AB RMRB	5.75	07/20/10	07/20/40	861,437.44	958,153.21			(3,164.51)		858,272.93	953,023.10	(1,965.60)	0.00
GNMA	2009 AB RMRB	5.75	07/28/10	07/20/40	372,635.27	414,569.41			(1,893.63)		370,741.64	411,673.49	(1,002.29)	0.00
GNMA	2009 AB RMRB	5.75	07/28/10	06/20/40	205,611.94	228,749.57			(967.65)		204,644.29	227,237.40	(544.52)	0.00
GNMA	2009 AB RMRB	5.75	07/28/10	07/20/40	1,760,685.90	1,958,822.96			(6,180.71)		1,754,505.19	1,948,211.88	(4,430.37)	0.00
GNMA	2009 AB RMRB	5.75	08/17/10	08/20/40	2,958,142.67	3,291,100.83			(10,348.32)		2,947,794.35	3,273,312.61	(7,439.90)	0.00
GNMA	2009 AB RMRB	5.75	08/17/10	06/20/40	356,774.34	396,929.59			(1,200.90)		355,573.44	394,836.60	(892.09)	0.00
GNMA	2009 AB RMRB	5.75	08/17/10	05/20/40	70,885.97	78,864.09			(238.27)		70,647.70	78,448.53	(177.29)	0.00
GNMA	2009 AB RMRB	5.75	08/24/10	08/20/40	2,485,070.28	2,764,797.81			(8,378.53)		2,476,691.75	2,750,203.85	(6,215.43)	0.00
GNMA	2009 AB RMRB	5.75	09/14/10	08/20/40	3,425,597.00	3,811,266.44			(107,022.47)		3,318,574.53	3,685,130.23	(19,113.74)	0.00
GNMA	2009 AB RMRB	5.75	09/14/10	05/20/40	97,190.99	108,132.54			(328.63)		96,862.36	107,560.60	(243.31)	0.00
GNMA	2009 AB RMRB	5.75	06/22/10	06/20/40	1,144,550.66	1,273,017.59			(3,983.06)		1,140,567.60	1,266,447.57	(2,586.96)	0.00
GNMA	2009 AB RMRB	5.75	06/22/10	05/20/40	465,777.55	518,173.48			(1,649.95)		464,127.60	515,349.97	(1,173.56)	0.00
GNMA	2009 AB RMRB	5.75	06/22/10	05/20/40	118,533.67	131,867.64			(415.97)		118,117.70	131,153.46	(298.21)	0.00
GNMA	2009 AB RMRB	5.75	06/29/10	06/20/40	1,195,148.52	1,328,662.96			(4,117.11)		1,191,031.41	1,322,488.86	(2,056.99)	0.00
GNMA	2009 AB RMRB	5.75	06/29/10	06/20/40	422,490.50	470,021.30			(1,422.99)		421,067.51	467,541.92	(1,056.39)	0.00
GNMA	2009 AB RMRB	5.75	06/29/10	06/20/40	179,149.05	199,303.58			(599.35)		178,549.70	198,256.73	(447.50)	0.00
GNMA	2009 AB RMRB	5.75	06/29/10	05/20/40	163,749.13	182,170.78			(556.29)		163,192.84	181,204.34	(410.15)	0.00
GNMA	2009 AB RMRB	5.75	06/29/10	06/20/40	605,011.97	673,076.70			(2,039.51)		602,972.46	669,524.24	(1,512.95)	0.00
GNMA	2009 AB RMRB	5.75	07/20/10	06/20/40	1,425,847.34	1,586,287.64			(4,922.11)		1,420,925.23	1,577,786.99	(3,578.54)	0.00
GNMA	2009 AB RMRB	5.75	09/21/10	09/20/40	2,183,859.50	2,429,750.52			(8,129.81)		2,175,729.69	2,416,073.58	(5,547.13)	0.00
GNMA	2009 AB RMRB	5.75	09/21/10	09/20/40	1,154,715.34	1,284,730.21			(3,967.88)		1,150,747.46	1,277,865.80	(2,896.53)	0.00
GNMA	2009 AB RMRB	5.75	09/29/10	07/20/40	75,330.16	83,621.99			(260.94)		75,069.22	83,361.99	0.94	0.00
GNMA	2009 AB RMRB	5.75	09/29/10	09/20/40	747,317.63	831,467.52			(101,231.04)		646,086.59	717,299.07	(12,937.41)	0.00
FNMA	2009 AB RMRB	5.75	08/17/10	05/01/40	63,811.22	69,739.63			(217.97)		63,593.25	69,462.66	(59.00)	0.00
Repo Agmt	2009 AB RMRB	0.12	02/28/13	03/01/13	17,081.00	17,081.00	32,016.08				49,097.08	49,097.08	-	0.00
GNMA	2009 AB RMRB				17,263.57	17,506.64			(2,657.21)	(14,606.36)			(243.07)	0.00
GNMA	2009 AB RMRB				18,841.94	18,908.26			(643.63)	(18,198.31)			(66.32)	0.00
GNMA	2009 AB RMRB				262,151.11	292,191.01			(11,701.79)	(250,449.32)			(30,039.90)	0.00
GNMA	2009 AB RMRB				17,844.42	17,907.23			(606.66)	(17,237.76)			(62.81)	0.00
GNMA	2009 AB RMRB				119,012.59	132,303.92			(5,802.24)	(113,210.35)			(13,291.33)	0.00
GNMA	2009 AB RMRB				56,917.35	63,890.29			(2,086.69)	(54,830.66)			(6,972.94)	0.00
GNMA	2009 AB RMRB				94,251.31	105,715.10			(3,486.53)	(90,764.78)			(11,463.79)	0.00
GNMA	2009 AB RMRB				10,063.71	10,089.88			(348.27)	(9,715.44)			(26.17)	0.00
GNMA	2009 AB RMRB				11,383.76	11,582.18			(1,661.37)	(9,722.39)			(198.42)	0.00
GNMA	2009 AB RMRB				111,072.31	124,427.64			(4,281.15)	(106,791.16)			(13,355.33)	0.00
GNMA	2009 AB RMRB				107,452.97	120,522.47			(5,107.78)	(102,345.19)			(13,069.50)	0.00
GNMA	2009 AB RMRB				74,724.51	86,007.16			(2,592.44)	(72,132.07)			(11,282.65)	0.00
GNMA	2009 AB RMRB				113,130.23	126,416.24			(4,618.08)	(108,512.15)			(13,286.01)	0.00
GNMA	2009 AB RMRB				7,702.29	7,728.32			(630.53)	(7,071.76)			(26.03)	0.00
GNMA	2009 AB RMRB				34,431.87	35,797.78			(4,251.76)	(30,180.11)			(1,365.91)	0.00
GNMA	2009 AB RMRB				12,852.46	13,362.32			(7,067.13)	(5,785.33)			(509.86)	0.00
GNMA	2009 AB RMRB				9,719.44	9,747.33			(9,719.44)				(27.89)	0.00
GNMA	2009 AB RMRB				12,262.96	12,749.43			(2,030.29)	(10,232.67)			(486.47)	0.00
GNMA	2009 AB RMRB				19,443.03	19,738.76			(3,019.50)	(16,423.53)			(295.73)	0.00
GNMA	2009 AB RMRB				42,108.64	44,714.74			(5,859.28)	(36,249.36)			(2,606.10)	0.00
GNMA	2009 AB RMRB				34,384.47	36,084.09			(7,316.85)	(27,067.62)			(1,699.62)	0.00
GNMA	2009 AB RMRB				22,327.48	23,709.33			(2,774.96)	(19,552.52)			(1,381.85)	0.00
GNMA	2009 AB RMRB				11,265.79	11,427.23			(1,579.08)	(9,686.71)			(161.44)	0.00
GNMA	2009 AB RMRB				32,062.07	34,046.39			(4,110.63)	(27,951.44)			(1,984.32)	0.00
GNMA	2009 AB RMRB				30,214.09	31,913.63			(3,639.06)	(26,575.03)			(1,699.54)	0.00
GNMA	2009 AB RMRB				13,112.06	13,923.57			(1,492.58)	(11,619.48)			(811.51)	0.00
GNMA	2009 AB RMRB				22,322.29	22,672.08			(2,564.24)	(19,758.05)			(349.79)	0.00
GNMA	2009 AB RMRB				6,874.59	7,300.06			(796.02)	(6,078.57)			(425.47)	0.00
GNMA	2009 AB RMRB				33,635.55	35,602.56			(3,815.35)	(29,820.20)			(1,967.01)	0.00
GNMA	2009 AB RMRB				33,494.23	35,567.19			(4,486.79)	(29,007.44)			(2,072.96)	0.00
GNMA	2009 AB RMRB				20,491.15	20,782.94			(3,038.14)	(17,453.01)			(291.79)	0.00
GNMA	2009 AB RMRB				23,332.37	24,776.41			(9,281.25)	(14,051.12)			(1,444.04)	0.00
GNMA	2009 AB RMRB				91,915.90	97,291.14			(10,477.37)	(81,438.53)			(5,375.24)	0.00
GNMA	2009 AB RMRB				12,673.57	13,457.94			(1,459.55)	(11,214.02)			(784.37)	0.00

Texas Department of Housing and Community Affairs
Residential Mortgage Revenue Bonds Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GNMA	2009 AB RMRB				11,531.27	11,564.71			(1,276.59)	(10,254.68)			(33.44)	0.00
GNMA	2009 AB RMRB				24,838.83	26,376.11			(3,364.41)	(21,474.42)			(1,537.28)	0.00
GNMA	2009 AB RMRB				106,066.15	112,032.37			(12,779.53)	(93,286.62)			(5,966.22)	0.00
GNMA	2009 AB RMRB				13,763.20	14,615.00			(6,549.85)	(7,213.35)			(851.80)	0.00
GNMA	2009 AB RMRB				17,618.80	17,888.54			(2,715.94)	(14,902.86)			(269.74)	0.00
GNMA	2009 AB RMRB				14,715.85	15,626.61			(1,785.98)	(12,929.87)			(910.76)	0.00
GNMA	2009 AB RMRB				58,091.36	61,871.36			(11,399.43)	(46,691.93)			(3,780.00)	0.00
GNMA	2009 AB RMRB				12,995.23	13,455.78			(1,272.90)	(11,722.33)			(460.55)	0.00
GNMA	2009 AB RMRB				7,340.22	7,794.51			(1,454.65)	(5,885.57)			(454.29)	0.00
GNMA	2009 AB RMRB				9,503.65	10,091.83			(1,034.40)	(8,469.25)			(588.18)	0.00
GNMA	2009 AB RMRB				23,936.47	24,319.93			(2,730.07)	(21,206.40)			(383.46)	0.00
GNMA	2009 AB RMRB				19,361.44	20,559.72			(2,081.82)	(17,279.62)			(1,198.28)	0.00
GNMA	2009 AB RMRB				30,453.26	31,005.99			(3,042.71)	(27,410.55)			(552.73)	0.00
GNMA	2009 AB RMRB				14,407.47	14,918.07			(1,335.08)	(13,072.39)			(510.60)	0.00
GNMA	2009 AB RMRB				23,994.24	24,361.83			(2,787.97)	(21,206.27)			(367.59)	0.00
GNMA	2009 AB RMRB				34,878.21	36,114.29			(4,172.42)	(30,705.79)			(1,236.08)	0.00
GNMA	2009 AB RMRB				29,429.31	31,250.69			(2,734.69)	(26,694.62)			(1,821.38)	0.00
GNMA	2009 AB RMRB				55,391.00	58,874.54			(6,739.10)	(48,651.90)			(3,483.54)	0.00
GNMA	2009 AB RMRB				22,976.12	23,036.32			(660.41)	(22,315.71)			(60.20)	0.00
GNMA	2009 AB RMRB				3,366.13	3,574.46			(287.43)	(3,078.70)			(208.33)	0.00
GNMA	2009 AB RMRB				25,751.65	26,164.96			(2,341.72)	(23,409.93)			(413.31)	0.00
GNMA	2009 AB RMRB				26,009.71	27,224.10			(2,673.17)	(23,336.54)			(1,214.39)	0.00
GNMA	2009 AB RMRB				1,278.54	1,357.67			(386.58)	(891.96)			(79.13)	0.00
GNMA	2009 AB RMRB				58,642.55	62,710.00			(6,218.68)	(52,423.87)			(4,067.45)	0.00
GNMA	2009 AB RMRB				35,600.35	37,262.53			(3,086.36)	(32,513.99)			(1,662.18)	0.00
GNMA	2009 AB RMRB				92,535.68	99,150.13			(20,963.94)	(71,571.74)			(6,614.45)	0.00
GNMA	2009 AB RMRB				16,438.21	16,481.11			(509.13)	(15,929.08)			(42.90)	0.00
GNMA	2009 AB RMRB				20,386.76	21,648.50			(1,617.86)	(18,768.90)			(1,261.74)	0.00
GNMA	2009 AB RMRB				27,809.89	28,266.53			(2,469.20)	(25,340.69)			(456.64)	0.00
GNMA	2009 AB RMRB				7,914.29	7,937.80			(667.33)	(7,246.96)			(23.51)	0.00
GNMA	2009 AB RMRB				29,568.19	30,948.73			(2,704.43)	(26,863.76)			(1,380.54)	0.00
GNMA	2009 AB RMRB				10,218.31	10,246.31			(1,666.28)	(8,552.03)			(28.00)	0.00
GNMA	2009 AB RMRB				16,862.36	17,136.04			(1,418.18)	(15,444.18)			(273.68)	0.00
GNMA	2009 AB RMRB				11,848.69	11,879.62			(352.53)	(11,496.16)			(30.93)	0.00
GNMA	2009 AB RMRB				21,524.89	21,889.09			(1,640.54)	(19,884.35)			(364.20)	0.00
GNMA	2009 AB RMRB				64,485.26	73,272.02			(22,743.57)	(41,741.69)			(8,786.76)	0.00
GNMA	2009 AB RMRB				35,219.65	37,737.15			(3,210.42)	(32,009.23)			(2,517.50)	0.00
GNMA	2009 AB RMRB				71,083.44	76,901.62			(5,557.93)	(65,525.51)			(5,818.18)	0.00
GNMA	2009 AB RMRB				66,626.76	69,737.56			(5,300.73)	(61,326.03)			(3,110.80)	0.00
GNMA	2009 AB RMRB				14,012.39	15,159.30			(1,647.05)	(12,365.34)			(1,146.91)	0.00
GNMA	2009 AB RMRB				51,365.81	58,579.11			(1,362.75)	(50,003.06)			(7,213.30)	0.00
GNMA	2009 AB RMRB				79,701.86	84,369.20			(6,486.36)	(73,215.50)			(4,667.34)	0.00
GNMA	2009 AB RMRB				6,670.05	6,689.86			(557.33)	(6,112.72)			(19.81)	0.00
GNMA	2009 AB RMRB				105,086.33	115,575.00			(8,199.52)	(96,886.81)			(10,488.67)	0.00
GNMA	2009 AB RMRB				66,615.58	66,720.83			(3,258.03)	(63,357.55)			(105.25)	0.00
GNMA	2009 AB RMRB	5.00	07/28/11	04/15/41					(245.82)	99,901.61	99,655.79	108,761.34	9,105.55	0.00
GNMA	2009 AB RMRB	5.35	01/31/01	01/20/31	39,160.47	42,811.01			(1,251.21)		37,909.26	41,512.91	(46.89)	0.00
FNMA	2009 AB RMRB	5.35	03/15/01	10/01/30						119,484.16	119,484.16	130,850.69	11,366.53	0.00
GNMA	2009 AB RMRB	5.35	06/18/01	03/01/31	45,395.66	49,613.82			(755.59)		44,640.07	48,851.86	(6.37)	0.00
GNMA	2009 AB RMRB	5.35	03/18/02	02/20/32						34,186.88	34,186.88	37,693.09	3,506.21	0.00
GNMA	2009 AB RMRB	5.49	04/16/04	04/20/34	45,220.66	49,775.28			(327.47)		44,893.19	49,497.44	49.63	0.00
GNMA	2009 AB RMRB	4.85	10/18/11	07/15/41					(236.35)	76,253.64	76,017.29	82,580.62	6,563.33	0.00
Repo Agmt	2009 AB RMRB	0.12	02/28/13	03/01/13	637,091.23	637,091.23		(459,929.77)			177,161.46	177,161.46	-	0.00
GNMA	2009 AB RMRB	4.25	06/28/11	05/15/41					(385.38)	137,696.53	137,311.15	148,799.97	11,488.82	0.00
GNMA	2009 AB RMRB	5.00	07/14/11	04/15/41					(246.04)	99,997.51	99,751.47	108,865.76	9,114.29	0.00
GNMA	2009 AB RMRB	3.85	10/27/11	09/15/41					(362.76)	124,092.76	123,730.00	133,554.16	9,824.16	0.00
GNMA	2009 AB RMRB	3.10	08/15/12	06/15/42					(495.46)	155,633.30	155,137.84	162,866.81	7,728.97	0.00
GNMA	2009 AB RMRB	3.10	09/17/12	09/15/42			160,351.78		(504.86)		159,846.92	167,810.49	7,963.57	0.00
GNMA	2009 AB RMRB	2.60	11/15/12	10/15/42			216,647.69		(1,699.71)		214,947.98	215,010.31	62.33	0.00
GNMA	2009 AB RMRB	2.65	11/28/12	11/15/42			248,036.50		(970.25)		247,066.25	247,137.90	71.65	0.00
GNMA	2009 AB RMRB	3.70	11/28/12	07/15/42			130,710.64		(373.07)		130,337.57	140,686.37	10,348.80	0.00

Texas Department of Housing and Community Affairs
Residential Mortgage Revenue Bonds Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GNMA	2009 AB RMRB	3.70	11/28/12	11/15/42			127,328.74		(356.38)		126,972.36	137,053.97	10,081.61	0.00
GNMA	2009 AB RMRB	3.45	12/28/12	09/15/42			85,050.00		(278.01)		84,771.99	88,995.33	4,223.34	0.00
GNMA	2009 AB RMRB	3.45	12/28/12	09/15/42			154,459.00		(456.08)		154,002.92	161,675.35	7,672.43	0.00
GNMA	2009 AB RMRB	3.45	12/28/12	11/15/42			111,772.00		(326.76)		111,445.24	116,997.44	5,552.20	0.00
GNMA	2009 AB RMRB	3.45	12/28/12	10/15/42			257,385.00		(756.67)		256,628.33	269,413.55	12,785.22	0.00
GNMA	2009 AB RMRB	3.45	12/28/12	11/15/42			227,536.00		(686.01)		226,849.99	238,151.66	11,301.67	0.00
GNMA	2009 AB RMRB	3.25	01/29/13	01/15/43			1,008,523.00		(1,532.65)		1,006,990.35	1,058,417.35	51,427.00	0.00
	2009 AB RMRB Total				60,803,574.57	67,274,801.17	2,759,816.43	(2,977,872.23)	(1,481,411.89)	(1,879,156.46)	57,224,950.42	63,512,835.65	(183,341.37)	0.00
Repo Agmt	2009C-1	0.12	02/28/13	03/01/13	6,232,389.85	6,232,389.85		(3,318,336.26)			2,914,053.59	2,914,053.59	-	0.00
Repo Agmt	2009C-1	0.12	02/28/13	03/01/13	1,967.44	1,967.44	0.42				1,967.86	1,967.86	-	0.00
GNMA	2009C-1	5.10	08/11/11	07/15/41	1,224,431.17	1,342,821.39			(4,418.39)		1,220,012.78	1,342,843.63	4,440.63	0.00
GNMA	2009C-1	5.10	08/30/11	06/15/41	75,438.95	81,770.54			(269.70)		75,169.25	81,332.37	(168.47)	0.00
GNMA	2009C-1	5.24	08/24/10	08/20/40	2,623,572.69	2,895,191.13			(223,864.08)		2,399,708.61	2,639,055.52	(32,271.53)	0.00
GNMA	2009C-1	5.24	09/14/10	08/20/40	2,130,695.94	2,351,286.87			(135,611.44)		1,995,084.50	2,194,074.20	(21,601.23)	0.00
GNMA	2009C-1	5.24	09/21/10	09/20/40	1,935,175.74	2,135,524.41			(7,257.65)		1,927,918.09	2,120,208.56	(8,058.20)	0.00
GNMA	2009C-1	5.00	09/21/10	09/15/40	2,337,774.18	2,563,813.54			(9,057.07)		2,328,717.11	2,563,172.32	8,415.85	0.00
GNMA	2009C-1	5.00	09/28/10	09/15/40	803,230.15	880,894.49			(155,208.11)		648,022.04	710,329.37	(15,357.01)	0.00
GNMA	2009C-1	5.00	10/19/10	09/15/40	2,336,784.74	2,562,728.44			(9,523.73)		2,327,261.01	2,561,569.62	8,364.91	0.00
GNMA	2009C-1	5.24	10/19/10	10/20/40	2,335,055.40	2,578,274.78			(8,730.90)		2,326,324.50	2,572,891.64	3,347.76	0.00
GNMA	2009C-1	5.00	10/28/10	10/15/40	1,559,187.95	1,709,945.81			(6,291.96)		1,552,895.99	1,709,241.54	5,587.69	0.00
GNMA	2009C-1	5.75	10/28/10	09/20/40	782,707.41	862,199.64			(88,684.42)		694,022.99	762,939.94	(10,575.28)	0.00
GNMA	2009C-1	4.25	10/28/10	10/20/40	71,465.93	78,440.28			(310.65)		71,155.28	77,322.30	(807.33)	0.00
GNMA	2009C-1	4.90	10/28/10	10/20/40	5,028,156.58	5,549,526.14			(151,890.04)		4,876,266.54	5,362,917.91	(34,718.19)	0.00
GNMA	2009C-1	5.24	10/28/10	10/20/40	875,405.34	966,036.05			(109,870.52)		765,534.82	841,506.48	(14,659.05)	0.00
GNMA	2009C-1	4.90	11/18/10	11/20/40	2,418,067.79	2,666,838.55			(125,992.23)		2,292,075.56	2,520,824.64	(20,021.68)	0.00
GNMA	2009C-1	4.85	11/18/10	11/20/40	2,374,965.43	2,621,225.58			(9,337.37)		2,365,628.06	2,601,717.74	(10,170.47)	0.00
GNMA	2009C-1	4.90	11/18/10	11/20/40	2,373,856.24	2,620,001.40			(134,974.06)		2,238,882.18	2,462,322.61	(22,704.73)	0.00
GNMA	2009C-1	4.85	11/18/10	11/20/40	2,463,064.24	2,718,459.32			(128,094.79)		2,334,969.45	2,567,999.36	(22,365.17)	0.00
GNMA	2009C-1	5.00	12/07/10	11/15/40	1,153,453.96	1,277,600.19			(128,876.84)		1,024,577.12	1,136,891.25	(11,832.10)	0.00
GNMA	2009C-1	4.49	12/21/10	07/15/40	138,219.26	150,567.76			(585.27)		137,633.99	150,314.20	331.71	0.00
GNMA	2009C-1	4.25	12/21/10	09/15/40	67,766.06	73,383.86			(370.50)		67,395.56	73,165.29	151.93	0.00
GNMA	2009C-1	4.90	12/21/10	12/15/40	1,560,154.73	1,714,126.38			(6,731.60)		1,553,423.13	1,708,128.50	733.72	0.00
GNMA	2009C-1	4.85	12/21/10	11/15/40	3,534,533.18	3,883,356.25			(15,771.71)		3,518,761.47	3,869,194.91	1,610.37	0.00
GNMA	2009C-1	4.90	12/21/10	12/15/40	1,833,398.81	2,014,336.90			(7,189.23)		1,826,209.58	2,008,081.76	934.09	0.00
GNMA	2009C-1	4.85	12/21/10	11/15/40	2,077,589.70	2,282,627.01			(8,300.15)		2,069,289.55	2,275,370.08	1,043.22	0.00
GNMA	2009C-1	4.49	12/21/10	10/15/40	84,934.64	92,521.85			(356.39)		84,578.25	92,369.59	204.13	0.00
GNMA	2009C-1	4.15	12/21/10	09/15/40	28,238.89	31,111.34			(136.32)		28,102.57	30,758.26	(216.76)	0.00
GNMA	2009C-1	5.75	12/21/10	09/15/40	468,444.44	515,640.46			(1,623.01)		466,821.43	512,929.61	(1,087.84)	0.00
GNMA	2009C-1	5.00	12/29/10	10/15/40	538,179.72	586,852.69			(2,185.76)		535,993.96	588,114.00	3,447.07	0.00
GNMA	2009C-1	4.80	02/15/11	01/15/41	1,290,422.68	1,417,774.49			(6,090.04)		1,284,332.64	1,412,239.33	554.88	0.00
GNMA	2009C-1	4.80	02/15/11	02/15/41	1,824,929.40	2,005,031.65			(269,785.28)		1,555,144.12	1,708,947.85	(26,298.52)	0.00
GNMA	2009C-1	4.45	02/15/11	01/15/41	2,988,095.76	3,292,044.85			(271,766.18)		2,716,329.58	2,973,022.70	(47,255.97)	0.00
GNMA	2009C-1	4.90	02/24/11	10/15/40	86,178.97	93,426.62			(334.05)		85,844.92	93,402.70	310.13	0.00
GNMA	2009C-1	4.85	02/24/11	12/15/40	577,356.07	634,335.33			(2,247.23)		575,108.84	632,383.92	295.82	0.00
GNMA	2009C-1	4.90	02/24/11	01/15/41	156,948.06	170,145.82			(604.67)		156,343.39	170,106.29	565.14	0.00
GNMA	2009C-1	4.85	02/24/11	01/15/41	960,235.16	1,055,000.74			(3,726.64)		956,508.52	1,051,767.17	493.07	0.00
GNMA	2009C-1	4.05	02/24/11	12/15/40	293,869.88	315,592.73			(1,318.78)		292,551.10	315,490.03	1,216.08	0.00
GNMA	2009C-1	3.70	02/24/11	01/15/41	65,672.28	71,601.17			(381.58)		65,290.70	70,474.78	(744.81)	0.00
GNMA	2009C-1	4.80	02/24/11	01/15/41	1,018,930.44	1,119,488.67			(5,577.07)		1,013,353.37	1,114,273.22	361.62	0.00
GNMA	2009C-1	4.45	02/24/11	02/15/41	2,851,449.01	3,141,498.39			(252,484.72)		2,598,964.29	2,844,566.41	(44,447.26)	0.00
GNMA	2009C-1	4.85	01/20/11	12/15/40	1,924,951.38	2,114,924.81			(7,948.73)		1,917,002.65	2,107,916.93	940.85	0.00
GNMA	2009C-1	4.85	01/20/11	12/15/40	3,563,947.58	3,915,673.51			(283,387.14)		3,280,560.44	3,607,271.43	(25,014.94)	0.00
GNMA	2009C-1	4.15	01/20/11	10/15/40	177,074.59	191,107.74			(784.92)		176,289.67	190,733.08	410.26	0.00
GNMA	2009C-1	5.24	01/20/11	08/15/40	114,574.92	124,830.52			(430.36)		114,144.56	124,145.90	(254.26)	0.00
GNMA	2009C-1	4.80	01/20/11	12/15/40	3,160,871.17	3,472,817.53			(112,398.84)		3,048,472.33	3,352,069.67	(8,349.02)	0.00
GNMA	2009C-1	4.90	01/26/11	01/15/41	405,686.70	439,796.83			(1,676.94)		404,009.76	439,578.77	1,458.88	0.00
GNMA	2009C-1	4.90	01/26/11	12/15/40	597,229.66	656,170.24			(2,308.49)		594,921.17	654,169.35	307.60	0.00
GNMA	2009C-1	5.00	01/26/11	10/15/40	78,569.76	85,435.97			(299.23)		78,270.53	85,419.75	283.01	0.00
GNMA	2009C-1	4.05	01/26/11	12/15/40	175,210.52	188,505.49			(789.22)		174,421.30	188,120.34	404.07	0.00
GNMA	2009C-1	4.80	01/26/11	01/15/41	4,557,476.24	5,007,253.56			(361,617.26)		4,195,858.98	4,613,724.56	(31,911.74)	0.00

Texas Department of Housing and Community Affairs
Residential Mortgage Revenue Bonds Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GNMA	2009C-1	4.45	01/26/11	01/15/41	2,305,283.21	2,539,776.60			(9,746.15)		2,295,537.06	2,512,465.29	(17,565.16)	0.00
GNMA	2009C-1	4.10	01/26/11	11/15/40	160,382.53	172,823.40			(710.84)		159,671.69	172,482.14	369.58	0.00
GNMA	2009C-1	4.45	02/24/11	02/20/41	267,700.67	290,428.45			(1,102.98)		266,597.69	289,986.30	660.83	0.00
GNMA	2009C-1	4.80	03/16/11	02/15/41	416,844.78	457,983.18			(112,024.29)		304,820.49	334,128.97	(11,829.92)	0.00
GNMA	2009C-1	4.45	03/16/11	02/15/41	2,400,632.42	2,644,824.74			(9,942.60)		2,390,689.82	2,616,610.02	(18,272.12)	0.00
GNMA	2009C-1	4.85	03/29/11	12/15/40	401,437.86	434,536.41			(1,560.57)		399,877.29	434,422.68	1,446.84	0.00
GNMA	2009C-1	5.00	03/29/11	03/15/41	5,760,934.17	6,312,716.39			(345,627.37)		5,415,306.80	5,960,519.84	(6,569.18)	0.00
GNMA	2009C-1	3.70	03/29/11	02/15/41	556,439.59	607,581.93			(2,601.04)		553,838.55	598,710.53	(6,270.36)	0.00
GNMA	2009C-1	4.45	03/29/11	03/15/41	1,091,610.24	1,202,648.82			(114,867.38)		976,742.86	1,069,045.05	(18,736.39)	0.00
GNMA	2009C-1	4.45	03/29/11	01/20/41	294,381.00	319,373.94			(129,490.70)		164,890.30	179,356.12	(10,527.12)	0.00
GNMA	2009C-1	3.70	03/29/11	02/15/41	148,441.75	161,843.07			(692.65)		147,749.10	159,480.37	(1,670.05)	0.00
GNMA	2009C-1	4.45	04/14/11	03/15/41	1,418,241.24	1,562,504.73			(5,905.36)		1,412,335.88	1,545,801.61	(10,797.76)	0.00
GNMA	2009C-1	5.00	04/14/11	04/15/41	3,016,722.47	3,308,409.36			(11,269.18)		3,005,453.29	3,308,042.31	10,902.13	0.00
GNMA	2009C-1	5.10	04/14/11	04/15/41	2,897,399.89	3,177,549.46			(123,365.51)		2,774,034.38	3,053,324.15	(859.80)	0.00
GNMA	2009C-1	4.80	04/14/11	03/15/41	297,768.85	321,792.84			(2,834.26)		294,934.59	319,930.29	971.71	0.00
GNMA	2009C-1	5.00	04/28/11	04/15/41	1,810,498.39	2,005,362.31			(138,951.32)		1,671,547.07	1,858,125.12	(8,285.87)	0.00
GNMA	2009C-1	5.00	04/28/11	03/20/41	185,555.73	201,220.34			(686.44)		184,869.29	201,195.09	661.19	0.00
GNMA	2009C-1	4.85	04/28/11	01/15/41	98,742.44	106,882.76			(458.19)		98,284.25	106,775.02	350.45	0.00
GNMA	2009C-1	4.45	04/28/11	03/15/41	598,935.53	659,859.24			(109,309.13)		489,626.40	534,290.12	(16,259.99)	0.00
GNMA	2009C-1	5.10	04/28/11	04/15/41	4,771,015.87	5,232,325.35			(148,925.25)		4,622,090.62	5,087,442.69	4,042.59	0.00
GNMA	2009C-1	4.80	04/28/11	01/15/41	135,544.19	146,477.18			(525.18)		135,019.01	146,457.81	505.81	0.00
GNMA	2009C-1	4.45	04/28/11	04/15/41	1,044,784.43	1,151,059.90			(4,469.85)		1,040,314.58	1,138,624.31	(7,965.74)	0.00
GNMA	2009C-1	5.00	05/17/11	09/15/40	122,510.05	133,216.20			(469.45)		122,040.60	133,187.78	441.03	0.00
GNMA	2009C-1	4.80	05/17/11	01/15/41	202,735.19	219,118.21			(810.00)		201,925.19	219,038.35	730.14	0.00
GNMA	2009C-1	3.70	05/17/11	02/15/41	417,989.16	455,725.21			(1,959.44)		416,029.72	449,062.47	(4,703.30)	0.00
GNMA	2009C-1	4.45	05/17/11	02/15/41	711,906.01	784,321.08			(2,963.08)		708,942.93	775,938.03	(5,419.97)	0.00
GNMA	2009C-1	5.00	05/17/11	05/15/41	2,903,218.24	3,183,930.38			(154,292.31)		2,748,925.93	3,025,687.76	(3,950.31)	0.00
GNMA	2009C-1	4.25	05/17/11	02/15/41	180,886.30	195,784.09			(823.43)		180,062.87	195,377.21	416.55	0.00
GNMA	2009C-1	4.85	05/17/11	05/15/41	3,314,706.81	3,641,835.20			(14,517.15)		3,300,189.66	3,628,855.54	1,537.49	0.00
GNMA	2009C-1	4.35	05/17/11	04/15/41	693,045.27	760,942.90			(4,217.15)		688,828.12	751,339.26	(5,386.49)	0.00
GNMA	2009C-1	5.10	05/17/11	05/15/41	2,183,193.47	2,394,286.42			(7,971.57)		2,175,221.90	2,394,223.21	7,908.36	0.00
GNMA	2009C-1	4.45	06/14/11	02/15/41	198,417.15	215,992.94			(836.73)		197,580.42	215,623.46	467.25	0.00
GNMA	2009C-1	5.00	06/14/11	05/15/41	1,560,310.74	1,711,177.15			(6,394.94)		1,553,915.80	1,710,364.01	5,581.80	0.00
GNMA	2009C-1	4.85	06/14/11	05/15/41	5,071,520.10	5,572,028.38			(25,590.69)		5,045,929.41	5,548,453.49	2,015.80	0.00
GNMA	2009C-1	4.35	06/14/11	05/15/41	80,938.26	87,775.92			(331.47)		80,606.79	87,634.08	189.63	0.00
GNMA	2009C-1	4.45	06/14/11	05/15/41	137,175.56	149,242.89			(552.15)		136,623.41	149,011.05	320.31	0.00
GNMA	2009C-1	5.10	06/14/11	04/20/41	179,755.97	194,413.27			(649.61)		179,106.36	193,357.85	(405.81)	0.00
GNMA	2009C-1	5.10	06/14/11	05/15/41	3,238,945.39	3,552,118.96			(11,867.09)		3,227,078.30	3,551,980.49	11,728.62	0.00
GNMA	2009C-1	5.00	06/28/11	05/15/41	486,594.44	533,643.25			(1,791.23)		484,803.21	533,613.19	1,761.17	0.00
GNMA	2009C-1	4.85	06/21/11	05/15/41	2,028,887.87	2,229,118.83			(7,955.70)		2,020,932.17	2,222,196.80	1,033.67	0.00
GNMA	2009C-1	4.70	06/21/11	05/15/41	535,417.06	585,912.21			(2,100.40)		533,316.66	586,429.63	2,617.82	0.00
GNMA	2009C-1	5.10	06/28/11	06/15/41	1,942,952.23	2,130,816.26			(7,000.31)		1,935,951.92	2,130,863.55	7,047.60	0.00
GNMA	2009C-1	4.85	06/28/11	06/15/41	2,727,347.06	2,996,508.92			(10,302.99)		2,717,044.07	2,987,634.48	1,428.55	0.00
GNMA	2009C-1	4.45	11/30/11	11/15/41	1,117,643.57	1,225,283.80			(4,522.69)		1,113,120.88	1,212,288.79	(8,472.32)	0.00
GNMA	2009C-1	4.45	11/14/11	10/15/41	3,160,126.26	3,464,477.99			(12,493.22)		3,147,633.04	3,428,055.63	(23,929.14)	0.00
GNMA	2009C-1	4.45	11/30/11	10/15/41	2,793,222.59	3,062,237.84			(13,342.93)		2,779,879.66	3,027,539.15	(21,355.76)	0.00
GNMA	2009C-1	4.60	11/14/11	09/15/41	364,905.91	399,093.94			(1,401.95)		363,503.96	397,204.40	(487.59)	0.00
GNMA	2009C-1	4.45	11/28/11	10/15/41	2,144,034.09	2,350,525.99			(9,620.70)		2,134,413.39	2,324,568.26	(16,337.03)	0.00
GNMA	2009C-1	4.45	11/28/11	10/15/41	262,687.41	287,684.74			(1,029.28)		261,658.13	284,668.34	(1,987.12)	0.00
GNMA	2009C-1	3.85	11/28/11	10/15/41	66,313.61	72,300.40			(313.44)		66,000.17	71,240.58	(746.38)	0.00
GNMA	2009C-1	4.45	11/28/11	10/15/41	821,895.23	901,051.95			(3,240.89)		818,654.34	891,588.25	(6,222.81)	0.00
FNMA	2009C-1	4.85	01/11/11	10/01/40	85,870.41	92,722.86			(335.56)		85,534.85	92,254.46	(132.84)	0.00
FNMA	2009C-1	4.35	06/14/11	02/01/41	101,669.34	109,193.88			(1,552.72)		100,116.62	107,431.13	(210.03)	0.00
Repo Agmt	2009C-1	0.12	02/28/13	03/01/13	1,415.90	1,415.90	73,193.69				74,609.59	74,609.59	-	0.00
	2009C-1 Total				148,255,520.68	162,265,795.36	73,194.11	(3,318,336.26)	(4,653,787.77)	0.00	140,356,590.76	153,831,968.93	(534,896.51)	0.00
Repo Agmt	1999 B-D RMRB	0.12	02/28/13	03/01/13	0.54	0.54	2.55				3.09	3.09	-	0.00
Repo Agmt	1999 B-D RMRB	0.12	02/28/13	03/01/13	2,277.45	2,277.45	31,206.04				33,483.49	33,483.49	-	0.00
	1999 B-D RMRB Total				2,277.99	2,277.99	31,208.59	0.00	0.00	0.00	33,486.58	33,486.58	0.00	0.00
Repo Agmt	2000 A RMRB	0.12	02/28/13	03/01/13	0.18	0.18	0.04				0.22	0.22	-	0.00

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Repo Agmt	2000 A RMRB	0.12	02/28/13	03/01/13	0.13	0.13	0.00				0.13	0.13	-	0.00
Repo Agmt	2000 A RMRB	0.12	02/28/13	03/01/13	401.93	401.93	0.00				401.93	401.93	-	0.00
	2000 A RMRB Total				402.24	402.24	0.04	0.00	0.00	0.00	402.28	402.28	0.00	0.00
Repo Agmt	2003A RMRB				2,479,433.84	2,479,433.84		(2,479,433.84)					-	0.00
Repo Agmt	2003A RMRB	0.12	02/28/13	03/01/13	387,609.39	387,609.39		(387,608.64)			0.75	0.75	-	0.00
GNMA	2003A RMRB				5,688,322.36	6,276,278.09		(5,325,642.33)	(362,680.03)				(587,955.73)	651,653.27
GNMA	2003A RMRB				1,177,170.17	1,298,848.58		(1,174,092.56)	(3,077.61)				(121,678.41)	143,070.32
GNMA	2003A RMRB				592,251.82	654,647.89		(590,752.97)	(1,498.85)				(62,396.07)	72,050.03
GNMA	2003A RMRB				95,965.10	106,648.61		(95,186.76)	(778.34)				(10,683.51)	17,334.56
GNMA	2003A RMRB				105,821.01	116,587.09		(105,592.28)	(228.73)				(10,766.08)	12,878.05
GNMA	2003A RMRB				790,982.73	873,647.21		(788,946.70)	(2,036.03)				(82,664.48)	96,150.21
GNMA	2003A RMRB				723,767.55	796,546.34		(722,005.33)	(1,762.22)				(72,778.79)	87,994.44
GNMA	2003A RMRB				840,169.90	927,035.72		(838,186.18)	(1,983.72)				(86,865.82)	102,158.26
GNMA	2003A RMRB				715,631.81	789,221.12		(714,012.73)	(1,619.08)				(73,589.31)	87,026.66
GNMA	2003A RMRB				53,690.98	59,563.53		(53,585.28)	(105.70)				(5,872.55)	9,751.89
GNMA	2003A RMRB				378,113.40	414,411.12		(377,261.67)	(851.73)				(36,297.72)	45,987.23
GNMA	2003A RMRB				369,976.96	408,934.51		(368,858.52)	(1,118.44)				(38,957.55)	44,967.23
GNMA	2003A RMRB				26,427.02	28,885.13		(26,252.60)	(174.42)				(2,458.11)	4,778.73
GNMA	2003A RMRB				655,262.99	723,029.35		(653,739.84)	(1,523.15)				(67,766.36)	79,696.23
GNMA	2003A RMRB				337,864.91	370,263.32		(337,117.90)	(747.01)				(32,398.41)	41,099.03
GNMA	2003A RMRB				791,163.89	872,999.82		(789,414.28)	(1,749.61)				(81,835.93)	96,250.55
GNMA	2003A RMRB				375,919.99	414,805.87		(374,962.22)	(957.77)				(38,885.88)	45,720.54
GNMA	2003A RMRB				932,470.81	1,028,932.52		(739,460.48)	(193,010.33)				(96,461.71)	91,670.95
GNMA	2003A RMRB				870,577.10	960,639.91		(868,478.35)	(2,098.75)				(90,062.81)	105,904.70
GNMA	2003A RMRB				570,466.01	632,894.23		(569,357.90)	(1,108.11)				(62,428.22)	103,650.83
GNMA	2003A RMRB				118,048.34	129,379.38		(117,779.84)	(268.50)				(11,331.04)	14,370.42
GNMA	2003A RMRB				68,199.07	75,796.36		(67,980.38)	(218.69)				(7,597.29)	12,382.39
GNMA	2003A RMRB				136,989.30	150,140.22		(136,689.17)	(300.13)				(13,150.92)	16,679.32
GNMA	2003A RMRB				149,746.02	166,146.18		(149,243.55)	(502.47)				(16,400.16)	27,185.07
GNMA	2003A RMRB				676,821.27	746,897.61		(569,677.81)	(107,143.46)				(70,076.34)	70,358.47
GNMA	2003A RMRB				67,857.91	75,290.07		(67,727.85)	(130.06)				(7,432.16)	12,336.37
GNMA	2003A RMRB				172,761.25	190,649.47		(172,370.64)	(390.61)				(17,888.22)	21,035.17
GNMA	2003A RMRB				393,663.85	434,426.76		(392,781.65)	(882.20)				(40,762.91)	47,934.63
GNMA	2003A RMRB				131,063.55	144,984.65		(130,739.73)	(323.82)				(13,921.10)	23,814.99
GNMA	2003A RMRB				43,878.56	48,629.58		(43,796.40)	(82.16)				(4,751.02)	7,977.81
GNMA	2003A RMRB				286,971.74	314,630.01		(169,801.51)	(117,170.23)				(27,658.27)	21,655.75
GNMA	2003A RMRB				194,406.47	213,056.30		(193,985.61)	(420.86)				(18,649.83)	23,659.39
GNMA	2003A RMRB				56,065.46	62,131.97		(55,958.72)	(106.74)				(6,066.51)	10,188.94
GNMA	2003A RMRB				96,418.51	105,668.67		(96,210.28)	(208.23)				(9,250.16)	11,734.80
GNMA	2003A RMRB				344,596.26	380,256.86		(343,840.73)	(755.53)				(35,660.60)	41,940.00
GNMA	2003A RMRB				188,351.56	208,969.90		(187,989.20)	(362.36)				(20,618.34)	34,229.88
GNMA	2003A RMRB				201,083.75	222,274.33		(200,554.89)	(528.86)				(21,190.58)	24,466.13
GNMA	2003A RMRB				97,537.90	108,215.66		(97,347.76)	(190.14)				(10,677.76)	17,726.10
GNMA	2003A RMRB				201,608.07	222,475.33		(201,171.62)	(436.45)				(20,867.26)	24,541.75
GNMA	2003A RMRB				76,693.21	85,089.38		(76,546.39)	(146.82)				(8,396.17)	13,938.71
GNMA	2003A RMRB				331,354.53	366,276.59		(329,960.05)	(1,394.48)				(34,922.06)	40,260.05
GNMA	2003A RMRB				116,192.04	128,804.00		(115,800.69)	(391.35)				(12,611.96)	21,089.79
GNMA	2003A RMRB				124,110.69	136,032.38		(123,845.66)	(265.03)				(11,921.69)	15,120.61
GNMA	2003A RMRB				122,635.42	134,444.21		(122,326.71)	(308.71)				(11,808.79)	14,937.21
GNMA	2003A RMRB				45,286.00	50,335.11		(45,152.81)	(133.19)				(5,049.11)	8,228.91
GNMA	2003A RMRB				138,455.20	151,856.07		(138,098.81)	(356.39)				(13,400.87)	16,865.07
GNMA	2003A RMRB				250,940.21	275,089.55		(250,366.05)	(574.16)				(24,149.34)	30,557.04
GNMA	2003A RMRB				36,320.14	40,264.27		(36,243.73)	(76.41)				(3,944.13)	6,602.29
GNMA	2003A RMRB				163,510.60	181,423.73		(163,171.18)	(339.42)				(17,913.13)	29,726.10
GNMA	2003A RMRB				126,502.45	139,385.26		(126,234.24)	(268.21)				(12,882.81)	15,408.37
GNMA	2003A RMRB				98,891.31	108,388.10		(98,679.32)	(211.99)				(9,496.79)	12,045.55
GNMA	2003A RMRB				48,008.77	53,268.56		(47,911.63)	(97.14)				(5,259.79)	8,728.69
GNMA	2003A RMRB				236,504.76	262,493.00		(235,158.60)	(1,346.16)				(25,988.24)	42,852.57
GNMA	2003A RMRB				167,055.05	183,098.53		(42,697.49)	(124,357.56)				(16,043.48)	6,205.35
GNMA	2003A RMRB				101,968.50	112,530.93		(101,739.06)	(229.44)				(10,562.43)	12,420.05

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GNMA	2003A RMRB				95,849.97	106,232.77		(95,669.56)	(180.41)				(10,382.80)	17,431.65
GNMA	2003A RMRB				213,316.41	235,044.49		(212,862.43)	(453.98)				(21,728.08)	25,986.71
GNMA	2003A RMRB				239,135.50	265,341.35		(238,679.22)	(456.28)				(26,205.85)	43,489.88
GNMA	2003A RMRB				42,188.28	46,245.72		(42,092.90)	(95.38)				(4,057.44)	5,138.69
GNMA	2003A RMRB				231,411.63	256,559.97		(230,874.63)	(537.00)				(25,148.34)	42,077.15
GNMA	2003A RMRB				137,513.48	150,807.95		(137,177.57)	(335.91)				(13,294.47)	16,753.82
GNMA	2003A RMRB				132,729.01	146,001.43		(132,279.23)	(449.78)				(13,272.42)	16,166.63
GNMA	2003A RMRB				151,386.39	167,984.31		(151,096.07)	(290.32)				(16,597.92)	27,539.97
GNMA	2003A RMRB				92,642.51	102,245.91		(92,347.21)	(295.30)				(9,603.40)	11,281.34
GNMA	2003A RMRB				438,487.53	483,184.27		(437,535.24)	(952.29)				(44,696.74)	53,449.09
GNMA	2003A RMRB				48,502.17	53,678.95		(48,405.01)	(97.16)				(5,176.78)	8,823.47
GNMA	2003A RMRB				464,257.53	512,391.61		(463,205.20)	(1,052.33)				(48,134.08)	56,591.57
GNMA	2003A RMRB				94,282.97	104,506.02		(94,111.23)	(171.74)				(10,223.05)	17,158.32
GNMA	2003A RMRB				24,486.08	26,982.91		(24,434.59)	(51.49)				(2,496.83)	2,985.80
GNMA	2003A RMRB				56,632.91	62,845.59		(56,418.45)	(214.46)				(6,212.68)	10,287.89
GNMA	2003A RMRB				137,409.30	152,356.34		(137,115.33)	(293.97)				(14,947.04)	25,004.43
GNMA	2003A RMRB				201,413.91	223,262.33		(201,030.89)	(383.02)				(21,848.42)	36,661.84
GNMA	2003A RMRB				54,615.35	60,187.00		(54,498.86)	(116.49)				(5,571.65)	6,662.11
GNMA	2003A RMRB				98,913.15	109,643.33		(98,734.04)	(179.11)				(10,730.18)	18,006.56
GNMA	2003A RMRB				724,342.49	798,258.78		(722,676.76)	(1,665.73)				(73,916.29)	88,365.29
GNMA	2003A RMRB				265,869.54	294,731.21		(265,399.07)	(470.47)				(28,861.67)	48,423.12
GNMA	2003A RMRB				323,736.09	358,880.92		(323,162.14)	(573.95)				(35,144.83)	58,963.77
GNMA	2003A RMRB				112,763.64	124,270.47		(112,532.01)	(231.63)				(11,506.83)	13,759.37
GNMA	2003A RMRB				291,361.43	322,976.70		(290,800.89)	(560.54)				(31,615.27)	53,043.60
GNMA	2003A RMRB				251,515.79	278,813.08		(251,008.91)	(506.88)				(27,297.29)	45,791.52
GNMA	2003A RMRB				32,268.47	35,709.38		(32,211.63)	(56.84)				(3,440.91)	5,876.53
GNMA	2003A RMRB				137,732.22	152,692.29		(137,479.05)	(253.17)				(14,960.07)	25,092.71
GNMA	2003A RMRB				219,316.37	243,139.07		(218,824.57)	(491.80)				(23,822.70)	39,942.00
GNMA	2003A RMRB				122,069.41	135,329.59		(121,851.99)	(217.42)				(13,260.18)	22,241.84
GNMA	2003A RMRB				76,301.85	84,225.54		(76,132.97)	(168.88)				(7,923.69)	9,314.38
GNMA	2003A RMRB				234,218.99	259,942.08		(232,727.26)	(1,491.73)				(25,723.09)	42,473.91
GNMA	2003A RMRB				140,400.47	155,643.93		(140,148.79)	(251.68)				(15,243.46)	25,573.08
GNMA	2003A RMRB				103,893.40	115,206.15		(103,660.83)	(232.57)				(11,312.75)	18,915.98
GNMA	2003A RMRB				55,362.01	61,304.00		(55,265.04)	(96.97)				(5,941.99)	10,085.30
GNMA	2003A RMRB				279,257.08	309,580.75		(278,753.18)	(503.90)				(30,323.67)	50,869.03
GNMA	2003A RMRB				407,310.73	452,059.02		(406,391.23)	(919.50)				(44,748.29)	74,170.28
GNMA	2003A RMRB				124,263.52	137,609.71		(124,049.61)	(213.91)				(13,346.19)	22,647.36
GNMA	2003A RMRB				436,152.47	483,533.37		(435,382.23)	(770.24)				(47,380.90)	79,473.57
GNMA	2003A RMRB				143,881.41	159,331.25		(143,630.64)	(250.77)				(15,449.84)	26,218.64
GNMA	2003A RMRB				293,583.88	325,481.95		(293,058.33)	(525.55)				(31,898.07)	53,499.44
GNMA	2003A RMRB				207,711.15	230,280.25		(207,341.93)	(369.22)				(22,569.10)	37,852.65
GNMA	2003A RMRB				188,542.06	209,265.76		(188,118.91)	(423.15)				(20,723.70)	34,344.04
GNMA	2003A RMRB				55,160.29	61,226.41		(55,027.10)	(133.19)				(6,066.12)	10,049.50
GNMA	2003A RMRB				186,173.26	206,168.30		(185,848.87)	(324.39)				(19,995.04)	33,929.46
GNMA	2003A RMRB				191,032.42	211,550.83		(190,703.37)	(329.05)				(20,518.41)	34,817.27
GNMA	2003A RMRB				70,077.74	77,605.50		(69,956.93)	(120.81)				(7,527.76)	12,773.16
GNMA	2003A RMRB				110,461.68	122,324.92		(110,268.40)	(193.28)				(11,863.24)	20,130.74
GNMA	2003A RMRB				143,331.98	159,089.43		(143,054.40)	(277.58)				(15,757.45)	26,119.67
GNMA	2003A RMRB				105,542.39	117,013.64		(105,354.38)	(188.01)				(11,471.25)	19,237.30
GNMA	2003A RMRB				219,915.45	243,493.24		(218,992.30)	(923.15)				(23,577.79)	40,000.23
GNMA	2003A RMRB				71,932.76	79,663.73		(71,811.02)	(121.74)				(7,730.97)	13,115.87
GNMA	2003A RMRB				80,571.04	89,097.79		(80,436.53)	(134.51)				(8,526.75)	14,696.15
GNMA	2003A RMRB				99,690.48	110,410.37		(99,520.50)	(169.98)				(10,719.89)	18,182.92
GNMA	2003A RMRB				64,592.76	71,536.73		(64,483.86)	(108.90)				(6,943.97)	11,779.61
GNMA	2003A RMRB				85,184.49	94,343.02		(85,041.27)	(143.22)				(9,158.53)	15,535.85
GNMA	2003A RMRB				208,344.92	230,748.63		(207,994.52)	(350.40)				(22,403.71)	38,001.65
GNMA	2003A RMRB				75,672.42	83,811.39		(75,546.88)	(125.54)				(8,138.97)	13,804.67
GNMA	2003A RMRB				127,598.99	141,325.63		(127,379.65)	(219.34)				(13,726.64)	23,279.03
GNMA	2003A RMRB				109,016.19	119,543.09		(108,808.17)	(208.02)				(10,526.90)	13,340.91
FNMA	2003A RMRB				177,056.63	192,542.46		(176,660.63)	(396.00)				(15,485.83)	18,324.25
FNMA	2003A RMRB				67,625.49	73,551.94		(67,371.99)	(253.50)				(5,926.45)	6,992.94

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
FNMA	2003A RMRB				90,680.72	98,623.46		(90,377.60)	(303.12)				(7,942.74)	9,381.98
FNMA	2003A RMRB				180,737.84	198,987.85		(180,316.57)	(421.27)				(18,250.01)	28,671.13
FNMA	2003A RMRB				214,160.32	232,700.59		(213,704.85)	(455.47)				(18,540.27)	22,186.75
FNMA	2003A RMRB				144,684.49	157,295.55		(144,368.52)	(315.97)				(12,611.06)	14,991.04
FNMA	2003A RMRB				160,646.49	176,346.30		(160,362.21)	(284.28)				(15,699.81)	25,520.93
FNMA	2003A RMRB				165,623.30	182,871.58		(165,165.54)	(457.76)				(17,248.28)	26,289.50
FNMA	2003A RMRB				99,959.44	109,711.82		(99,784.35)	(175.09)				(9,752.38)	15,883.95
FNMA	2003A RMRB				135,510.98	149,468.55		(135,142.60)	(368.38)				(13,957.57)	21,515.28
FNMA	2003A RMRB				69,325.17	76,118.13		(69,200.24)	(124.93)				(6,792.96)	11,017.09
FNMA	2003A RMRB				163,428.77	179,310.09		(163,147.64)	(281.13)				(15,881.32)	25,979.58
FNMA	2003A RMRB				65,792.62	71,393.37		(65,655.65)	(136.97)				(5,600.75)	6,831.14
FNMA	2003A RMRB				103,339.81	113,336.97		(103,163.42)	(176.39)				(9,997.16)	16,429.51
Repo Agmt	2003A RMRB	0.12	02/28/13	03/01/13	11,466.43	11,466.43	2.66				11,469.09	11,469.09	-	
	2003A RMRB Total				36,750,923.77	40,267,107.41	2.66	(35,773,354.71)	(966,101.88)	0.00	11,469.84	11,469.84	(3,516,183.64)	4,636,240.83
Repo Agmt	1999 A RMRB	0.12	02/28/13	03/01/13	16,199.23	16,199.23	0.00				16,199.23	16,199.23	-	0.00
	1999 A RMRB Total				16,199.23	16,199.23	0.00	0.00	0.00	0.00	16,199.23	16,199.23	0.00	0.00
Repo Agmt	2009 C-2 2011B RMRB	0.12	02/28/13	03/01/13	3,667,844.17	3,667,844.17		(1,685,378.31)			1,982,465.86	1,982,465.86	-	0.00
Repo Agmt	2009 C-2 2011B RMRB	0.12	02/28/13	03/01/13	850,209.79	850,209.79	0.00				850,209.79	850,209.79	-	0.00
GNMA	2009 C-2 2011B RMRB	4.10	12/22/11	12/15/41	7,746,567.96	8,487,604.61			(35,029.27)		7,711,538.69	8,393,547.10	(59,028.24)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	08/11/11	07/15/41	1,989,512.82	2,181,122.76			(7,987.16)		1,981,525.66	2,158,059.74	(15,075.86)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	08/30/11	08/15/41	2,989,653.35	3,277,586.84			(12,977.54)		2,976,675.81	3,257,971.65	(6,637.65)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	08/30/11	08/15/41	2,051,436.02	2,260,108.08			(8,651.20)		2,042,784.82	2,235,827.97	(15,628.91)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	09/22/11	09/15/41	2,462,998.67	2,700,210.08			(10,444.66)		2,452,554.01	2,684,320.38	(5,445.04)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	09/22/11	09/15/41	2,914,620.56	3,195,327.64			(11,526.75)		2,903,093.81	3,161,730.42	(22,070.47)	0.00
GNMA	2009 C-2 2011B RMRB	3.85	09/22/11	09/15/41	318,922.18	347,714.47			(1,404.61)		317,517.57	342,728.46	(3,581.40)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	10/18/11	09/15/41	2,956,822.80	3,241,594.41			(160,095.59)		2,796,727.21	3,045,887.65	(35,611.17)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	10/18/11	09/15/41	5,919,788.27	6,521,949.12			(26,736.59)		5,893,051.68	6,449,945.04	(45,267.49)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	10/18/11	10/15/41	3,095,292.19	3,393,399.77			(14,058.90)		3,081,233.29	3,355,740.34	(23,600.53)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	12/22/11	11/15/41	424,146.38	464,995.91			(1,790.69)		422,355.69	459,983.35	(3,221.87)	0.00
GNMA	2009 C-2 2011B RMRB	3.50	12/22/11	11/15/41	222,133.70	242,187.92			(1,020.67)		221,113.03	238,669.40	(2,497.85)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	12/22/11	11/15/41	855,791.89	938,213.22			(3,394.97)		852,396.92	928,336.98	(6,481.27)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	02/15/11	01/15/41	3,511,727.93	3,868,940.85			(14,567.23)		3,497,160.70	3,827,642.35	(26,731.27)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	02/24/11	02/15/41	5,447,676.56	6,001,814.21			(132,757.31)		5,314,919.25	5,817,179.09	(51,877.81)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	01/26/11	01/15/41	2,293,983.44	2,527,327.40			(9,559.57)		2,284,423.87	2,500,301.90	(17,465.93)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	03/16/11	02/15/41	3,173,093.72	3,495,860.79			(234,162.09)		2,938,931.63	3,216,660.65	(45,038.05)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	03/29/11	03/15/41	2,308,632.35	2,543,466.42			(398,446.07)		1,910,186.28	2,084,433.46	(60,586.89)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	09/15/11	09/15/41	5,022,651.57	5,506,383.12			(20,628.81)		5,002,022.76	5,447,652.96	(38,101.35)	0.00
GNMA	2009 C-2 2011B RMRB	2.50	01/17/12	12/15/41	1,084,874.05	1,116,031.63			(6,940.21)		1,077,933.84	1,078,246.43	(30,844.99)	0.00
GNMA	2009 C-2 2011B RMRB	4.10	12/07/11	11/15/41	4,201,001.42	4,602,869.21			(18,292.08)		4,182,709.34	4,552,628.10	(31,949.03)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	12/07/11	11/15/41	1,041,964.62	1,142,316.23			(4,718.71)		1,037,245.91	1,129,654.14	(7,943.38)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	12/07/11	11/15/41	707,432.49	775,565.29			(2,782.79)		704,649.70	767,426.92	(5,355.58)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	12/07/11	10/15/41	294,666.82	322,707.31			(1,228.42)		293,438.40	319,243.37	(2,235.52)	0.00
GNMA	2009 C-2 2011B RMRB	3.85	12/07/11	10/15/41	68,188.59	74,344.65			(296.53)		67,892.06	73,282.68	(765.44)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	01/17/12	09/15/41	78,828.82	86,330.17			(310.46)		78,518.36	85,423.26	(596.45)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	01/17/12	12/15/41	464,861.27	509,632.05			(1,858.37)		463,002.90	504,251.82	(3,521.86)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	01/17/12	12/15/41	561,964.92	616,087.76			(2,210.13)		559,754.79	609,623.34	(4,254.29)	0.00
GNMA	2009 C-2 2011B RMRB	4.60	01/17/12	09/15/41	64,553.57	70,601.59			(490.22)		64,063.35	70,002.66	(108.71)	0.00
GNMA	2009 C-2 2011B RMRB	4.10	01/17/12	01/15/42	10,780,709.83	11,811,992.47			(47,685.42)		10,733,024.41	11,682,253.03	(82,054.02)	0.00
GNMA	2009 C-2 2011B RMRB	3.50	01/17/12	11/15/41	124,324.40	135,548.40			(571.20)		123,753.20	133,579.20	(1,398.00)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	10/27/11	10/15/41	4,571,934.06	5,012,257.00			(18,714.80)		4,553,219.26	4,958,865.55	(34,676.65)	0.00
GNMA	2009 C-2 2011B RMRB	3.85	10/27/11	09/15/41	52,951.55	57,732.01			(240.15)		52,711.40	56,896.68	(595.18)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	10/27/11	10/15/41	3,249,914.42	3,562,913.66			(13,281.41)		3,236,633.01	3,524,984.63	(24,647.62)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	02/10/12	02/15/42	1,623,476.27	1,738,694.37			(122,008.98)		1,501,467.29	1,579,648.68	(37,036.71)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	01/26/12	12/15/41	168,086.71	184,081.84			(655.19)		167,431.52	182,155.44	(1,271.21)	0.00
GNMA	2009 C-2 2011B RMRB	4.10	01/26/12	01/15/42	4,527,137.02	4,960,202.92			(20,137.43)		4,506,999.59	4,905,598.62	(34,466.87)	0.00
GNMA	2009 C-2 2011B RMRB	2.50	01/26/12	01/15/42	516,529.29	531,446.65			(2,914.82)		513,614.47	514,086.99	(14,444.84)	0.00
GNMA	2009 C-2 2011B RMRB	4.45	01/26/12	11/15/41	134,960.99	147,803.87			(532.58)		134,428.41	146,250.04	(1,021.25)	0.00
GNMA	2009 C-2 2011B RMRB	4.10	02/14/12	01/15/42	1,320,484.97	1,446,802.53			(6,311.45)		1,314,173.52	1,430,398.99	(10,092.09)	0.00
GNMA	2009 C-2 2011B RMRB	4.10	02/23/12	01/15/42	1,056,179.28	1,157,213.36			(119,961.75)		936,217.53	1,019,016.58	(18,235.03)	0.00

Texas Department of Housing and Community Affairs
Residential Mortgage Revenue Bonds Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GNMA	2009 C-2 2011B RMRB	2.50	02/23/12	01/15/42	664,714.65	684,011.31			(3,579.74)		661,134.91	662,047.27	(18,384.30)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	05/15/12	05/15/42	4,682,019.54	5,112,343.94			(158,976.88)		4,523,042.66	4,889,499.56	(63,867.50)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	05/25/12	05/15/42	128,139.11	136,944.82			(576.90)		127,562.21	133,917.35	(2,450.57)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	05/25/12	05/15/42	968,913.40	1,037,677.19			(4,398.71)		964,514.69	1,014,736.97	(18,541.51)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	05/25/12	05/15/42	2,997,643.94	3,210,386.70			(126,258.72)		2,871,385.22	3,020,898.22	(63,229.76)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	05/25/12	05/15/42	1,683,105.30	1,837,799.49			(7,541.41)		1,675,563.89	1,811,318.06	(18,940.02)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	05/25/12	05/15/42	1,768,978.37	1,931,565.17			(8,926.33)		1,760,052.04	1,902,651.43	(19,987.41)	0.00
GNMA	2009 C-2 2011B RMRB	2.85	06/15/12	05/15/42	81,011.46	85,844.60			(404.30)		80,607.16	83,892.70	(1,547.60)	0.00
GNMA	2009 C-2 2011B RMRB	3.10	06/15/12	05/15/42	103,362.23	110,465.28			(497.01)		102,865.22	107,989.96	(1,978.31)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	06/15/12	03/15/42	273,704.15	292,513.09			(1,244.19)		272,459.96	286,033.91	(5,234.99)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	06/15/12	05/15/42	267,140.74	285,498.64			(1,208.50)		265,932.24	279,180.98	(5,109.16)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	06/15/12	06/15/42	4,698,790.60	5,032,263.76			(22,051.47)		4,676,739.13	4,920,256.92	(89,955.37)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	06/15/12	06/15/42	3,702,422.41	4,042,712.03			(17,461.50)		3,684,960.91	3,983,516.44	(41,734.09)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	06/15/12	06/15/42	6,259,738.67	6,835,071.19			(276,573.65)		5,983,165.02	6,467,920.99	(90,576.55)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	06/29/12	03/15/42	65,479.64	69,979.40			(297.87)		65,181.77	68,429.12	(1,252.41)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	06/29/12	05/15/42	762,294.98	816,395.04			(3,469.40)		758,825.58	798,337.62	(14,588.02)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	06/29/12	06/15/42	2,179,614.28	2,379,942.60			(9,776.69)		2,169,837.59	2,345,637.81	(24,528.10)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	06/29/12	06/15/42	2,545,068.61	2,778,985.83			(11,296.03)		2,533,772.58	2,739,058.81	(28,630.99)	0.00
GNMA	2009 C-2 2011B RMRB	2.85	07/16/12	04/15/42	177,596.30	188,191.69			(1,195.98)		176,400.32	183,590.39	(3,405.32)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	07/16/12	05/15/42	302,662.29	323,461.24			(1,371.00)		301,291.29	316,301.62	(5,788.62)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	07/16/12	06/15/42	1,108,057.60	1,186,696.44			(5,038.29)		1,103,019.31	1,160,453.52	(21,204.63)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	07/16/12	07/15/42	3,157,611.30	3,447,827.33			(13,600.36)		3,144,010.94	3,398,738.70	(35,488.27)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	07/16/12	07/15/42	4,634,821.21	5,060,807.58			(21,940.48)		4,612,880.73	4,986,616.27	(52,250.83)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	07/16/12	07/15/42	5,507,118.05	6,013,277.25			(109,825.89)		5,397,292.16	5,834,580.73	(68,870.63)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	07/16/12	07/15/42	402,161.31	438,468.43			(1,716.37)		400,444.94	432,240.26	(4,511.80)	0.00
GNMA	2009 C-2 2011B RMRB	3.45	07/27/12	04/15/42	65,594.90	70,102.58			(296.72)		65,298.18	68,551.33	(1,254.53)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	07/27/12	04/15/42	131,569.48	143,447.57			(724.58)		130,844.90	141,233.98	(1,489.01)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	07/27/12	07/15/42	1,684,516.59	1,839,340.50			(8,084.02)		1,676,432.57	1,812,257.11	(18,999.37)	0.00
GNMA	2009 C-2 2011B RMRB	3.70	07/27/12	07/15/42	2,886,009.98	3,151,263.14			(12,649.00)		2,873,360.98	3,106,160.68	(32,453.46)	0.00
Repo Agmt	2009 C-2 2011B RMRB	0.12	02/28/13	03/01/13			63,115.18				63,115.18	63,115.18	-	0.00
	2009 C-2 2011B RMRB Total				150,808,392.77	164,320,320.38	63,115.18	(1,685,378.31)	(2,328,364.77)	0.00	146,857,764.87	158,781,975.58	(1,587,716.90)	0.00
Repo Agmt	2009 C-3 RMRB	0.12	02/28/13	03/01/13	0.11	0.11	0.00				0.11	0.11	-	0.00
GNMA	2009 C-3 RMRB	2.85	03/16/12	03/15/42	1,175,501.40	1,247,101.19			(6,006.54)		1,169,494.86	1,218,625.34	(22,469.31)	0.00
GNMA	2009 C-3 RMRB	2.50	03/28/12	01/15/42	95,137.02	97,869.35			(518.96)		94,618.06	94,645.49	(2,704.90)	0.00
GNMA	2009 C-3 RMRB	2.85	03/28/12	02/15/42	50,454.09	53,464.18			(272.38)		50,181.71	52,227.11	(964.69)	0.00
GNMA	2009 C-3 RMRB	2.85	03/28/12	03/15/42	131,784.38	139,646.63			(663.57)		131,120.81	136,465.29	(2,517.77)	0.00
GNMA	2009 C-3 RMRB	2.85	03/28/12	03/15/42	174,684.07	185,105.72			(879.60)		173,804.47	180,888.74	(3,337.38)	0.00
GNMA	2009 C-3 RMRB	2.85	04/12/12	03/15/42	100,040.14	106,008.53			(503.73)		99,536.41	103,593.51	(1,911.29)	0.00
Repo Agmt	2009 C-3 RMRB	0.12	02/28/13	03/01/13	13,206.64	13,206.64	8,063.74				21,270.38	21,270.38	-	0.00
GNMA	2009 C-3 RMRB	2.85	04/27/12	04/15/42	149,369.96	158,281.37			(765.71)		148,604.25	154,661.35	(2,854.31)	0.00
GNMA	2009 C-3 RMRB	3.45	04/27/12	04/15/42	598,444.91	640,916.54			(3,080.01)		595,364.90	626,365.53	(11,471.00)	0.00
GNMA	2009 C-3 RMRB	2.85	05/15/12	04/15/42	251,227.10	266,215.30			(1,260.03)		249,967.07	260,155.72	(4,799.55)	0.00
GNMA	2009 C-3 RMRB	3.45	05/15/12	04/15/42	365,565.16	390,686.79			(1,658.05)		363,907.11	382,036.96	(6,991.78)	0.00
GNMA	2009 C-3 RMRB	3.70	05/15/12	05/15/42	180,707.73	197,022.02			(795.69)		179,912.04	194,197.05	(2,029.28)	0.00
	2009 C-3 RMRB Total				3,286,122.71	3,495,524.37	8,063.74	0.00	(16,404.27)	0.00	3,277,782.18	3,425,132.58	(62,051.26)	0.00
Repo Agmt	2009 C-4 RMRB	0.12	02/28/13	03/01/13	634,051.66	634,051.66		(634,050.40)			1.26	1.26	-	0.00
GNMA	2009 C-4 RMRB				1,516,893.97	1,666,596.22		(1,514,957.35)	(1,936.62)				(149,702.25)	175,886.54
GNMA	2009 C-4 RMRB				3,469,908.38	3,812,353.62		(3,325,687.70)	(144,220.68)				(342,445.24)	386,112.34
GNMA	2009 C-4 RMRB				5,420,735.72	5,955,708.11		(5,413,426.64)	(7,309.08)				(534,972.39)	628,498.83
GNMA	2009 C-4 RMRB				100,023.68	108,771.75			(122.07)	(99,901.61)			(8,748.07)	0.00
GNMA	2009 C-4 RMRB				1,594,299.19	1,751,640.56		(1,592,252.32)	(2,046.87)				(157,341.37)	184,860.50
GNMA	2009 C-4 RMRB				3,594,681.83	3,949,440.95		(3,589,400.40)	(5,281.43)				(354,759.12)	416,729.39
GNMA	2009 C-4 RMRB				318,333.40	348,536.87			(457.89)	(317,875.51)			(30,203.47)	0.00
GNMA	2009 C-4 RMRB				463,579.73	510,735.05		(462,924.07)	(655.66)				(47,155.32)	53,745.48
GNMA	2009 C-4 RMRB				2,171,499.15	2,385,804.39		(2,168,627.49)	(2,871.66)				(214,305.24)	251,777.66
GNMA	2009 C-4 RMRB				829,588.91	911,461.03		(828,582.04)	(1,006.87)				(81,872.12)	96,198.38
GNMA	2009 C-4 RMRB				995,438.47	1,093,678.29		(994,167.74)	(1,270.73)				(98,239.82)	115,422.88
GNMA	2009 C-4 RMRB				1,494,064.57	1,641,513.79		(1,491,815.01)	(2,249.56)				(147,449.22)	173,199.72
GNMA	2009 C-4 RMRB				1,091,909.92	1,194,210.95		(1,090,453.26)	(1,456.66)				(102,301.03)	126,601.63

Texas Department of Housing and Community Affairs
Residential Mortgage Revenue Bonds Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GNMA	2009 C-4 RMRB				309,169.49	334,663.60		(308,786.92)	(382.57)				(25,494.11)	35,850.17
GNMA	2009 C-4 RMRB				739,863.36	809,181.15		(738,925.88)	(937.48)				(69,317.79)	85,789.30
GNMA	2009 C-4 RMRB				999,510.26	1,093,154.36		(998,230.64)	(1,279.62)				(93,644.10)	115,894.58
GNMA	2009 C-4 RMRB				76,363.62	82,658.27			(109.98)	(76,253.64)			(6,294.65)	0.00
GNMA	2009 C-4 RMRB				286,930.66	309,150.56		(286,568.42)	(362.24)				(22,219.90)	33,270.60
GNMA	2009 C-4 RMRB				1,883,100.47	2,068,943.63		(1,794,115.57)	(88,984.90)				(185,843.16)	208,296.80
GNMA	2009 C-4 RMRB				3,262,921.42	3,577,173.38		(3,258,031.04)	(4,890.38)				(314,251.96)	378,257.40
GNMA	2009 C-4 RMRB				5,144,191.35	5,651,871.58		(5,136,417.07)	(7,774.28)				(507,680.23)	596,338.01
GNMA	2009 C-4 RMRB				137,887.92	149,052.70			(191.39)	(137,696.53)			(11,164.78)	0.00
GNMA	2009 C-4 RMRB				100,119.69	108,876.15			(122.18)	(99,997.51)			(8,756.46)	0.00
GNMA	2009 C-4 RMRB				1,710,779.22	1,879,616.00		(1,708,541.39)	(2,237.83)				(168,836.78)	198,361.65
GNMA	2009 C-4 RMRB				3,409,193.03	3,745,646.25		(3,404,676.56)	(4,516.47)				(336,453.22)	395,282.95
GNMA	2009 C-4 RMRB				2,145,165.61	2,356,871.98		(2,142,131.10)	(3,034.51)				(211,706.37)	248,701.41
GNMA	2009 C-4 RMRB				45,210.97	49,446.78			(61.21)	(45,149.76)			(4,235.81)	0.00
GNMA	2009 C-4 RMRB				124,273.16	135,492.54			(180.40)	(124,092.76)			(11,219.38)	0.00
GNMA	2009 C-4 RMRB				3,420,553.05	3,747,763.15		(3,415,379.23)	(5,173.82)				(327,210.10)	396,525.54
GNMA	2009 C-4 RMRB				6,549,070.17	7,175,554.20		(6,540,038.98)	(9,031.19)				(626,484.03)	759,298.51
GNMA	2009 C-4 RMRB				114,981.95	125,362.51			(176.46)	(114,805.49)			(10,380.56)	0.00
GNMA	2009 C-4 RMRB				1,093,115.02	1,193,583.22		(1,091,545.85)	(1,569.17)				(100,468.20)	103,014.64
GNMA	2009 C-4 RMRB				2,762,578.59	3,016,487.18		(2,757,869.40)	(4,709.19)				(253,908.59)	260,273.92
GNMA	2009 C-4 RMRB				154,128.59	168,043.31		(153,910.09)	(218.50)				(13,914.72)	14,525.26
GNMA	2009 C-4 RMRB				249,179.47	271,675.39		(248,824.48)	(354.99)				(22,495.92)	23,482.81
GNMA	2009 C-4 RMRB				1,111,368.04	1,213,513.87		(1,109,789.95)	(1,578.09)				(102,145.83)	104,736.43
GNMA	2009 C-4 RMRB				155,879.92	166,591.98			(246.62)	(155,633.30)			(10,712.06)	0.00
GNMA	2009 C-4 RMRB				1,054,885.36	1,151,839.86		(1,053,373.33)	(1,512.03)				(96,954.50)	99,412.11
GNMA	2009 C-4 RMRB				3,754,747.05	4,099,845.84		(3,749,399.13)	(5,347.92)				(345,098.79)	353,849.54
GNMA	2009 C-4 RMRB				5,858,883.62	6,397,373.60		(5,850,206.81)	(8,676.81)				(538,489.98)	552,113.27
GNMA	2009 C-4 RMRB				7,911,855.11	8,639,033.69		(7,899,726.80)	(12,128.31)				(727,178.58)	745,536.72
GNMA	2009 C-4 RMRB				232,530.00	253,522.80		(232,196.25)	(333.75)				(20,992.80)	21,913.52
Repo Agmt	2009 C-4 RMRB				2,234.63	2,234.63		(2,234.63)					-	0.00
Repo Agmt	2009 C-4 RMRB				58,461.91	58,461.91		(58,461.91)					-	0.00
	2009 C-4 RMRB Total				78,554,141.29	85,997,189.31	0.00	(77,045,725.83)	(337,008.09)	(1,171,406.11)	1.26	1.26	(7,443,048.02)	8,339,758.49
Total Residential Mortgage Revenue Bonds Investment Summary					487,011,109.12	532,289,439.35	17,363,950.84	(126,791,174.22)	(9,864,757.85)	(3,050,562.57)	364,668,565.32	397,358,110.78	(12,588,784.77)	12,975,999.32

Texas Department of Housing and Community Affairs
Collateralized Home Mortgage Revenue Bonds Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GIC's	1992 A-C CHMRB	6.09	06/29/92	07/02/24	670,142.93	670,142.93		(530,329.92)			139,813.01	139,813.01	-	0.00
Repo Agmt	1992 A-C CHMRB	0.12	02/28/13	03/01/13	1.30	1.30	81,098.40				81,099.70	81,099.70	-	0.00
FNMA	1992 A-C CHMRB	6.91	06/30/95	12/01/23	23,096.47	26,219.61			(391.40)		22,705.07	25,705.57	(122.64)	0.00
FNMA	1992 A-C CHMRB	6.91	06/30/95	05/01/23	39,998.22	45,403.50			(778.15)		39,220.07	44,399.70	(225.65)	0.00
FNMA	1992 A-C CHMRB	6.91	06/30/95	06/01/23	97,502.42	110,790.30			(4,221.50)		93,280.92	105,678.77	(890.03)	0.00
FNMA	1992 A-C CHMRB	6.91	06/30/95	02/01/25	569,676.64	647,316.11			(12,282.62)		557,394.02	631,291.22	(3,742.27)	0.00
FNMA	1992 A-C CHMRB	6.91	06/30/95	03/01/25	229,609.52	260,904.59			(4,648.66)		224,960.86	254,787.30	(1,468.63)	0.00
FNMA	1992 A-C CHMRB	6.91	06/30/95	03/01/25	76,295.15	86,693.97			(1,745.93)		74,549.22	84,433.37	(514.67)	0.00
FNMA	1992 A-C CHMRB	6.91	06/30/95	05/01/25	357,402.98	406,123.27			(6,983.07)		350,419.91	396,888.00	(2,252.20)	0.00
FNMA	1992 A-C CHMRB	6.91	06/30/95	05/01/25	427,565.91	488,726.34			(9,055.14)		418,510.77	476,617.22	(3,053.98)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/96	12/20/22	78,342.77	90,913.39			(1,436.13)		76,906.64	88,973.36	(503.90)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/95	01/20/23	101,831.29	119,029.82			(1,796.97)		100,034.32	116,533.86	(698.99)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/95	04/20/23	62,724.86	73,322.19			(2,291.73)		60,433.13	70,404.33	(626.13)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/95	07/20/23	240,097.05	280,675.28			(4,639.79)		235,457.26	274,320.63	(1,714.86)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/95	08/20/23	60,514.56	70,743.17			(1,091.50)		59,423.06	69,232.30	(419.37)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/95	09/20/23	3,939.76	4,605.77			(684.92)		3,254.84	3,792.20	(128.65)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/95	12/20/23	140,235.27	163,949.19			(4,847.83)		135,387.44	157,746.54	(1,354.82)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/95	05/20/23	30,815.20	36,022.01			(504.46)		30,310.74	35,312.50	(205.05)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/95	04/20/25	241,902.77	286,396.98			(5,110.36)		236,792.41	279,197.60	(2,089.02)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/95	05/20/25	197,109.38	233,367.96			(10,053.00)		187,056.38	220,558.02	(2,756.94)	0.00
GNMA	1992 A-C CHMRB	6.91	06/30/95	06/20/25	156,487.26	185,275.88			(4,183.85)		152,303.41	179,583.45	(1,508.58)	0.00
GIC's	1992 A-C CHMRB	6.09	06/29/92	07/02/24	100,000.00	100,000.00					100,000.00	100,000.00	-	0.00
GIC's	1992 A-C CHMRB				52,893.30	52,893.30		(52,893.30)					-	0.00
FNMA	1992 A-C CHMRB	6.91	04/28/95	06/01/23	73,146.88	83,031.68			(3,429.99)		69,716.89	78,924.01	(677.68)	0.00
GNMA	1992 A-C CHMRB	6.91	04/28/95	03/20/23	315,474.41	368,760.13			(6,803.20)		308,671.21	359,587.78	(2,369.15)	0.00
GNMA	1992 A-C CHMRB	6.91	04/28/95	01/20/25	870,380.78	1,030,408.81			(45,852.18)		824,528.60	972,124.52	(12,432.11)	0.00
GNMA	1992 A-C CHMRB	6.91	04/28/95	02/20/25	774,770.83	917,232.91			(11,547.30)		763,223.53	899,858.92	(5,826.69)	0.00
GNMA	1992 A-C CHMRB	6.91	04/28/95	03/20/25	764,063.12	904,568.27			(14,242.27)		749,820.85	884,068.43	(6,257.57)	0.00
Repo Agmt	1992 A-C CHMRB	0.12	02/28/13	03/01/13	13,087.39	13,087.39	3.02				13,090.41	13,090.41	-	0.00
	1992 A-C CHMRB Total				6,769,108.42	7,756,606.05	81,101.42	(583,223.22)	(158,621.95)	0.00	6,108,364.67	7,044,022.72	(51,839.58)	0.00
Total Collateralized Home Mortgage Revenue Bonds Investment Summary					6,769,108.42	7,756,606.05	81,101.42	(583,223.22)	(158,621.95)	0.00	6,108,364.67	7,044,022.72	(51,839.58)	0.00

Texas Department of Housing and Community Affairs
Multifamily Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
Mutual Fund	1996 A&B MF (Brighton/LasColi)	0.00	02/01/13	03/01/13	43,449.97	43,449.97		(2,749.98)			40,699.99	40,699.99	-	0.00
Mutual Fund	1996 A&B MF (Brighton/LasColi)	0.00	02/01/13	03/01/13	52,467.26	52,467.26	6,258.45				58,725.71	58,725.71	-	0.00
	1996 A&B MF (Brighton/LasColi) Total				95,917.23	95,917.23	6,258.45	(2,749.98)	0.00	0.00	99,425.70	99,425.70	0.00	0.00
Inv Agmt	1998 M/F (Pebble Brook)	5.20	04/30/98	12/01/30	354,460.13	354,460.13		(113,676.77)			240,783.36	240,783.36	-	0.00
Mutual Fund	1998 M/F (Pebble Brook)	0.00	02/01/13	03/01/13	68,753.77	68,753.77	19,749.00				88,502.77	88,502.77	-	0.00
GIC's	1998 M/F (Pebble Brook)	5.20	01/03/11	12/01/30	27,104.21	27,104.21	0.00				27,104.21	27,104.21	-	0.00
	1998 M/F (Pebble Brook) Total				450,318.11	450,318.11	19,749.00	(113,676.77)	0.00	0.00	356,390.34	356,390.34	0.00	0.00
Mutual Fund	1998 M/F (Residence Oaks Proj)	0.00	02/01/13	03/01/13	71,266.46	71,266.46		(911.88)			70,354.58	70,354.58	-	0.00
Mutual Fund	1998 M/F (Residence Oaks Proj)	0.00	02/01/13	03/01/13	163,623.60	163,623.60	15,900.00				179,523.60	179,523.60	-	0.00
Money Market	1998 M/F (Residence Oaks Proj)	0.00	02/01/13	03/01/13	621.50	621.50	1,864.17				2,485.67	2,485.67	-	0.00
Mutual Fund	1998 M/F (Residence Oaks Proj)	0.00	02/01/13	03/01/13	17,000.00	17,000.00	51,000.00				68,000.00	68,000.00	-	0.00
Mutual Fund	1998 M/F (Residence Oaks Proj)	0.00	02/01/13	03/01/13	31,818.58	31,818.58	95,455.74				127,274.32	127,274.32	-	0.00
Mutual Fund	1998 M/F (Residence Oaks Proj)	0.00	02/01/13	03/01/13	24,176.98	24,176.98	10,200.00				34,376.98	34,376.98	-	0.00
	1998 M/F (Residence Oaks Proj) Total				308,507.12	308,507.12	174,419.91	(911.88)	0.00	0.00	482,015.15	482,015.15	0.00	0.00
Mutual Fund	1998 M/F (Greens-Hickory Trail	0.00	02/01/13	03/01/13	52,997.48	52,997.48	18,010.83				71,008.31	71,008.31	-	0.00
Mutual Fund	1998 M/F (Greens-Hickory Trail	0.00	02/01/13	03/01/13	173,009.41	173,009.41		(129,308.30)			43,701.11	43,701.11	-	0.00
Mutual Fund	1998 M/F (Greens-Hickory Trail	0.00	02/01/13	03/01/13	0.04	0.04	0.03				0.07	0.07	-	0.00
Mutual Fund	1998 M/F (Greens-Hickory Trail	0.00	02/01/13	03/01/13	85,000.00	85,000.00	85,000.00				170,000.00	170,000.00	-	0.00
Mutual Fund	1998 M/F (Greens-Hickory Trail	0.00	02/01/13	03/01/13	142,128.47	142,128.47	141,449.99				283,578.46	283,578.46	-	0.00
Mutual Fund	1998 M/F (Greens-Hickory Trail	0.00	02/01/13	03/01/13	25,687.90	25,687.90	2,219.25				27,907.15	27,907.15	-	0.00
	1998 M/F (Greens-Hickory Trail Total				478,823.30	478,823.30	246,680.10	(129,308.30)	0.00	0.00	596,195.10	596,195.10	0.00	0.00
Mutual Fund	1999 M/F (Mayfield Apartments)	0.00	02/01/13	03/01/13	181,471.50	181,471.50		(149,112.56)			32,358.94	32,358.94	-	0.00
Mutual Fund	1999 M/F (Mayfield Apartments)	0.00	02/01/13	03/01/13	13,724.22	13,724.22	4,525.48				18,249.70	18,249.70	-	0.00
Mutual Fund	1999 M/F (Mayfield Apartments)	0.00	02/01/13	03/01/13	131,888.71	131,888.71	18,000.00				149,888.71	149,888.71	-	0.00
Mutual Fund	1999 M/F (Mayfield Apartments)	0.00	02/01/13	03/01/13	23,666.66	23,666.66	70,166.65				93,833.31	93,833.31	-	0.00
Mutual Fund	1999 M/F (Mayfield Apartments)	0.00	02/01/13	03/01/13	44,806.47	44,806.47	130,183.41				174,989.88	174,989.88	-	0.00
	1999 M/F (Mayfield Apartments) Total				395,557.56	395,557.56	222,875.54	(149,112.56)	0.00	0.00	469,320.54	469,320.54	0.00	0.00
Mutual Fund	2000 M/F (Timber Point Apts)	0.00	02/01/13	03/01/13	29,700.68	29,700.68		(17,581.53)			12,119.15	12,119.15	-	0.00
Mutual Fund	2000 M/F (Timber Point Apts)	0.00	02/01/13	03/01/13	31,711.25	31,711.25	232.00				31,943.25	31,943.25	-	0.00
Mutual Fund	2000 M/F (Timber Point Apts)	0.00	02/01/13	03/01/13	55,989.40	55,989.40	41,166.00				97,155.40	97,155.40	-	0.00
	2000 M/F (Timber Point Apts) Total				117,401.33	117,401.33	41,398.00	(17,581.53)	0.00	0.00	141,217.80	141,217.80	0.00	0.00
Mutual Fund	2000 A&B M/F (Oaks at Hampton)	0.00	02/01/13	03/01/13	206,592.17	206,592.17		(111,448.98)			95,143.19	95,143.19	-	0.00
Mutual Fund	2000 A&B M/F (Oaks at Hampton)	0.00	02/01/13	03/01/13	298,041.20	298,041.20		(84,815.76)			213,225.44	213,225.44	-	0.00
Mutual Fund	2000 A&B M/F (Oaks at Hampton)	0.00	02/01/13	03/01/13	122,954.03	122,954.03	13,756.41				136,710.44	136,710.44	-	0.00
Mutual Fund	2000 A&B M/F (Oaks at Hampton)	0.00	02/01/13	03/01/13	18,833.83	18,833.83	2,579.03				21,412.86	21,412.86	-	0.00
	2000 A&B M/F (Oaks at Hampton) Total				646,421.23	646,421.23	16,335.44	(196,264.74)	0.00	0.00	466,491.93	466,491.93	0.00	0.00
Mutual Fund	2000 M/F (Deerwood Apts)	0.00	02/01/13	03/01/13	43,515.18	43,515.18	6,000.00				49,515.18	49,515.18	-	0.00
Mutual Fund	2000 M/F (Deerwood Apts)				241,787.50	241,787.50		(241,787.50)					-	0.00
Inv Agmt	2000 M/F (Deerwood Apts)	6.15	05/23/00	06/01/32	31,227.45	31,227.45	119,883.48				151,110.93	151,110.93	-	0.00
	2000 M/F (Deerwood Apts) Total				316,530.13	316,530.13	125,883.48	(241,787.50)	0.00	0.00	200,626.11	200,626.11	0.00	0.00
Mutual Fund	2000 M/F (Creek Point Apts)	0.00	02/01/13	03/01/13	24,007.99	24,007.99		(15,042.85)			8,965.14	8,965.14	-	0.00
Mutual Fund	2000 M/F (Creek Point Apts)	0.00	02/01/13	03/01/13	29,606.47	29,606.47	207.00				29,813.47	29,813.47	-	0.00
Money Market	2000 M/F (Creek Point Apts)	0.00	02/01/13	03/01/13	95,725.73	95,725.73		(64,138.00)			31,587.73	31,587.73	-	0.00
	2000 M/F (Creek Point Apts) Total				149,340.19	149,340.19	207.00	(79,180.85)	0.00	0.00	70,366.34	70,366.34	0.00	0.00
Mutual Fund	2000 M/F (Parks @ Westmoreld)	0.00	02/01/13	03/01/13	21,041.49	21,041.49	4,746.57				25,788.06	25,788.06	-	0.00
Mutual Fund	2000 M/F (Parks @ Westmoreld)	0.00	02/01/13	03/01/13	285,051.32	285,051.32	15,184.03				300,235.35	300,235.35	-	0.00
Mutual Fund	2000 M/F (Parks @ Westmoreld)	0.00	02/01/13	03/01/13	91,973.35	91,973.35	0.55				91,973.90	91,973.90	-	0.00
Money Market	2000 M/F (Parks @ Westmoreld)	0.00	02/01/13	03/01/13	7,254.88	7,254.88	23,025.23				30,280.11	30,280.11	-	0.00
Mutual Fund	2000 M/F (Parks @ Westmoreld)	0.00	02/01/13	03/01/13	212,825.01	212,825.01		(118,794.94)			94,030.07	94,030.07	-	0.00
	2000 M/F (Parks @ Westmoreld) Total				618,146.05	618,146.05	42,956.38	(118,794.94)	0.00	0.00	542,307.49	542,307.49	0.00	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
Mutual Fund	2000 A-C MF Highland Meows	0.00	02/01/13	03/01/13	214,864.89	214,864.89		(164,864.89)			50,000.00	50,000.00	-	0.00
Mutual Fund	2000 A-C MF Highland Meows	0.00	02/01/13	03/01/13	35,392.15	35,392.15	9,326.92				44,719.07	44,719.07	-	0.00
Mutual Fund	2000 A-C MF Highland Meows	0.00	02/01/13	03/01/13	175,098.52	175,098.52	5,958.60				181,057.12	181,057.12	-	0.00
Mutual Fund	2000 A-C MF Highland Meows	0.00	02/01/13	03/01/13	14,333.33	14,333.33	42,999.66				57,332.99	57,332.99	-	0.00
Mutual Fund	2000 A-C MF Highland Meows	0.00	02/01/13	03/01/13	59,262.29	59,262.29	131,337.76				190,600.05	190,600.05	-	0.00
	2000 A-C MF Highland Meows Total				498,951.18	498,951.18	189,622.94	(164,864.89)	0.00	0.00	523,709.23	523,709.23	0.00	0.00
Money Market	2000 A/B MF Greenbridge	0.00	02/01/13	03/01/13	32,293.44	32,293.44	0.52				32,293.96	32,293.96	-	0.00
Mutual Fund	2000 A/B MF Greenbridge	0.00	02/01/13	03/01/13	773.84	773.84		(773.64)			0.20	0.20	-	0.00
Mutual Fund	2000 A/B MF Greenbridge	0.00	02/01/13	03/01/13	11,775.45	11,775.45	0.00				11,775.45	11,775.45	-	0.00
Money Market	2000 A/B MF Greenbridge	0.00	02/01/13	03/01/13	4,158.40	4,158.40		(2,999.93)			1,158.47	1,158.47	-	0.00
	2000 A/B MF Greenbridge Total				49,001.13	49,001.13	0.52	(3,773.57)	0.00	0.00	45,228.08	45,228.08	0.00	0.00
Mutual Fund	2000 A-C MF Collingham Park	0.00	02/01/13	03/01/13	210,738.00	210,738.00		(159,130.00)			51,608.00	51,608.00	-	0.00
Mutual Fund	2000 A-C MF Collingham Park	0.00	02/01/13	03/01/13	88,264.03	88,264.03	1,046.99				89,311.02	89,311.02	-	0.00
Mutual Fund	2000 A-C MF Collingham Park	0.00	02/01/13	03/01/13	21,185.78	21,185.78	2,371.51				23,557.29	23,557.29	-	0.00
Mutual Fund	2000 A-C MF Collingham Park	0.00	02/01/13	03/01/13	23,166.66	23,166.66	69,499.32				92,665.98	92,665.98	-	0.00
Mutual Fund	2000 A-C MF Collingham Park	0.00	02/01/13	03/01/13	76,965.00	76,965.00	196,308.00				273,273.00	273,273.00	-	0.00
	2000 A-C MF Collingham Park Total				420,319.47	420,319.47	269,225.82	(159,130.00)	0.00	0.00	530,415.29	530,415.29	0.00	0.00
Mutual Fund	2000 A/B MF Willams Run	0.00	02/01/13	03/01/13	13.09	13.09	41,491.11				41,504.20	41,504.20	-	0.00
Mutual Fund	2000 A/B MF Willams Run	0.00	02/01/13	03/01/13	14.72	14.72	0.00				14.72	14.72	-	0.00
Mutual Fund	2000 A/B MF Willams Run	0.00	02/01/13	03/01/13	0.20	0.20	0.00				0.20	0.20	-	0.00
	2000 A/B MF Willams Run Total				28.01	28.01	41,491.11	0.00	0.00	0.00	41,519.12	41,519.12	0.00	0.00
Mutual Fund	2001A MF Bluffview Sr. Apts.	0.00	02/01/13	03/01/13	24,739.26	24,739.26	5,216.31				29,955.57	29,955.57	-	0.00
Money Market	2001A MF Bluffview Sr. Apts.	0.00	02/01/13	03/01/13	1,402.27	1,402.27	0.02				1,402.29	1,402.29	-	0.00
Mutual Fund	2001A MF Bluffview Sr. Apts.	0.00	02/01/13	03/01/13	220,491.05	220,491.05		(128,427.97)			92,063.08	92,063.08	-	0.00
Mutual Fund	2001A MF Bluffview Sr. Apts.	0.00	02/01/13	03/01/13	229,500.63	229,500.63		(5,997.35)			223,503.28	223,503.28	-	0.00
Mutual Fund	2001A MF Bluffview Sr. Apts.	0.00	02/01/13	03/01/13	106,560.01	106,560.01		(1.67)			106,558.34	106,558.34	-	0.00
	2001A MF Bluffview Sr. Apts. Total				582,693.22	582,693.22	5,216.33	(134,426.99)	0.00	0.00	453,482.56	453,482.56	0.00	0.00
Mutual Fund	2001A MF Knollwood Villas Apts	0.00	02/01/13	03/01/13	14,078.09	14,078.09	6,024.37				20,102.46	20,102.46	-	0.00
Mutual Fund	2001A MF Knollwood Villas Apts	0.00	02/01/13	03/01/13	247,623.03	247,623.03		(126,093.39)			121,529.64	121,529.64	-	0.00
Mutual Fund	2001A MF Knollwood Villas Apts	0.00	02/01/13	03/01/13	91,533.25	91,533.25	15,606.84				107,140.09	107,140.09	-	0.00
Mutual Fund	2001A MF Knollwood Villas Apts	0.00	02/01/13	03/01/13	123,423.12	123,423.12		(2.31)			123,420.81	123,420.81	-	0.00
Money Market	2001A MF Knollwood Villas Apts	0.00	02/01/13	03/01/13	21,103.40	21,103.40		(21,103.06)			0.34	0.34	-	0.00
	2001A MF Knollwood Villas Apts Total				497,760.89	497,760.89	21,631.21	(147,198.76)	0.00	0.00	372,193.34	372,193.34	0.00	0.00
Mutual Fund	2001A MF Skyway Villas	0.00	02/01/13	03/01/13	50,181.62	50,181.62		(844.62)			49,337.00	49,337.00	-	0.00
Mutual Fund	2001A MF Skyway Villas	0.00	02/01/13	03/01/13	160,477.63	160,477.63		(424.44)			160,053.19	160,053.19	-	0.00
Mutual Fund	2001A MF Skyway Villas	0.00	02/01/13	03/01/13	380.80	380.80	6.97				387.77	387.77	-	0.00
Mutual Fund	2001A MF Skyway Villas	0.00	02/01/13	03/01/13	144,367.75	144,367.75		(123,324.24)			21,043.51	21,043.51	-	0.00
Mutual Fund	2001A MF Skyway Villas	0.00	02/01/13	03/01/13	36,603.52	36,603.52	27,987.51				64,591.03	64,591.03	-	0.00
Mutual Fund	2001A MF Skyway Villas	0.00	02/01/13	03/01/13	63,333.38	63,333.38		(30,000.00)			33,333.38	33,333.38	-	0.00
Mutual Fund	2001A MF Skyway Villas	0.00	02/01/13	03/01/13	215,704.73	215,704.73		(76,976.25)			138,728.48	138,728.48	-	0.00
	2001A MF Skyway Villas Total				671,049.43	671,049.43	27,994.48	(231,569.55)	0.00	0.00	467,474.36	467,474.36	0.00	0.00
Mutual Fund	2001AB MF Meridian Apartments	0.00	02/01/13	03/01/13	33,969.44	33,969.44	7,905.24				41,874.68	41,874.68	-	0.00
Mutual Fund	2001AB MF Meridian Apartments	0.00	02/01/13	03/01/13	287,991.95	287,991.95	17,499.99				305,491.94	305,491.94	-	0.00
Money Market	2001AB MF Meridian Apartments	0.00	02/01/13	03/01/13	556,420.93	556,420.93		(158,870.59)			397,550.34	397,550.34	-	0.00
Mutual Fund	2001AB MF Meridian Apartments	0.00	02/01/13	03/01/13	40,267.66	40,267.66	0.00				40,267.66	40,267.66	-	0.00
Mutual Fund	2001AB MF Meridian Apartments	0.00	02/01/13	03/01/13	1,955.00	1,955.00	0.00				1,955.00	1,955.00	-	0.00
Mutual Fund	2001AB MF Meridian Apartments	0.00	02/01/13	03/01/13	7,000.00	7,000.00	0.00				7,000.00	7,000.00	-	0.00
Mutual Fund	2001AB MF Meridian Apartments	0.00	02/01/13	03/01/13	39,210.00	39,210.00		(105.00)			39,105.00	39,105.00	-	0.00
Mutual Fund	2001AB MF Meridian Apartments	0.00	02/01/13	03/01/13	52,267.08	52,267.08	0.00				52,267.08	52,267.08	-	0.00
	2001AB MF Meridian Apartments Total				1,019,082.06	1,019,082.06	25,405.23	(158,975.59)	0.00	0.00	885,511.70	885,511.70	0.00	0.00
Mutual Fund	2001AB MF Wildwood Branch	0.00	02/01/13	03/01/13	18,807.76	18,807.76	4,233.00				23,040.76	23,040.76	-	0.00
Mutual Fund	2001AB MF Wildwood Branch	0.00	02/01/13	03/01/13	365,557.54	365,557.54		(166,578.32)			198,979.22	198,979.22	-	0.00

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Mutual Fund	2001AB MF Wildwood Branch	0.00	02/01/13	03/01/13	6,191.03	6,191.03	0.00				6,191.03	6,191.03	-	0.00
Money Market	2001AB MF Wildwood Branch	0.00	02/01/13	03/01/13	192,162.53	192,162.53	17,499.99				209,662.52	209,662.52	-	0.00
Mutual Fund	2001AB MF Wildwood Branch	0.00	02/01/13	03/01/13	6,000.00	6,000.00	0.00				6,000.00	6,000.00	-	0.00
Mutual Fund	2001AB MF Wildwood Branch	0.00	02/01/13	03/01/13	31,835.00	31,835.00		(90.00)			31,745.00	31,745.00	-	0.00
	2001AB MF Wildwood Branch Total				620,553.86	620,553.86	21,732.99	(166,668.32)	0.00	0.00	475,618.53	475,618.53	0.00	0.00
Mutual Fund	2001ABC MF Fallbrook Apts	0.00	02/01/13	03/01/13	214,823.44	214,823.44		(204,763.53)			10,059.91	10,059.91	-	0.00
Mutual Fund	2001ABC MF Fallbrook Apts	0.00	02/01/13	03/01/13	37,675.67	37,675.67		(17,372.87)			20,302.80	20,302.80	-	0.00
Mutual Fund	2001ABC MF Fallbrook Apts	0.00	02/01/13	03/01/13	38,908.47	38,908.47	1.29				38,909.76	38,909.76	-	0.00
Mutual Fund	2001ABC MF Fallbrook Apts	0.00	02/01/13	03/01/13	0.12	0.12	0.00				0.12	0.12	-	0.00
Mutual Fund	2001ABC MF Fallbrook Apts	0.00	02/01/13	03/01/13	193,598.30	193,598.30		(38,796.36)			154,801.94	154,801.94	-	0.00
Mutual Fund	2001ABC MF Fallbrook Apts	0.00	02/01/13	03/01/13	142,349.31	142,349.31		(92,665.41)			49,683.90	49,683.90	-	0.00
Mutual Fund	2001ABC MF Fallbrook Apts	0.00	02/01/13	03/01/13	396,445.01	396,445.01		(263,828.86)			132,616.15	132,616.15	-	0.00
	2001ABC MF Fallbrook Apts Total				1,023,800.32	1,023,800.32	1.29	(617,427.03)	0.00	0.00	406,374.58	406,374.58	0.00	0.00
Mutual Fund	2001 MF Oak Hollow Apts	0.00	02/01/13	03/01/13	42,323.07	42,323.07		(10,871.11)			31,451.96	31,451.96	-	0.00
Money Market	2001 MF Oak Hollow Apts	0.00	02/01/13	03/01/13	4,668.43	4,668.43	47,203.15				51,871.58	51,871.58	-	0.00
Mutual Fund	2001 MF Oak Hollow Apts	0.00	02/01/13	03/01/13	66,096.36	66,096.36		(1,015.28)			65,081.08	65,081.08	-	0.00
Mutual Fund	2001 MF Oak Hollow Apts	0.00	02/01/13	03/01/13	60,035.61	60,035.61	798.89				60,834.50	60,834.50	-	0.00
Mutual Fund	2001 MF Oak Hollow Apts	0.00	02/01/13	03/01/13	117,314.49	117,314.49		(45,924.10)			71,390.39	71,390.39	-	0.00
	2001 MF Oak Hollow Apts Total				290,437.96	290,437.96	48,002.04	(57,810.49)	0.00	0.00	280,629.51	280,629.51	0.00	0.00
Mutual Fund	2001AB MF Hillside Apts	0.00	02/01/13	03/01/13	26,109.01	26,109.01		(17,074.58)			9,034.43	9,034.43	-	0.00
Mutual Fund	2001AB MF Hillside Apts	0.00	02/01/13	03/01/13	72,100.22	72,100.22	1,525.00				73,625.22	73,625.22	-	0.00
Mutual Fund	2001AB MF Hillside Apts	0.00	02/01/13	03/01/13	103,346.16	103,346.16	400.84				103,747.00	103,747.00	-	0.00
Mutual Fund	2001AB MF Hillside Apts	0.00	02/01/13	03/01/13	189,441.32	189,441.32		(72,339.56)			117,101.76	117,101.76	-	0.00
	2001AB MF Hillside Apts Total				390,996.71	390,996.71	1,925.84	(89,414.14)	0.00	0.00	303,508.41	303,508.41	0.00	0.00
Mutual Fund	2002A MF Millstone Apts				21,153.73	21,153.73		(21,153.73)					-	0.00
Mutual Fund	2002A MF Millstone Apts				376,186.92	376,186.92		(376,186.92)					-	0.00
Mutual Fund	2002A MF Millstone Apts				13,371.17	13,371.17		(13,371.17)					-	0.00
Mutual Fund	2002A MF Millstone Apts				67,475.17	67,475.17		(67,475.17)					-	0.00
Mutual Fund	2002A MF Millstone Apts				90,008.72	90,008.72		(90,008.72)					-	0.00
Mutual Fund	2002A MF Millstone Apts				280,701.32	280,701.32		(280,701.32)					-	0.00
Mutual Fund	2002A MF Millstone Apts				249,356.58	249,356.58		(249,356.58)					-	0.00
	2002A MF Millstone Apts Total				1,098,253.61	1,098,253.61	0.00	(1,098,253.61)	0.00	0.00	0.00	0.00	0.00	0.00
Mutual Fund	2002 MF Park Meadows Apts	0.00	02/01/13	03/01/13			30.00				30.00	30.00	-	0.00
Mutual Fund	2002 MF Park Meadows Apts	0.00	02/01/13	03/01/13	203,642.94	203,642.94		(88,632.94)			115,010.00	115,010.00	-	0.00
	2002 MF Park Meadows Apts Total				203,642.94	203,642.94	30.00	(88,632.94)	0.00	0.00	115,040.00	115,040.00	0.00	0.00
Mutual Fund	2002 MF Clarkridge Villas Apts	0.00	02/01/13	03/01/13	16,386.17	16,386.17	6,046.53				22,432.70	22,432.70	-	0.00
Mutual Fund	2002 MF Clarkridge Villas Apts	0.00	02/01/13	03/01/13	186,345.33	186,345.33	14,934.40				201,279.73	201,279.73	-	0.00
Mutual Fund	2002 MF Clarkridge Villas Apts	0.00	02/01/13	03/01/13	120,565.56	120,565.56		(815.04)			119,750.52	119,750.52	-	0.00
Money Market	2002 MF Clarkridge Villas Apts	0.00	02/01/13	03/01/13	24,823.74	24,823.74	36,691.78				61,515.52	61,515.52	-	0.00
Money Market	2002 MF Clarkridge Villas Apts	0.00	02/01/13	03/01/13	260,058.82	260,058.82		(126,948.73)			133,110.09	133,110.09	-	0.00
	2002 MF Clarkridge Villas Apts Total				608,179.62	608,179.62	57,672.71	(127,763.77)	0.00	0.00	538,088.56	538,088.56	0.00	0.00
Mutual Fund	2002 MF Hickory Trace Apts	0.00	02/01/13	03/01/13	3,173.93	3,173.93	4,987.58				8,161.51	8,161.51	-	0.00
Mutual Fund	2002 MF Hickory Trace Apts	0.00	02/01/13	03/01/13	81,557.88	81,557.88	10,582.10				92,139.98	92,139.98	-	0.00
Money Market	2002 MF Hickory Trace Apts	0.00	02/01/13	03/01/13	95,578.81	95,578.81	0.02				95,578.83	95,578.83	-	0.00
Money Market	2002 MF Hickory Trace Apts	0.00	02/01/13	03/01/13	6,041.09	6,041.09	5,588.85				11,629.94	11,629.94	-	0.00
Mutual Fund	2002 MF Hickory Trace Apts	0.00	02/01/13	03/01/13	170,849.18	170,849.18		(79,693.00)			91,156.18	91,156.18	-	0.00
	2002 MF Hickory Trace Apts Total				357,200.89	357,200.89	21,158.55	(79,693.00)	0.00	0.00	298,666.44	298,666.44	0.00	0.00
Mutual Fund	2002 MF Green Crest Apts	0.00	02/01/13	03/01/13	148,677.09	148,677.09		(111,545.73)			37,131.36	37,131.36	-	0.00
Mutual Fund	2002 MF Green Crest Apts	0.00	02/01/13	03/01/13	87,450.95	87,450.95		(6,760.68)			80,690.27	80,690.27	-	0.00
Mutual Fund	2002 MF Green Crest Apts	0.00	02/01/13	03/01/13	0.38	0.38	0.00				0.38	0.38	-	0.00
Mutual Fund	2002 MF Green Crest Apts	0.00	02/01/13	03/01/13	4,101.93	4,101.93	1,815.07				5,917.00	5,917.00	-	0.00
	2002 MF Green Crest Apts Total				240,230.35	240,230.35	1,815.07	(118,306.41)	0.00	0.00	123,739.01	123,739.01	0.00	0.00

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Multifamily Investment Summary
For Period Ending February 28, 2013

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
Mutual Fund	2002AB MF Ironwood Crossings	0.00	02/01/13	03/01/13	258,111.41	258,111.41		(185,861.72)			72,249.69	72,249.69	-	0.00
Mutual Fund	2002AB MF Ironwood Crossings	0.00	02/01/13	03/01/13	1,190.00	1,190.00	1,844.02				3,034.02	3,034.02	-	0.00
Mutual Fund	2002AB MF Ironwood Crossings	0.00	02/01/13	03/01/13	40,471.31	40,471.31		(15,177.42)			25,293.89	25,293.89	-	0.00
	2002AB MF Ironwood Crossings Total				299,772.72	299,772.72	1,844.02	(201,039.14)	0.00	0.00	100,577.60	100,577.60	0.00	0.00
Mutual Fund	2002 MF Woodway Village	0.00	02/01/13	03/01/13	229,176.36	229,176.36		(131,439.83)			97,736.53	97,736.53	-	0.00
Mutual Fund	2002 MF Woodway Village	0.00	02/01/13	03/01/13	3,308.89	3,308.89	1,007.72				4,316.61	4,316.61	-	0.00
	2002 MF Woodway Village Total				232,485.25	232,485.25	1,007.72	(131,439.83)	0.00	0.00	102,053.14	102,053.14	0.00	0.00
Money Market	2003 AB MF Reading Road	0.00	02/01/13	03/01/13	19,176.93	19,176.93		(18,479.93)			697.00	697.00	-	0.00
Mutual Fund	2003 AB MF Reading Road	0.00	02/01/13	03/01/13	63,566.59	63,566.59		(37,875.00)			25,691.59	25,691.59	-	0.00
Mutual Fund	2003 AB MF Reading Road	0.00	02/01/13	03/01/13	6,817.81	6,817.81		(423.59)			6,394.22	6,394.22	-	0.00
Money Market	2003 AB MF Reading Road	0.00	02/01/13	03/01/13	7.96	7.96	0.00				7.96	7.96	-	0.00
Mutual Fund	2003 AB MF Reading Road	0.00	02/01/13	03/01/13	7.96	7.96	0.00				7.96	7.96	-	0.00
Mutual Fund	2003 AB MF Reading Road	0.00	02/01/13	03/01/13	97,170.13	97,170.13		(52,521.99)			44,648.14	44,648.14	-	0.00
Mutual Fund	2003 AB MF Reading Road	0.00	02/01/13	03/01/13	0.16	0.16	0.00				0.16	0.16	-	0.00
	2003 AB MF Reading Road Total				186,747.54	186,747.54	0.00	(109,300.51)	0.00	0.00	77,447.03	77,447.03	0.00	0.00
Money Market	2003 AB MF North Vista Apts	0.01	02/01/13	03/01/13	220,018.65	220,018.65		(186,086.85)			33,931.80	33,931.80	-	0.00
Mutual Fund	2003 AB MF North Vista Apts	0.01	02/01/13	03/01/13	398.66	398.66	0.00				398.66	398.66	-	0.00
Mutual Fund	2003 AB MF North Vista Apts	0.01	02/01/13	03/01/13	17,937.08	17,937.08		(9,737.40)			8,199.68	8,199.68	-	0.00
Mutual Fund	2003 AB MF North Vista Apts	0.01	02/01/13	03/01/13	302,164.33	302,164.33		(33,714.85)			268,449.48	268,449.48	-	0.00
Mutual Fund	2003 AB MF North Vista Apts	0.01	02/01/13	03/01/13	14,299.86	14,299.86	44,536.26				58,836.12	58,836.12	-	0.00
Money Market	2003 AB MF North Vista Apts	0.00	02/01/13	03/01/13	109,999.90	109,999.90		(50,000.66)			59,999.24	59,999.24	-	0.00
Mutual Fund	2003 AB MF North Vista Apts	0.01	02/01/13	03/01/13	284,239.92	284,239.92		(118,589.00)			165,650.92	165,650.92	-	0.00
Mutual Fund	2003 AB MF North Vista Apts	0.01	02/01/13	03/01/13	13,652.04	13,652.04		(6,326.70)			7,325.34	7,325.34	-	0.00
	2003 AB MF North Vista Apts Total				962,710.44	962,710.44	44,536.26	(404,455.46)	0.00	0.00	602,791.24	602,791.24	0.00	0.00
Mutual Fund	2003 AB MF West Virginia Apts	0.01	02/01/13	03/01/13	48,921.98	48,921.98		(29,077.24)			19,844.74	19,844.74	-	0.00
Money Market	2003 AB MF West Virginia Apts	0.01	02/01/13	03/01/13	169,492.65	169,492.65	12,750.00				182,242.65	182,242.65	-	0.00
Money Market	2003 AB MF West Virginia Apts	0.01	02/01/13	03/01/13	178,617.23	178,617.23		(146,280.49)			32,336.74	32,336.74	-	0.00
Mutual Fund	2003 AB MF West Virginia Apts	0.01	02/01/13	03/01/13	33.02	33.02	0.00				33.02	33.02	-	0.00
Mutual Fund	2003 AB MF West Virginia Apts	0.01	02/01/13	03/01/13	11,139.83	11,139.83	32,924.88				44,064.71	44,064.71	-	0.00
Money Market	2003 AB MF West Virginia Apts	0.01	02/01/13	03/01/13	89,208.50	89,208.50		(39,999.99)			49,208.51	49,208.51	-	0.00
Mutual Fund	2003 AB MF West Virginia Apts	0.01	02/01/13	03/01/13	198,506.66	198,506.66		(85,623.10)			112,883.56	112,883.56	-	0.00
	2003 AB MF West Virginia Apts Total				695,919.87	695,919.87	45,674.88	(300,980.82)	0.00	0.00	440,613.93	440,613.93	0.00	0.00
Mutual Fund	2003 AB MF Primrose Houston	0.00	02/01/13	03/01/13	99,827.48	99,827.48	0.00				99,827.48	99,827.48	-	0.00
Money Market	2003 AB MF Primrose Houston	0.00	02/01/13	03/01/13	14,865.64	14,865.64	4,628.01				19,493.65	19,493.65	-	0.00
	2003 AB MF Primrose Houston Total				114,693.12	114,693.12	4,628.01	0.00	0.00	0.00	119,321.13	119,321.13	0.00	0.00
Mutual Fund	2003 AB MF Timber Oaks Apts	0.00	02/01/13	03/01/13	27,601.12	27,601.12	16,142.21				43,743.33	43,743.33	-	0.00
Mutual Fund	2003 AB MF Timber Oaks Apts	0.00	02/01/13	03/01/13	118,392.02	118,392.02		(19,862.08)			98,529.94	98,529.94	-	0.00
Mutual Fund	2003 AB MF Timber Oaks Apts	0.00	02/01/13	03/01/13	30,028.67	30,028.67		(1.95)			30,026.72	30,026.72	-	0.00
Mutual Fund	2003 AB MF Timber Oaks Apts	0.00	02/01/13	03/01/13	7,813.68	7,813.68	5,957.64				13,771.32	13,771.32	-	0.00
Mutual Fund	2003 AB MF Timber Oaks Apts	0.00	02/01/13	03/01/13	26,863.00	26,863.00	35,329.63				62,192.63	62,192.63	-	0.00
	2003 AB MF Timber Oaks Apts Total				210,698.49	210,698.49	57,429.48	(19,864.03)	0.00	0.00	248,263.94	248,263.94	0.00	0.00
Mutual Fund	2003 AB MF Ash Creek	0.00	02/01/13	03/01/13	99,271.25	99,271.25	0.00				99,271.25	99,271.25	-	0.00
Money Market	2003 AB MF Ash Creek	0.00	02/01/13	03/01/13	5,848.67	5,848.67	5,442.85				11,291.52	11,291.52	-	0.00
	2003 AB MF Ash Creek Total				105,119.92	105,119.92	5,442.85	0.00	0.00	0.00	110,562.77	110,562.77	0.00	0.00
Mutual Fund	2003 AB MF Peninsula	0.00	02/01/13	03/01/13	5,904.07	5,904.07	0.00				5,904.07	5,904.07	-	0.00
Mutual Fund	2003 AB MF Peninsula	0.00	02/01/13	03/01/13	147,477.15	147,477.15	206,313.88				353,791.03	353,791.03	-	0.00
Mutual Fund	2003 AB MF Peninsula	0.00	02/01/13	03/01/13	15,578.33	15,578.33	0.40				15,578.73	15,578.73	-	0.00
	2003 AB MF Peninsula Total				168,959.55	168,959.55	206,314.28	0.00	0.00	0.00	375,273.83	375,273.83	0.00	0.00
Mutual Fund	2003 AB Arlington Villas	0.00	02/01/13	03/01/13	108,783.37	108,783.37	0.05				108,783.42	108,783.42	-	0.00
Mutual Fund	2003 AB Arlington Villas	0.00	02/01/13	03/01/13	1,289.55	1,289.55	5,822.24				7,111.79	7,111.79	-	0.00

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	2003 AB Arlington Villas Total				110,072.92	110,072.92	5,822.29	0.00	0.00	0.00	115,895.21	115,895.21	0.00	0.00
Mutual Fund	2003 AB Parkview Twnhms	0.00	02/01/13	03/01/13	16,577.15	16,577.15		(4,228.77)			12,348.38	12,348.38	-	0.00
Mutual Fund	2003 AB Parkview Twnhms	0.00	02/01/13	03/01/13	114,057.58	114,057.58		(40,086.49)			73,971.09	73,971.09	-	0.00
Mutual Fund	2003 AB Parkview Twnhms	0.00	02/01/13	03/01/13	58,691.63	58,691.63	0.95				58,692.58	58,692.58	-	0.00
Mutual Fund	2003 AB Parkview Twnhms				80.96	80.96		(80.96)					-	0.00
Mutual Fund	2003 AB Parkview Twnhms	0.00	02/01/13	03/01/13	233,197.28	233,197.28		(166,265.12)			66,932.16	66,932.16	-	0.00
Mutual Fund	2003 AB Parkview Twnhms	0.00	02/01/13	03/01/13	52,422.00	52,422.00	52,235.84				104,657.84	104,657.84	-	0.00
	2003 AB Parkview Twnhms Total				475,026.60	475,026.60	52,236.79	(210,661.34)	0.00	0.00	316,602.05	316,602.05	0.00	0.00
Money Market	2003 MF NHP-Asmara-Refunding	0.00	02/01/13	03/01/13	165,005.93	165,005.93	119,052.41				284,058.34	284,058.34	-	0.00
Money Market	2003 MF NHP-Asmara-Refunding	0.00	02/01/13	03/01/13	59,169.81	59,169.81		(34,591.47)			24,578.34	24,578.34	-	0.00
Money Market	2003 MF NHP-Asmara-Refunding	0.00	02/01/13	03/01/13	683.70	683.70	0.00				683.70	683.70	-	0.00
	2003 MF NHP-Asmara-Refunding Total				224,859.44	224,859.44	119,052.41	(34,591.47)	0.00	0.00	309,320.38	309,320.38	0.00	0.00
Money Market	2004 A&B Timber Ridge	0.00	02/01/13	03/01/13	12,657.33	12,657.33		(11,077.78)			1,579.55	1,579.55	-	0.00
Money Market	2004 A&B Timber Ridge	0.00	02/01/13	03/01/13	62,766.03	62,766.03	48.22				62,814.25	62,814.25	-	0.00
	2004 A&B Timber Ridge Total				75,423.36	75,423.36	48.22	(11,077.78)	0.00	0.00	64,393.80	64,393.80	0.00	0.00
Money Market	2004 A&B Century Park	0.00	02/01/13	03/01/13	53,243.57	53,243.57		(11,904.21)			41,339.36	41,339.36	-	0.00
Money Market	2004 A&B Century Park	0.00	02/01/13	03/01/13	25,806.66	25,806.66	44,212.53				70,019.19	70,019.19	-	0.00
Money Market	2004 A&B Century Park	0.00	02/01/13	03/01/13	1,628.37	1,628.37	0.03				1,628.40	1,628.40	-	0.00
Money Market	2004 A&B Century Park	0.00	02/01/13	03/01/13	1,697.51	1,697.51	2.12				1,699.63	1,699.63	-	0.00
Money Market	2004 A&B Century Park	0.00	02/01/13	03/01/13	107,547.07	107,547.07		(42,499.99)			65,047.08	65,047.08	-	0.00
Money Market	2004 A&B Century Park	0.00	02/01/13	03/01/13	168,272.75	168,272.75		(9,074.29)			159,198.46	159,198.46	-	0.00
Money Market	2004 A&B Century Park	0.00	02/01/13	03/01/13	294,680.24	294,680.24		(122,297.48)			172,382.76	172,382.76	-	0.00
	2004 A&B Century Park Total				652,876.17	652,876.17	44,214.68	(185,775.97)	0.00	0.00	511,314.88	511,314.88	0.00	0.00
Money Market	2004 A&B MF Veterans Memorial	0.00	02/01/13	03/01/13	0.17	0.17	0.00				0.17	0.17	-	0.00
Money Market	2004 A&B MF Veterans Memorial	0.00	02/01/13	03/01/13	282,964.52	282,964.52		(137,798.15)			145,166.37	145,166.37	-	0.00
Money Market	2004 A&B MF Veterans Memorial	0.00	02/01/13	03/01/13	100,152.47	100,152.47	2,250.93				102,403.40	102,403.40	-	0.00
Money Market	2004 A&B MF Veterans Memorial	0.00	02/01/13	03/01/13	808.00	808.00	2,277.14				3,085.14	3,085.14	-	0.00
Money Market	2004 A&B MF Veterans Memorial	0.00	02/01/13	03/01/13	16,572.70	16,572.70		(6,126.86)			10,445.84	10,445.84	-	0.00
Mutual Fund	2004 A&B MF Veterans Memorial	0.00	02/01/13	03/01/13	118,113.00	118,113.00	1.90				118,114.90	118,114.90	-	0.00
	2004 A&B MF Veterans Memorial Total				518,610.86	518,610.86	4,529.97	(143,925.01)	0.00	0.00	379,215.82	379,215.82	0.00	0.00
Money Market	2004 MF Rush Creek Apts	0.00	02/01/13	03/01/13	136,064.40	136,064.40	8,600.66				144,665.06	144,665.06	-	0.00
Money Market	2004 MF Rush Creek Apts	0.00	02/01/13	03/01/13	71,757.74	71,757.74	0.29				71,758.03	71,758.03	-	0.00
Money Market	2004 MF Rush Creek Apts	0.00	02/01/13	03/01/13	20,287.36	20,287.36	0.51				20,287.87	20,287.87	-	0.00
Money Market	2004 MF Rush Creek Apts	0.00	02/01/13	03/01/13	19,922.12	19,922.12		(12,836.84)			7,085.28	7,085.28	-	0.00
Money Market	2004 MF Rush Creek Apts	0.00	02/01/13	03/01/13	136,423.57	136,423.57		(102,202.76)			34,220.81	34,220.81	-	0.00
Money Market	2004 MF Rush Creek Apts	0.00	02/01/13	03/01/13	0.10	0.10	0.00				0.10	0.10	-	0.00
	2004 MF Rush Creek Apts Total				384,455.29	384,455.29	8,601.46	(115,039.60)	0.00	0.00	278,017.15	278,017.15	0.00	0.00
Money Market	2004 MF Humble Parkway	0.00	02/01/13	03/01/13	137,110.59	137,110.59	8,787.05				145,897.64	145,897.64	-	0.00
Money Market	2004 MF Humble Parkway	0.00	02/01/13	03/01/13	205,432.86	205,432.86		(143,221.34)			62,211.52	62,211.52	-	0.00
Money Market	2004 MF Humble Parkway	0.00	02/01/13	03/01/13	359,398.70	359,398.70		(213,322.66)			146,076.04	146,076.04	-	0.00
Money Market	2004 MF Humble Parkway	0.00	02/01/13	03/01/13	3,259.00	3,259.00	1,609.00				4,868.00	4,868.00	-	0.00
	2004 MF Humble Parkway Total				705,201.15	705,201.15	10,396.05	(356,544.00)	0.00	0.00	359,053.20	359,053.20	0.00	0.00
Money Market	2004 MF Chisholm Trail Apts	0.00	02/01/13	03/01/13	46,989.21	46,989.21	48,703.18				95,692.39	95,692.39	-	0.00
Money Market	2004 MF Chisholm Trail Apts	0.00	02/01/13	03/01/13	2,283.42	2,283.42	0.00				2,283.42	2,283.42	-	0.00
Money Market	2004 MF Chisholm Trail Apts	0.00	02/01/13	03/01/13	20,628.77	20,628.77	6,386.76				27,015.53	27,015.53	-	0.00
	2004 MF Chisholm Trail Apts Total				69,901.40	69,901.40	55,089.94	0.00	0.00	0.00	124,991.34	124,991.34	0.00	0.00
Money Market	2004 MF Evergreen	0.00	02/01/13	03/01/13	99,578.78	99,578.78		(74,704.52)			24,874.26	24,874.26	-	0.00
Money Market	2004 MF Evergreen	0.00	02/01/13	03/01/13	6,168.63	6,168.63	6,159.99				12,328.62	12,328.62	-	0.00
Money Market	2004 MF Evergreen	0.00	02/01/13	03/01/13			9,224.09				9,224.09	9,224.09	-	0.00
Money Market	2004 MF Evergreen	0.00	02/01/13	03/01/13			77,656.72				77,656.72	77,656.72	-	0.00
Money Market	2004 MF Evergreen	0.00	02/01/13	03/01/13	1,527.32	1,527.32		(0.01)			1,527.31	1,527.31	-	0.00

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Money Market	2004 MF Evergreen	0.00	02/01/13	03/01/13	377,094.93	377,094.93	14,925.66				392,020.59	392,020.59	-	0.00
	2004 MF Evergreen Total				484,369.66	484,369.66	107,966.46	(74,704.53)	0.00	0.00	517,631.59	517,631.59	0.00	0.00
Money Market	2004 MF Montgomery Pines Apts	0.00	02/01/13	03/01/13	7,410.25	7,410.25	4,321.43				11,731.68	11,731.68	-	0.00
Money Market	2004 MF Montgomery Pines Apts	0.00	02/01/13	03/01/13	27,122.16	27,122.16	51,734.68				78,856.84	78,856.84	-	0.00
Money Market	2004 MF Montgomery Pines Apts	0.00	02/01/13	03/01/13	1,087.29	1,087.29	0.00				1,087.29	1,087.29	-	0.00
	2004 MF Montgomery Pines Apts Total				35,619.70	35,619.70	56,056.11	0.00	0.00	0.00	91,675.81	91,675.81	0.00	0.00
Money Market	2004 MF Bristol Apts	0.00	02/01/13	03/01/13	392.77	392.77	0.00				392.77	392.77	-	0.00
Money Market	2004 MF Bristol Apts	0.00	02/01/13	03/01/13	0.12	0.12	0.01				0.13	0.13	-	0.00
Money Market	2004 MF Bristol Apts	0.00	02/01/13	03/01/13	21,426.72	21,426.72	1,000.83				22,427.55	22,427.55	-	0.00
Money Market	2004 MF Bristol Apts	0.00	02/01/13	03/01/13	30,671.20	30,671.20	30,654.67				61,325.87	61,325.87	-	0.00
	2004 MF Bristol Apts Total				52,490.81	52,490.81	31,655.51	0.00	0.00	0.00	84,146.32	84,146.32	0.00	0.00
Money Market	2004 MF Pinnacle Apts	0.00	02/01/13	03/01/13	13,823.08	13,823.08	719.25				14,542.33	14,542.33	-	0.00
Money Market	2004 MF Pinnacle Apts	0.00	02/01/13	03/01/13	116,002.67	116,002.67		(64,428.38)			51,574.29	51,574.29	-	0.00
Money Market	2004 MF Pinnacle Apts	0.00	02/01/13	03/01/13	0.21	0.21	0.00				0.21	0.21	-	0.00
	2004 MF Pinnacle Apts Total				129,825.96	129,825.96	719.25	(64,428.38)	0.00	0.00	66,116.83	66,116.83	0.00	0.00
Money Market	2004 MF Tranquility Bay Apts	0.00	02/01/13	03/01/13	173,684.53	173,684.53		(54,170.34)			119,514.19	119,514.19	-	0.00
Money Market	2004 MF Tranquility Bay Apts	0.00	02/01/13	03/01/13	74,436.21	74,436.21		(156.47)			74,279.74	74,279.74	-	0.00
Money Market	2004 MF Tranquility Bay Apts	0.00	02/01/13	03/01/13	1,450.97	1,450.97	0.00				1,450.97	1,450.97	-	0.00
Money Market	2004 MF Tranquility Bay Apts	0.00	02/01/13	03/01/13	211,892.68	211,892.68		(88,918.18)			122,974.50	122,974.50	-	0.00
Money Market	2004 MF Tranquility Bay Apts	0.00	02/01/13	03/01/13	38,223.93	38,223.93		(7,794.75)			30,429.18	30,429.18	-	0.00
Money Market	2004 MF Tranquility Bay Apts	0.00	02/01/13	03/01/13	9,576.84	9,576.84	156.47				9,733.31	9,733.31	-	0.00
	2004 MF Tranquility Bay Apts Total				509,265.16	509,265.16	156.47	(151,039.74)	0.00	0.00	358,381.89	358,381.89	0.00	0.00
Money Market	2004 MF Churchill @ Pinnacle	0.00	02/01/13	03/01/13	204,328.76	204,328.76		(116,770.21)			87,558.55	87,558.55	-	0.00
Money Market	2004 MF Churchill @ Pinnacle	0.00	02/01/13	03/01/13	247,320.01	247,320.01	11,708.65				259,028.66	259,028.66	-	0.00
Money Market	2004 MF Churchill @ Pinnacle	0.00	02/01/13	03/01/13	7,649.05	7,649.05	125.94				7,774.99	7,774.99	-	0.00
Money Market	2004 MF Churchill @ Pinnacle	0.00	02/01/13	03/01/13	52,879.04	52,879.04		(125.95)			52,753.09	52,753.09	-	0.00
Money Market	2004 MF Churchill @ Pinnacle	0.00	02/01/13	03/01/13	9,572.28	9,572.28		(195.50)			9,376.78	9,376.78	-	0.00
	2004 MF Churchill @ Pinnacle Total				521,749.14	521,749.14	11,834.59	(117,091.66)	0.00	0.00	416,492.07	416,492.07	0.00	0.00
Money Market	2004 MF Village Fair	0.00	02/01/13	03/01/13	173,953.04	173,953.04		(108,351.48)			65,601.56	65,601.56	-	0.00
Money Market	2004 MF Village Fair	0.00	02/01/13	03/01/13	33,572.35	33,572.35	2,434.29				36,006.64	36,006.64	-	0.00
Money Market	2004 MF Village Fair	0.00	02/01/13	03/01/13	106,909.28	106,909.28		(25.86)			106,883.42	106,883.42	-	0.00
Money Market	2004 MF Village Fair	0.00	02/01/13	03/01/13	16,506.36	16,506.36		(12,113.08)			4,393.28	4,393.28	-	0.00
	2004 MF Village Fair Total				330,941.03	330,941.03	2,434.29	(120,490.42)	0.00	0.00	212,884.90	212,884.90	0.00	0.00
Money Market	2005 MF Pecan Grove	0.00	02/01/13	03/01/13	16,198.32	16,198.32		(15,492.74)			705.58	705.58	-	0.00
Money Market	2005 MF Pecan Grove	0.00	02/01/13	03/01/13	1,129,151.15	1,129,151.15	18.25				1,129,169.40	1,129,169.40	-	0.00
	2005 MF Pecan Grove Total				1,145,349.47	1,145,349.47	18.25	(15,492.74)	0.00	0.00	1,129,874.98	1,129,874.98	0.00	0.00
Money Market	2005 MF Prairie Oaks	0.00	02/01/13	03/01/13	37,016.93	37,016.93		(14,909.53)			22,107.40	22,107.40	-	0.00
Money Market	2005 MF Prairie Oaks	0.00	02/01/13	03/01/13	15,836.68	15,836.68	5,072.90				20,909.58	20,909.58	-	0.00
Money Market	2005 MF Prairie Oaks	0.00	02/01/13	03/01/13	25,589.11	25,589.11	0.41				25,589.52	25,589.52	-	0.00
Money Market	2005 MF Prairie Oaks	0.00	02/01/13	03/01/13	98,403.51	98,403.51		(11,440.22)			86,963.29	86,963.29	-	0.00
Money Market	2005 MF Prairie Oaks	0.00	02/01/13	03/01/13	155,557.98	155,557.98		(134,723.24)			20,834.74	20,834.74	-	0.00
	2005 MF Prairie Oaks Total				332,404.21	332,404.21	5,073.31	(161,072.99)	0.00	0.00	176,404.53	176,404.53	0.00	0.00
Money Market	2005 MF Port Royal	0.00	02/01/13	03/01/13	849,485.32	849,485.32	13.74				849,499.06	849,499.06	-	0.00
Money Market	2005 MF Port Royal	0.00	02/01/13	03/01/13	16,853.00	16,853.00		(15,279.73)			1,573.27	1,573.27	-	0.00
	2005 MF Port Royal Total				866,338.32	866,338.32	13.74	(15,279.73)	0.00	0.00	851,072.33	851,072.33	0.00	0.00
Mutual Fund	2005 MF Mission Del Rio	0.00	02/01/13	03/01/13	85,991.87	85,991.87		(28,730.96)			57,260.91	57,260.91	-	0.00
Money Market	2005 MF Mission Del Rio	0.00	02/01/13	03/01/13	284,768.82	284,768.82	4.59				284,773.41	284,773.41	-	0.00
Money Market	2005 MF Mission Del Rio	0.00	02/01/13	03/01/13	14,539.70	14,539.70		(10,530.77)			4,008.93	4,008.93	-	0.00
	2005 MF Mission Del Rio Total				385,300.39	385,300.39	4.59	(39,261.73)	0.00	0.00	346,043.25	346,043.25	0.00	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
Money Market	2005 MF Atascocita Apts	0.00	02/01/13	03/01/13	18,943.06	18,943.06	5,281.58				24,224.64	24,224.64	-	0.00
Money Market	2005 MF Atascocita Apts	0.00	02/01/13	03/01/13	7.85	7.85	0.49				8.34	8.34	-	0.00
Money Market	2005 MF Atascocita Apts	0.00	02/01/13	03/01/13	27.55	27.55	0.00				27.55	27.55	-	0.00
Money Market	2005 MF Atascocita Apts	0.00	02/01/13	03/01/13	39,703.48	39,703.48	35,595.82				75,299.30	75,299.30	-	0.00
	2005 MF Atascocita Apts Total				58,681.94	58,681.94	40,877.89	0.00	0.00	0.00	99,559.83	99,559.83	0.00	0.00
Money Market	2005 MF Tower Ridge	0.00	02/01/13	03/01/13	21,248.48	21,248.48	9,619.98				30,868.46	30,868.46	-	0.00
Money Market	2005 MF Tower Ridge	0.00	02/01/13	03/01/13	916.53	916.53	0.00				916.53	916.53	-	0.00
Money Market	2005 MF Tower Ridge	0.00	02/01/13	03/01/13	86.21	86.21	0.00				86.21	86.21	-	0.00
Money Market	2005 MF Tower Ridge	0.00	02/01/13	03/01/13	1,826.66	1,826.66	0.00				1,826.66	1,826.66	-	0.00
	2005 MF Tower Ridge Total				24,077.88	24,077.88	9,619.98	0.00	0.00	0.00	33,697.86	33,697.86	0.00	0.00
GNMA	2005 MF Prairie Ranch	4.99	03/28/06	01/15/45	11,508,581.79	12,375,523.26			(34,606.16)		11,473,975.63	12,201,425.68	(139,491.42)	0.00
Inv Agmt	2005 MF Prairie Ranch	3.25	12/06/05	01/20/45	314,720.45	314,720.45		(171,625.76)			143,094.69	143,094.69	-	0.00
Money Market	2005 MF Prairie Ranch	0.00	02/01/13	03/01/13	3,587.06	3,587.06	0.06				3,587.12	3,587.12	-	0.00
Money Market	2005 MF Prairie Ranch	0.00	02/01/13	03/01/13	4,693.06	4,693.06		(13.92)			4,679.14	4,679.14	-	0.00
	2005 MF Prairie Ranch Total				11,831,582.36	12,698,523.83	0.06	(171,639.68)	(34,606.16)	0.00	11,625,336.58	12,352,786.63	(139,491.42)	0.00
Money Market	2005 MF St. Augustine	0.00	02/01/13	03/01/13	0.05	0.05	0.00				0.05	0.05	-	0.00
Money Market	2005 MF St. Augustine	0.00	02/01/13	03/01/13	104,201.99	104,201.99		(76,302.87)			27,899.12	27,899.12	-	0.00
Money Market	2005 MF St. Augustine	0.00	02/01/13	03/01/13	7,480.57	7,480.57	4,743.66				12,224.23	12,224.23	-	0.00
Money Market	2005 MF St. Augustine	0.00	02/01/13	03/01/13	12.66	12.66	0.00				12.66	12.66	-	0.00
	2005 MF St. Augustine Total				111,695.27	111,695.27	4,743.66	(76,302.87)	0.00	0.00	40,136.06	40,136.06	0.00	0.00
Mutual Fund	2005 MF Park Manor	0.00	02/01/13	03/01/13	34,152.77	34,152.77		(23,650.38)			10,502.39	10,502.39	-	0.00
Money Market	2005 MF Park Manor	0.00	02/01/13	03/01/13	19,135.31	19,135.31		(7,550.28)			11,585.03	11,585.03	-	0.00
Money Market	2005 MF Park Manor	0.01	02/01/13	03/01/13	69,579.47	69,579.47		(23,325.19)			46,254.28	46,254.28	-	0.00
Money Market	2005 MF Park Manor	0.00	02/01/13	03/01/13	11,005.68	11,005.68	3,335.08				14,340.76	14,340.76	-	0.00
	2005 MF Park Manor Total				133,873.23	133,873.23	3,335.08	(54,525.85)	0.00	0.00	82,682.46	82,682.46	0.00	0.00
Money Market	2005 MF Pr Mockingbird	0.00	02/01/13	03/01/13	6,266.78	6,266.78	15,188.73				21,455.51	21,455.51	-	0.00
Money Market	2005 MF Pr Mockingbird	0.00	02/01/13	03/01/13	99,660.99	99,660.99		(69,077.88)			30,583.11	30,583.11	-	0.00
Money Market	2005 MF Pr Mockingbird	0.00	02/01/13	03/01/13	75,921.38	75,921.38		(2,011.29)			73,910.09	73,910.09	-	0.00
Money Market	2005 MF Pr Mockingbird	0.00	02/01/13	03/01/13	625,000.01	625,000.01	10.10				625,010.11	625,010.11	-	0.00
Money Market	2005 MF Pr Mockingbird	0.00	02/01/13	03/01/13	16,642.94	16,642.94	6,036.03				22,678.97	22,678.97	-	0.00
	2005 MF Pr Mockingbird Total				823,492.10	823,492.10	21,234.86	(71,089.17)	0.00	0.00	773,637.79	773,637.79	0.00	0.00
Money Market	2005 MF Pl @ Chase Oaks	0.00	02/01/13	03/01/13	411.19	411.19	0.00				411.19	411.19	-	0.00
Money Market	2005 MF Pl @ Chase Oaks	0.00	02/01/13	03/01/13	120.07	120.07	0.00				120.07	120.07	-	0.00
	2005 MF Pl @ Chase Oaks Total				531.26	531.26	0.00	0.00	0.00	0.00	531.26	531.26	0.00	0.00
Money Market	2005 MF Canal Place	0.00	02/01/13	03/01/13	11,328.99	11,328.99		(11,328.92)			0.07	0.07	-	0.00
Money Market	2005 MF Canal Place	0.00	02/01/13	03/01/13	206,250.68	206,250.68		(126,258.37)			79,992.31	79,992.31	-	0.00
Money Market	2005 MF Canal Place	0.00	02/01/13	03/01/13	3,996.01	3,996.01	80,577.65				84,573.66	84,573.66	-	0.00
	2005 MF Canal Place Total				221,575.68	221,575.68	80,577.65	(137,587.29)	0.00	0.00	164,566.04	164,566.04	0.00	0.00
Money Market	2006 MF Coral Hills	0.00	02/01/13	03/01/13	151,082.36	151,082.36		(92,701.05)			58,381.31	58,381.31	-	0.00
Money Market	2006 MF Coral Hills	0.00	02/01/13	03/01/13	504.95	504.95	2,135.18				2,640.13	2,640.13	-	0.00
	2006 MF Coral Hills Total				151,587.31	151,587.31	2,135.18	(92,701.05)	0.00	0.00	61,021.44	61,021.44	0.00	0.00
Money Market	2006 MF Harris Branch	0.00	02/01/13	03/01/13	55,766.93	55,766.93	58,960.25				114,727.18	114,727.18	-	0.00
Money Market	2006 MF Harris Branch	0.00	02/01/13	03/01/13	4,736.19	4,736.19	0.08				4,736.27	4,736.27	-	0.00
Money Market	2006 MF Harris Branch	0.00	02/01/13	03/01/13	39,050.33	39,050.33	11,598.69				50,649.02	50,649.02	-	0.00
Money Market	2006 MF Harris Branch	0.00	02/01/13	03/01/13	3,557.99	3,557.99	0.06				3,558.05	3,558.05	-	0.00
Money Market	2006 MF Harris Branch	0.00	02/01/13	03/01/13	17,350.64	17,350.64		(2.60)			17,348.04	17,348.04	-	0.00
	2006 MF Harris Branch Total				120,462.08	120,462.08	70,559.08	(2.60)	0.00	0.00	191,018.56	191,018.56	0.00	0.00
Money Market	2006 MF Bella Vista	0.00	02/01/13	03/01/13	80,297.64	80,297.64		(50,379.49)			29,918.15	29,918.15	-	0.00
Money Market	2006 MF Bella Vista	0.00	02/01/13	03/01/13	240,552.98	240,552.98	6.14				240,559.12	240,559.12	-	0.00
Money Market	2006 MF Bella Vista	0.00	02/01/13	03/01/13	34,166.68	34,166.68	13,749.99				47,916.67	47,916.67	-	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
Money Market	2006 MF Bella Vista	0.00	02/01/13	03/01/13	68,418.75	68,418.75	101,475.00				169,893.75	169,893.75	-	0.00
Money Market	2006 MF Bella Vista	0.00	02/01/13	03/01/13	37,115.09	37,115.09		(21,311.65)			15,803.44	15,803.44	-	0.00
	2006 MF Bella Vista Total				460,551.14	460,551.14	115,231.13	(71,691.14)	0.00	0.00	504,091.13	504,091.13	0.00	0.00
Money Market	2006 MF Village Park	0.00	02/01/13	03/01/13	4,234.37	4,234.37	12,932.86				17,167.23	17,167.23	-	0.00
Money Market	2006 MF Village Park	0.00	02/01/13	03/01/13	364,250.37	364,250.37		(182,223.38)			182,026.99	182,026.99	-	0.00
	2006 MF Village Park Total				368,484.74	368,484.74	12,932.86	(182,223.38)	0.00	0.00	199,194.22	199,194.22	0.00	0.00
Money Market	2006 MF Oakmoor	0.00	02/01/13	03/01/13	16,533.60	16,533.60	6,090.00				22,623.60	22,623.60	-	0.00
Money Market	2006 MF Oakmoor	0.00	02/01/13	03/01/13	202,546.78	202,546.78	12,399.99				214,946.77	214,946.77	-	0.00
Money Market	2006 MF Oakmoor	0.00	02/01/13	03/01/13	883.44	883.44		(878.28)			5.16	5.16	-	0.00
Money Market	2006 MF Oakmoor	0.00	02/01/13	03/01/13	128,579.66	128,579.66		(85,649.25)			42,930.41	42,930.41	-	0.00
	2006 MF Oakmoor Total				348,543.48	348,543.48	18,489.99	(86,527.53)	0.00	0.00	280,505.94	280,505.94	0.00	0.00
Money Market	2006 MF Sunset Pointe	0.00	02/01/13	03/01/13			21,968.96				21,968.96	21,968.96	-	0.00
Money Market	2006 MF Sunset Pointe	0.00	02/01/13	03/01/13			1,317.49				1,317.49	1,317.49	-	0.00
Money Market	2006 MF Sunset Pointe	0.00	02/01/13	03/01/13			0.23				0.23	0.23	-	0.00
Money Market	2006 MF Sunset Pointe	0.00	02/01/13	03/01/13			740,501.53				740,501.53	740,501.53	-	0.00
	2006 MF Sunset Pointe Total				0.00	0.00	763,788.21	0.00	0.00	0.00	763,788.21	763,788.21	0.00	0.00
Money Market	2006 MF Hillcrest	0.00	02/01/13	03/01/13	153,174.43	153,174.43	183,239.80				336,414.23	336,414.23	-	0.00
	2006 MF Hillcrest Total				153,174.43	153,174.43	183,239.80	0.00	0.00	0.00	336,414.23	336,414.23	0.00	0.00
Money Market	2006 MF Pleasant Village	0.00	02/01/13	03/01/13	131,439.12	131,439.12	3,534.69				134,973.81	134,973.81	-	0.00
Mutual Fund	2006 MF Pleasant Village	0.00	02/01/13	03/01/13	94,654.15	94,654.15	17,499.00				112,153.15	112,153.15	-	0.00
Money Market	2006 MF Pleasant Village	0.00	02/01/13	03/01/13	25,141.90	25,141.90	0.00				25,141.90	25,141.90	-	0.00
Money Market	2006 MF Pleasant Village	0.00	02/01/13	03/01/13	36,295.12	36,295.12	0.00				36,295.12	36,295.12	-	0.00
	2006 MF Pleasant Village Total				287,530.29	287,530.29	21,033.69	0.00	0.00	0.00	308,563.98	308,563.98	0.00	0.00
Money Market	2006 MF Grove Village	0.00	02/01/13	03/01/13	224,665.62	224,665.62	20,301.00				244,966.62	244,966.62	-	0.00
Money Market	2006 MF Grove Village	0.00	02/01/13	03/01/13	26,614.84	26,614.84	0.00				26,614.84	26,614.84	-	0.00
Money Market	2006 MF Grove Village	0.00	02/01/13	03/01/13	37,383.97	37,383.97	0.00				37,383.97	37,383.97	-	0.00
Money Market	2006 MF Grove Village	0.00	02/01/13	03/01/13	25,710.67	25,710.67	3,776.94				29,487.61	29,487.61	-	0.00
Money Market	2006 MF Grove Village	0.00	02/01/13	03/01/13	2.61	2.61	0.00				2.61	2.61	-	0.00
	2006 MF Grove Village Total				314,377.71	314,377.71	24,077.94	0.00	0.00	0.00	338,455.65	338,455.65	0.00	0.00
Money Market	2006 MF Red Hills	0.00	02/01/13	03/01/13	20,531.63	20,531.63	3,592.23				24,123.86	24,123.86	-	0.00
Money Market	2006 MF Red Hills	0.00	02/01/13	03/01/13	48.48	48.48	0.00				48.48	48.48	-	0.00
Money Market	2006 MF Red Hills	0.00	02/01/13	03/01/13	67,473.52	67,473.52	14,292.17				81,765.69	81,765.69	-	0.00
Money Market	2006 MF Red Hills	0.00	02/01/13	03/01/13	12.88	12.88		(1.44)			11.44	11.44	-	0.00
	2006 MF Red Hills Total				88,066.51	88,066.51	17,884.40	(1.44)	0.00	0.00	105,949.47	105,949.47	0.00	0.00
Money Market	2006 MF Champion Crossing	0.00	02/01/13	03/01/13	10,098.93	10,098.93	0.16				10,099.09	10,099.09	-	0.00
Money Market	2006 MF Champion Crossing	0.00	02/01/13	03/01/13	19,562.03	19,562.03	2,442.08				22,004.11	22,004.11	-	0.00
Money Market	2006 MF Champion Crossing	0.00	02/01/13	03/01/13	96.85	96.85	0.00				96.85	96.85	-	0.00
Money Market	2006 MF Champion Crossing	0.00	02/01/13	03/01/13	90,926.08	90,926.08		(83,488.12)			7,437.96	7,437.96	-	0.00
Money Market	2006 MF Champion Crossing	0.00	02/01/13	03/01/13	12.57	12.57		(1.13)			11.44	11.44	-	0.00
	2006 MF Champion Crossing Total				120,696.46	120,696.46	2,442.24	(83,489.25)	0.00	0.00	39,649.45	39,649.45	0.00	0.00
Money Market	2006 MF Stonehaven	0.00	02/01/13	03/01/13	18,050.55	18,050.55	5,141.29				23,191.84	23,191.84	-	0.00
	2006 MF Stonehaven Total				18,050.55	18,050.55	5,141.29	0.00	0.00	0.00	23,191.84	23,191.84	0.00	0.00
Money Market	2006 MF Center Ridge	0.00	02/01/13	03/01/13	79.60	79.60	0.00				79.60	79.60	-	0.00
Money Market	2006 MF Center Ridge	0.00	02/01/13	03/01/13	34,003.33	34,003.33	0.00				34,003.33	34,003.33	-	0.00
	2006 MF Center Ridge Total				34,082.93	34,082.93	0.00	0.00	0.00	0.00	34,082.93	34,082.93	0.00	0.00
Money Market	2006 MF Meowlands	0.01	02/01/13	03/01/13	462,946.35	462,946.35	0.00				462,946.35	462,946.35	-	0.00
Money Market	2006 MF Meowlands	0.01	02/01/13	03/01/13	33,615.69	33,615.69	6,208.22				39,823.91	39,823.91	-	0.00
Money Market	2006 MF Meowlands	0.01	02/01/13	03/01/13	101,596.01	101,596.01	0.00				101,596.01	101,596.01	-	0.00
Money Market	2006 MF Meowlands	0.01	02/01/13	03/01/13	214,924.92	214,924.92		(163,551.76)			51,373.16	51,373.16	-	0.00

Texas Department of Housing and Community Affairs
Multifamily Investment Summary
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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
Money Market	2006 MF Meowlands	0.01	02/01/13	03/01/13	180,274.77	180,274.77	12,894.15				193,168.92	193,168.92	-	0.00
	2006 MF Meowlands Total				993,357.74	993,357.74	19,102.37	(163,551.76)	0.00	0.00	848,908.35	848,908.35	0.00	0.00
Money Market	2006 MF East Texas Pines	0.00	02/01/13	03/01/13	7,769.79	7,769.79	14,823.49				22,593.28	22,593.28	-	0.00
Money Market	2006 MF East Texas Pines	0.00	02/01/13	03/01/13	5,055.10	5,055.10	97,604.32				102,659.42	102,659.42	-	0.00
Money Market	2006 MF East Texas Pines	0.00	02/01/13	03/01/13	202,743.75	202,743.75	185,878.03				388,621.78	388,621.78	-	0.00
Money Market	2006 MF East Texas Pines	0.00	02/01/13	03/01/13	270,968.84	270,968.84	20,837.70				291,806.54	291,806.54	-	0.00
	2006 MF East Texas Pines Total				486,537.48	486,537.48	319,143.54	0.00	0.00	0.00	805,681.02	805,681.02	0.00	0.00
Money Market	2006 MF Villas at Henderson	0.00	02/01/13	03/01/13	41.67	41.67	0.00				41.67	41.67	-	0.00
Money Market	2006 MF Villas at Henderson	0.00	02/01/13	03/01/13	93,541.53	93,541.53		(74,145.05)			19,396.48	19,396.48	-	0.00
Money Market	2006 MF Villas at Henderson	0.00	02/01/13	03/01/13	64,787.47	64,787.47		(39,145.28)			25,642.19	25,642.19	-	0.00
Money Market	2006 MF Villas at Henderson	0.00	02/01/13	03/01/13	32,667.09	32,667.09		(25,721.22)			6,945.87	6,945.87	-	0.00
Money Market	2006 MF Villas at Henderson	0.00	02/01/13	03/01/13	19.00	19.00	0.00				19.00	19.00	-	0.00
Money Market	2006 MF Villas at Henderson	0.00	02/01/13	03/01/13	402.41	402.41	0.01				402.42	402.42	-	0.00
Money Market	2006 MF Villas at Henderson	0.00	02/01/13	03/01/13	0.74	0.74	0.00				0.74	0.74	-	0.00
Money Market	2006 MF Villas at Henderson	0.00	02/01/13	03/01/13	9,182.03	9,182.03	3,837.13				13,019.16	13,019.16	-	0.00
	2006 MF Villas at Henderson Total				200,641.94	200,641.94	3,837.14	(139,011.55)	0.00	0.00	65,467.53	65,467.53	0.00	0.00
Money Market	2006 MF Aspen Parks Apts	0.00	02/01/13	03/01/13	261,205.61	261,205.61		(150,241.22)			110,964.39	110,964.39	-	0.00
Money Market	2006 MF Aspen Parks Apts	0.00	02/01/13	03/01/13	0.35	0.35	6,427.51				6,427.86	6,427.86	-	0.00
Money Market	2006 MF Aspen Parks Apts	0.00	02/01/13	03/01/13	5,650.21	5,650.21	0.11				5,650.32	5,650.32	-	0.00
	2006 MF Aspen Parks Apts Total				266,856.17	266,856.17	6,427.62	(150,241.22)	0.00	0.00	123,042.57	123,042.57	0.00	0.00
Money Market	2006 MF Idlewilde Apts	0.00	02/01/13	03/01/13	10,907.81	10,907.81	884.26				11,792.07	11,792.07	-	0.00
Money Market	2006 MF Idlewilde Apts	0.00	02/01/13	03/01/13	97,716.65	97,716.65		(68,033.79)			29,682.86	29,682.86	-	0.00
Money Market	2006 MF Idlewilde Apts	0.00	02/01/13	03/01/13	11,585.23	11,585.23	0.37				11,585.60	11,585.60	-	0.00
Money Market	2006 MF Idlewilde Apts	0.00	02/01/13	03/01/13	0.97	0.97	0.00				0.97	0.97	-	0.00
	2006 MF Idlewilde Apts Total				120,210.66	120,210.66	884.63	(68,033.79)	0.00	0.00	53,061.50	53,061.50	0.00	0.00
Money Market	2007 MF Landcaster Apts	0.00	02/01/13	03/01/13	16,928.60	16,928.60		(6,976.99)			9,951.61	9,951.61	-	0.00
Money Market	2007 MF Landcaster Apts	0.00	02/01/13	03/01/13	888.02	888.02	0.00				888.02	888.02	-	0.00
Money Market	2007 MF Landcaster Apts	0.00	02/01/13	03/01/13	109,237.20	109,237.20		(83,033.60)			26,203.60	26,203.60	-	0.00
Money Market	2007 MF Landcaster Apts	0.00	02/01/13	03/01/13	1,707.64	1,707.64	0.31				1,707.95	1,707.95	-	0.00
Money Market	2007 MF Landcaster Apts	0.00	02/01/13	03/01/13	0.97	0.97	0.00				0.97	0.97	-	0.00
	2007 MF Landcaster Apts Total				128,762.43	128,762.43	0.31	(90,010.59)	0.00	0.00	38,752.15	38,752.15	0.00	0.00
Money Market	2007 MF Park Place	0.01	02/01/13	03/01/13	66,649.95	66,649.95	12,601.80				79,251.75	79,251.75	-	0.00
Money Market	2007 MF Park Place	0.01	02/01/13	03/01/13	234,131.77	234,131.77		(165,584.73)			68,547.04	68,547.04	-	0.00
Money Market	2007 MF Park Place	0.01	02/01/13	03/01/13	18,054.08	18,054.08	5,863.33				23,917.41	23,917.41	-	0.00
	2007 MF Park Place Total				318,835.80	318,835.80	18,465.13	(165,584.73)	0.00	0.00	171,716.20	171,716.20	0.00	0.00
Money Market	2007 MF Terrace @ Cibolo	0.00	02/01/13	03/01/13	25,373.53	25,373.53	23,871.41				49,244.94	49,244.94	-	0.00
Money Market	2007 MF Terrace @ Cibolo	0.00	02/01/13	03/01/13	4,214.67	4,214.67	249.03				4,463.70	4,463.70	-	0.00
Money Market	2007 MF Terrace @ Cibolo	0.00	02/01/13	03/01/13	12,628.41	12,628.41	4,717.06				17,345.47	17,345.47	-	0.00
	2007 MF Terrace @ Cibolo Total				42,216.61	42,216.61	28,837.50	0.00	0.00	0.00	71,054.11	71,054.11	0.00	0.00
Money Market	2007 MF Santora Villas	0.01	02/01/13	03/01/13	185,688.18	185,688.18		(162,717.74)			22,970.44	22,970.44	-	0.00
Money Market	2007 MF Santora Villas	0.01	02/01/13	03/01/13	76,837.18	76,837.18	9,601.92				86,439.10	86,439.10	-	0.00
Money Market	2007 MF Santora Villas				0.05	0.05		(0.05)					-	0.00
Money Market	2007 MF Santora Villas	0.01	02/01/13	03/01/13			0.08				0.08	0.08	-	0.00
Money Market	2007 MF Santora Villas	0.01	02/01/13	03/01/13	88,297.89	88,297.89		(294.69)			88,003.20	88,003.20	-	0.00
Money Market	2007 MF Santora Villas	0.01	02/01/13	03/01/13	15,193.31	15,193.31	5,218.37				20,411.68	20,411.68	-	0.00
	2007 MF Santora Villas Total				366,016.61	366,016.61	14,820.37	(163,012.48)	0.00	0.00	217,824.50	217,824.50	0.00	0.00
GNMA	2007 A/B MF Villas @ Mesquite	5.17	04/29/10	07/20/47	16,467,082.09	18,107,640.58			(41,934.25)		16,425,147.84	17,762,566.57	(303,139.76)	0.00
GIC's	2007 A/B MF Villas @ Mesquite	4.78	08/23/07	07/20/47	373,858.94	373,858.94		(243,112.98)			130,745.96	130,745.96	-	0.00
Money Market	2007 A/B MF Villas @ Mesquite	0.00	02/01/13	03/01/13	7,262.01	7,262.01	0.12				7,262.13	7,262.13	-	0.00
	2007 A/B MF Villas @ Mesquite Total				16,848,203.04	18,488,761.53	0.12	(243,112.98)	(41,934.25)	0.00	16,563,155.93	17,900,574.66	(303,139.76)	0.00

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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
GNMA	2007 MF Summit Point	5.32	10/01/10	06/15/47	9,271,489.36	10,470,292.93			(22,234.70)		9,249,254.66	10,258,903.30	(189,154.93)	0.00
Money Market	2007 MF Summit Point	0.00	02/01/13	03/01/13	378,192.30	378,192.30		(143,814.81)			234,377.49	234,377.49	-	0.00
Money Market	2007 MF Summit Point	0.00	02/01/13	03/01/13	14,886.88	14,886.88		(49.73)			14,837.15	14,837.15	-	0.00
	2007 MF Summit Point Total				9,664,568.54	10,863,372.11	0.00	(143,864.54)	(22,234.70)	0.00	9,498,469.30	10,508,117.94	(189,154.93)	0.00
Money Market	2007 MF Costa Rialto	0.00	02/01/13	03/01/13	10,253.07	10,253.07	5,094.61				15,347.68	15,347.68	-	0.00
Mutual Fund	2007 MF Costa Rialto	0.00	02/01/13	03/01/13	125,445.08	125,445.08		(22,085.33)			103,359.75	103,359.75	-	0.00
Money Market	2007 MF Costa Rialto	0.00	02/01/13	03/01/13	100,295.56	100,295.56		(0.02)			100,295.54	100,295.54	-	0.00
	2007 MF Costa Rialto Total				235,993.71	235,993.71	5,094.61	(22,085.35)	0.00	0.00	219,002.97	219,002.97	0.00	0.00
Money Market	2007 MF Windshire Apts	0.00	02/01/13	03/01/13	13,307.22	13,307.22	6,351.60				19,658.82	19,658.82	-	0.00
Money Market	2007 MF Windshire Apts	0.00	02/01/13	03/01/13	4.59	4.59	0.00				4.59	4.59	-	0.00
Money Market	2007 MF Windshire Apts	0.00	02/01/13	03/01/13	61,365.90	61,365.90	31,133.14				92,499.04	92,499.04	-	0.00
Money Market	2007 MF Windshire Apts	0.00	02/01/13	03/01/13	569.64	569.64	0.22				569.86	569.86	-	0.00
	2007 MF Windshire Apts Total				75,247.35	75,247.35	37,484.96	0.00	0.00	0.00	112,732.31	112,732.31	0.00	0.00
Money Market	2007 MF Residences @ Onion Crk	0.00	02/01/13	03/01/13	2,766.12	2,766.12	4,650.93				7,417.05	7,417.05	-	0.00
	2007 MF Residences @ Onion Crk Total				2,766.12	2,766.12	4,650.93	0.00	0.00	0.00	7,417.05	7,417.05	0.00	0.00
Money Market	2008 MF West Oaks Apts	0.00	02/01/13	03/01/13	15,178.90	15,178.90	1,033.75				16,212.65	16,212.65	-	0.00
Money Market	2008 MF West Oaks Apts	0.00	02/01/13	03/01/13	9,915.17	9,915.17	7,679.83				17,595.00	17,595.00	-	0.00
	2008 MF West Oaks Apts Total				25,094.07	25,094.07	8,713.58	0.00	0.00	0.00	33,807.65	33,807.65	0.00	0.00
Money Market	2008 MF Costa Ibiza Apts	0.00	02/01/13	03/01/13	7.57	7.57	1.83				9.40	9.40	-	0.00
Money Market	2008 MF Costa Ibiza Apts	0.00	02/01/13	03/01/13	13,808.96	13,808.96		(13,655.33)			153.63	153.63	-	0.00
Money Market	2008 MF Costa Ibiza Apts	0.00	02/01/13	03/01/13	7,718.40	7,718.40	5,686.04				13,404.44	13,404.44	-	0.00
Money Market	2008 MF Costa Ibiza Apts	0.00	02/01/13	03/01/13	54,232.57	54,232.57	32,188.38				86,420.95	86,420.95	-	0.00
	2008 MF Costa Ibiza Apts Total				75,767.50	75,767.50	37,876.25	(13,655.33)	0.00	0.00	99,988.42	99,988.42	0.00	0.00
Money Market	2008 MF Adddison Park Apts	0.00	02/01/13	03/01/13	1,430.70	1,430.70	0.46				1,431.16	1,431.16	-	0.00
Mutual Fund	2009 MF Adddison Park Apts	0.00	02/01/13	03/01/13	123,497.90	123,497.90		(74,004.92)			49,492.98	49,492.98	-	0.00
Money Market	2010 MF Adddison Park Apts	0.00	02/01/13	03/01/13	14,071.27	14,071.27		(2,268.63)			11,802.64	11,802.64	-	0.00
	2008 MF Addison Park Apts Total				138,999.87	138,999.87	0.46	(76,273.55)	0.00	0.00	62,726.78	62,726.78	0.00	0.00
Money Market	2008 MF Alta Cullen Ref	0.00	02/01/13	03/01/13	1.67	1.67	0.00				1.67	1.67	-	0.00
Money Market	2008 MF Alta Cullen Ref	0.00	02/01/13	03/01/13	51,759.42	51,759.42	6,375.02				58,134.44	58,134.44	-	0.00
Money Market	2008 MF Alta Cullen Ref	0.00	02/01/13	03/01/13	68,877.62	68,877.62	36,561.09				105,438.71	105,438.71	-	0.00
Money Market	2008 MF Alta Cullen Ref	0.00	02/01/13	03/01/13	2.80	2.80	0.00				2.80	2.80	-	0.00
	2008 MF Alta Cullen Ref Total				120,641.51	120,641.51	42,936.11	0.00	0.00	0.00	163,577.62	163,577.62	0.00	0.00
Money Market	2009 MF Costa Mariposa	0.00	02/01/13	03/01/13	13,671.31	13,671.31	6,122.87				19,794.18	19,794.18	-	0.00
	2009 MF Costa Mariposa Total				13,671.31	13,671.31	6,122.87	0.00	0.00	0.00	19,794.18	19,794.18	0.00	0.00
Money Market	2009 MF Woodmont Apts	0.00	02/01/13	03/01/13	1,333.38	1,333.38	250.02				1,583.40	1,583.40	-	0.00
Money Market	2009 MF Woodmont Apts	0.00	02/01/13	03/01/13	99,278.68	99,278.68		(81,848.93)			17,429.75	17,429.75	-	0.00
Money Market	2009 MF Woodmont Apts	0.00	02/01/13	03/01/13	0.02	0.02	0.00				0.02	0.02	-	0.00
Money Market	2009 MF Woodmont Apts	0.00	02/01/13	03/01/13	0.17	0.17	0.00				0.17	0.17	-	0.00
Money Market	2009 MF Woodmont Apts	0.00	02/01/13	03/01/13	11,074.20	11,074.20	6,450.33				17,524.53	17,524.53	-	0.00
	2009 MF Woodmont Apts Total				111,686.45	111,686.45	6,700.35	(81,848.93)	0.00	0.00	36,537.87	36,537.87	0.00	0.00
	Total Multifamily Investment Summary				69,043,524.10	72,749,827.63	4,470,935.15	(10,024,903.04)	(98,775.11)	0.00	63,390,781.10	66,465,298.52	(631,786.11)	0.00

Texas Department of Housing and Community Affairs
Taxable Mortgage Program Investment Summary
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Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/12	Beginning Market Value 11/30/12	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 2/28/13	Ending Market Value 2/28/13	Change In Market Value	Recognized Gain
Repo Agmt	PROGRAM 79-TMP	0.12	02/28/13	03/01/13			1,061,710.58				1,061,710.58	1,061,710.58	-	0.00
GNMA	PROGRAM 79-TMP	2.65	01/29/13	12/15/42			51,296.00		(85.97)		51,210.03	51,224.88	14.85	0.00
GNMA	PROGRAM 79-TMP	3.20	01/29/13	10/15/42			115,332.00		(177.46)		115,154.54	120,891.54	5,737.00	0.00
GNMA	PROGRAM 79-TMP	3.25	01/29/13	01/15/43			4,479,891.00		(6,849.78)		4,473,041.22	4,701,479.44	228,438.22	0.00
GNMA	PROGRAM 79-TMP	4.00	08/30/11	07/15/41					(980.37)	317,875.51	316,895.14	344,671.00	27,775.86	0.00
FNMA	PROGRAM 79-TMP	5.49	05/29/03	04/01/33	203,154.29	223,349.86			(1,308.80)		201,845.49	221,981.60	(59.46)	0.00
FNMA	PROGRAM 79-TMP	4.80	09/18/03	07/01/33	69,534.21	75,605.24			(482.67)		69,051.54	74,985.83	(136.74)	0.00
FNMA	PROGRAM 79-TMP	5.49	12/04/03	11/01/33	50,017.37	54,989.60			(345.11)		49,672.26	54,627.56	(16.93)	0.00
FNMA	PROGRAM 79-TMP	4.80	01/15/04	11/01/33	243,747.16	263,768.55			(1,640.71)		242,106.45	261,712.23	(415.61)	0.00
FNMA	PROGRAM 79-TMP	4.80	02/26/04	01/01/34	81,941.05	89,003.55			(992.05)		80,949.00	87,848.28	(163.22)	0.00
FNMA	PROGRAM 79-TMP	5.49	04/08/04	06/01/33	60,997.47	66,981.93			(601.66)		60,395.81	66,478.27	98.00	0.00
GNMA	PROGRAM 79-TMP	4.60	12/07/11	06/15/41					(123.20)	45,149.76	45,026.56	49,200.97	4,174.41	0.00
GNMA	PROGRAM 79-TMP	3.50	11/28/11	10/15/41					(354.69)	114,805.49	114,450.80	123,538.19	9,087.39	0.00
FNMA	PROGRAM 79-TMP	5.49	09/02/04	08/01/34	227,750.34	249,776.08			(1,338.12)		226,412.22	248,947.03	509.07	0.00
FNMA	PROGRAM 79-TMP	4.80	11/10/04	10/01/34	55,329.41	59,860.89			(405.31)		54,924.10	59,357.02	(98.56)	0.00
FNMA	PROGRAM 79-TMP	5.49	07/14/05	05/01/35	35,788.44	39,167.23			(199.02)		35,589.42	39,046.58	78.37	0.00
FNMA	PROGRAM 79-TMP	5.49	11/03/05	10/01/35	125,455.41	138,064.93			(813.11)		124,642.30	137,524.08	272.26	0.00
FNMA	PROGRAM 79-TMP	4.80	12/15/05	10/01/35	62,965.20	68,109.46			(400.26)		62,564.94	67,600.79	(108.41)	0.00
FNMA	PROGRAM 79-TMP	5.49	04/27/06	03/01/36	63,635.10	69,479.35			(317.58)		63,317.52	69,299.76	137.99	0.00
Repo Agmt	PROGRAM 79-TMP	0.12	02/28/13	03/01/13	618,184.65	618,184.65		(537,702.04)			80,482.61	80,482.61	-	0.00
Repo Agmt	PROGRAM 79-TMP	0.12	02/28/13	03/01/13	2,000,413.08	2,000,413.08		(1,852,371.35)			148,041.73	148,041.73	-	0.00
GNMA	PROGRAM 79-TMP	3.10	09/17/12	08/15/42			249,526.43		(842.77)		248,683.66	261,073.08	12,389.42	0.00
GNMA	PROGRAM 79-TMP	3.70	09/17/12	09/15/42			1,450,307.46		(4,405.25)		1,445,902.21	1,563,049.21	117,147.00	0.00
GNMA	PROGRAM 79-TMP	3.70	09/26/12	09/15/42			255,772.93		(730.32)		255,042.61	275,292.99	20,250.38	0.00
	PROGRAM 79-TMP Total				3,898,913.18	4,016,754.40	7,663,836.40	(2,390,073.39)	(23,394.21)	477,830.76	9,627,112.74	10,170,065.25	425,111.29	0.00
	Total Taxable Mortgage Program Investment Summary				3,898,913.18	4,016,754.40	7,663,836.40	(2,390,073.39)	(23,394.21)	477,830.76	9,627,112.74	10,170,065.25	425,111.29	0.00

1m

BOARD ACTION REQUEST

COMMUNITY AFFAIRS DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action on Approval of the FFY 2013 Low Income Home Energy Assistance Program (LIHEAP) State Plan Amendment

RECOMMENDED ACTION

WHEREAS, the Department submitted the FFY 2013 Low Income Home Energy Assistance Program (LIHEAP) State Plan to the U.S. Department of Health and Human Services (USHHS) on August 30, 2012;

WHEREAS, the Department amends the FFY 2013 LIHEAP State Plan to set household income eligibility at 60% State Median Income (SMI) for programs in a geographical area affected by a natural disaster designated by the USHHS Secretary, by a major disaster or emergency designated by the President under the Disaster Relief Act of 1974, or as defined by the Department's Executive Director, for so long as such designation remains in effect and with prior written permission of the Department; and

WHEREAS, the Department amends the FFY 2013 LIHEAP State Plan, in accordance with §2607A of the LIHEAP statute, to acquire non-Federal leveraged utility assistance resources by entering into a Memorandum of Understanding (MOU) with the Public Utility Commission of Texas (PUC).

NOW, therefore, it is hereby

RESOLVED, that the FFY 2013 LIHEAP State Plan Amendment, in the form presented to this meeting, is hereby approved for submittal to the USHHS.

BACKGROUND

Following approval at the July 26, 2012 TDHCA Board meeting, Community Affairs staff submitted the FFY 2013 Low Income Home Energy Assistance Program (LIHEAP) State Plan to the U.S. Department of Health and Human Services (USHHS) on August 30, 2012.

The Department has prepared amendments to the FFY2013 LIHEAP State Plan to expand eligibility requirements in a geographical area affected by a natural disaster designated by the Secretary of the United States Department of Health and Human Services (USHHS), or by a major disaster or emergency designated by the President under the Disaster Relief Act of 1974, for so long as such designation remains in effect and with prior written permission of the Department. The State may also use this flexibility to set poverty guidelines in a local crisis as defined by the Executive Director.

In the aforementioned circumstances, household income eligibility will be set at the higher of 125% of Federal Poverty Income Guidelines or 60% State Median Income (SMI). Income eligibility for all other LIHEAP components will remain at 125% Federal Poverty Income Guidelines.

The Department has also prepared amendments to its FFY2013 LIHEAP State Plan to include leveraging activities with the Public Utility Commission of Texas (PUC) for the Texas Low Income Telephone and Electric Discount Program (LITE UP) electronic discount. The Department and the PUC will integrate and coordinate referrals for eligible households.

LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP)

DETAILED PLAN

PUBLIC LAW 97-35,

AS AMENDED

FISCAL YEAR (FY) 2013

(Amended May 2014)

GRANTEE: TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

EIN: 17426105429

ADDRESS:.....P.O. Box 13941

.....Austin, TX 78711-3941

NAME OF LIHEAP COORDINATOR: .....Michael DeYoung

EMAIL:..... michael.deyoung@tdhca.state.tx.us

TELEPHONE: .....(512) 475-2125 FAX: (512) 475-3935

PLEASE CHECK ONE: TRIBE ☒STATE INSULAR AREA

Department of Health and Human Services (Federal government web site: http://www.acf.hhs.gov/programs/ocs/liheap/)
Administration for Children and Families
Office of Community Services
Washington, DC 20447

August 1987, revised 05/92, 02/95, 03/96, 12/98, 11/01
OMB Approval No. 0970-0075
Expiration Date: 04/30/2014

THE PAPERWORK REDUCTION ACT OF 1995 (Pub. L. 104-13)
Use of this model plan is optional. However, the information requested is required in order to receive a Low Income Home Energy Assistance Program (LIHEAP) grant in years in which the grantee is not permitted to file an abbreviated plan. Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, gathering and maintaining the data needed, and reviewing the collection of information. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number.

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Assurances

The Texas Department of Housing & Community Affairs agrees to:

(Grantee Name)

(1) use the funds available under this title to –

(A) conduct outreach activities and provide assistance to low income households in meeting their home energy costs, particularly those with the lowest incomes that pay a high proportion of household income for home energy, consistent with paragraph (5);

(B) intervene in energy crisis situations;

(C) provide low-cost residential weatherization and other cost-effective energy-related home repair; and

(D) plan, develop, and administer the State's program under this title including leveraging programs,

and the State agrees not to use such funds for any purposes other than those specified in this title;

(2) make payments under this title only with respect to –

(A) households in which one or more individuals are receiving –

(i) assistance under the State program funded under part A of title IV of the Social Security Act;

(ii) supplemental security income payments under title XVI of the Social Security Act;

(iii) food stamps under the Food Stamp Act of 1977; or

(iv) payments under section 415, 521, 541, or 542 of title 38, United States Code, or under section 306 of the Veterans' and Survivors' Pension Improvement Act of 1978; or

(B) households with incomes which do not exceed the greater of –

(i) an amount equal to 150 percent of the poverty level for such State; or

(ii) an amount equal to 60 percent of the State median income;

except that a State may not exclude a household from eligibility in a fiscal year solely on the basis of household income if such income is less than 110 percent of the poverty level for such State, but the State may give priority to those households with the highest home energy costs or needs in relation to household income.

(3) conduct outreach activities designed to assure that eligible households, especially households with elderly individuals or disabled individuals, or both, and households with high home energy burdens, are made aware of the assistance available under this title, and any similar energy-related assistance available under subtitle B of title VI (relating to community services block grant program) or under any other provision of law which carries out programs which were administered under the Economic Opportunity Act of 1964 before the date of the enactment of this Act;

(4) coordinate its activities under this title with similar and related programs administered by the Federal Government and such State, particularly low-income energy-related programs under subtitle B of title VI (relating to community services block grant program), under the supplemental security income program, under part A of title IV of the Social Security Act, under title XX of the Social Security Act, under the low-income weatherization assistance program under title IV of the Energy Conservation and Production Act, or under any other provision of law which carries out programs which were administered under the Economic Opportunity Act of 1964 before the date of the enactment of this Act;

(5) provide, in a timely manner, that the highest level of assistance will be furnished to those households which have the lowest incomes and the highest energy costs or needs in relation to income, taking into account family size, except that the State may not differentiate in implementing this section between the households described in clauses 2(A) and 2(B) of this subsection;

(6) to the extent it is necessary to designate local administrative agencies in order to carry out the purposes of this title, to give special consideration, in the designation of such agencies, to any local public or private nonprofit agency which was receiving Federal funds under any low-income energy assistance program or weatherization program under the Economic Opportunity Act of 1964 or any other provision of law on the day before the date of the enactment of this Act, except that –

(A) the State shall, before giving such special consideration, determine that the agency involved meets program and fiscal requirements established by the State; and

(B) if there is no such agency because of any change in the assistance furnished to programs for economically disadvantaged persons, then the State shall give special consideration in the designation of local administrative agencies to any successor agency which is operated in substantially the same manner as the predecessor agency which did receive funds for the fiscal year preceding the fiscal year for which the determination is made;

(7) if the State chooses to pay home energy suppliers directly, establish procedures to –

(A) notify each participating household of the amount of assistance paid on its behalf;

(B) assure that the home energy supplier will charge the eligible household, in the normal billing process, the difference between the actual cost of the home energy and the amount of the payment made by the State under this title;

(C) assure that the home energy supplier will provide assurances that any agreement entered into with a home energy supplier under this paragraph will contain provisions to assure that no household receiving assistance under this title will be treated adversely because of such assistance under applicable provisions of State law or public regulatory requirements; and

(D) ensure that the provision of vendor payments remains at the option of the State in consultation with local grantees and may be contingent on unregulated vendors taking appropriate measures to alleviate the energy burdens of eligible households, including providing for agreements between suppliers and individuals eligible for benefits under this Act that seek to reduce home energy costs, minimize the risks of home energy crisis, and encourage regular payments by individuals receiving financial assistance for home energy costs;

(8) provide assurances that,

(A) the State will not exclude households described in clause (2)(B) of this subsection from receiving home energy assistance benefits under clause (2), and

(B) the State will treat owners and renters equitably under the program assisted under this title;

(9) provide that –

(A) the State may use for planning and administering the use of funds under this title an amount not to exceed 10 percent of the funds payable to such State under this title for a fiscal year; and

(B) the State will pay from non-Federal sources the remaining costs of planning and administering the program assisted under this title and will not use Federal funds for such remaining cost (except for the costs of the activities described in paragraph (16));

(10) provide that such fiscal control and fund accounting procedures will be established as may be necessary to assure the proper disbursal of and accounting for Federal funds paid to the State under this title, including procedures for monitoring the assistance provided under this title, and provide that the State will comply with the provisions of chapter 75 of title 31, United States Code (commonly known as the "Single Audit Act");

(11) permit and cooperate with Federal investigations undertaken in accordance with section 2608;

(12) provide for timely and meaningful public participation in the development of the plan described in subsection (c);

(13) provide an opportunity for a fair administrative hearing to individuals whose claims for assistance under the plan described in subsection (c) are denied or are not acted upon with reasonable promptness; and

(14) cooperate with the Secretary with respect to data collecting and reporting under section 2610.

(15) * beginning in fiscal year 1992, provide, in addition to such services as may be offered by State Departments of Public Welfare at the local level, outreach and intake functions for crisis situations and heating and cooling assistance that is administered by additional State and local governmental entities or community-based organizations (such as community action agencies, area agencies on aging and not-for-profit neighborhood-based organizations), and in States where such organizations do not administer functions as of September 30, 1991, preference in awarding grants or contracts for intake services shall be provided to those agencies that administer the low-income weatherization or energy crisis intervention programs.

*** This assurance is applicable only to States, and to territories whose annual regular LIHEAP allotments exceed $200,000. Neither territories with annual allotments of $200,000 or less nor Indian tribes/tribal organizations are subject to Assurance 15.**

(16) use up to 5 percent of such funds, at its option, to provide services that encourage and enable households to reduce their home energy needs and thereby the need for energy assistance, including needs assessments, counseling, and assistance with energy vendors, and report to the Secretary concerning the impact of such activities on the number of households served, the level of direct benefits provided to those households, and the number of households that remain unserved.

Certification to the Assurances

As Chief Executive Officer, I agree to comply with the sixteen assurances contained in Title XXVI of the Omnibus Budget Reconciliation Act of 1981, as amended. By signing these assurances, I also agree to abide by the standard assurances on lobbying, debarment and suspension, and a drug-free workplace.

Signature of the Tribal or Board Chairperson or Chief Executive Officer of the State or Territory.

Signature: _____

Title: Executive Director

Date: August 7, 2012

The Governor of Texas has delegated the responsibility of signing this document to the Executive Director of the Texas Department of Housing and Community Affairs. A copy of the letter is attached.

The EIN (Entity Identification Number) of the Texas Department of Housing & Community Affairs, which receives the grant funds, appears on the cover of this application.

In the above assurances which are quoted from the law, "State" means the 50 States, the District of Columbia, an Indian Tribe or Tribal Organization, or a Territory; "title" of the Act refers to Title XXVI of the Omnibus Budget Reconciliation Act of 1981 (OBRA), as amended, the "Low Income Home Energy Assistance Act"; "section" means Section 2605 of OBRA; and, "subsection" refers to Section 2605(b) of OBRA.

Components Operated Under LIHEAP

Statutory Reference 2605(a) and 2605(b)(1)

Please check which components you will operate under the LIHEAP program. (Note: You must provide information for each component designated here as requested elsewhere in this plan.)

Use of Funds

Program Component	Dates of Operation
heating assistance	December – February
cooling assistance	March – November
crisis assistance	January – December
weatherization assistance	April – March

Statutory Reference 2605(c)(l)(C)

Please estimate what amount of available LIHEAP funds will be used for each component that you will operate: ***The total of all percentages must add up to 100%.***

Statutory Reference	Percentage of Funds	Program Component
	10%	heating assistance
	40%	cooling assistance
	10%	crisis assistance
2605(k)(1)	25%	weatherization assistance
2605(b)(9)	0%	carryover to the following fiscal year
	10%	administrative and planning costs
2605(b)(16)	5%	services to reduce home energy needs including needs assessment (assurance 16)
	0%	used to develop and implement leveraging activities (limited to the greater of 0.08% or $35,000 for States, the greater of 2% or $100 for territories, tribes and tribal organizations).
	100%	**TOTAL**

Alternate Use of Crisis Assistance Funds

Statutory Reference 2605(c)(l)(C)

The funds reserved for winter crisis assistance that have not been expended by March 15 will be reprogrammed to:

Program Component	Yes/No
Heating assistance	No
Cooling assistance	No
weatherization assistance	No
Other(specify): Year-round crisis	Yes

Do you accept applications for energy crisis assistance at sites that are geographically accessible to all households in the area to be served? (This is required by the statute.)

Yes

Eligibility

Statutory Reference 2605(b)(2) and 2605(c)(1)(A)

What are your maximum eligibility limits? (Please check the components to which they apply.) ***Current year guidelines must be used.***

Maximum Eligibility Limit	Heating Component	Cooling Component	Crisis Component	Weatherization Component
150% of the poverty guidelines				
125% of the poverty guidelines	X	X	X	X
111% of the poverty guidelines				
60% of the State's median income**				

AMENDED MAY 2013: **In the county of a major disaster or emergency designated by the Secretary of the Department of Health and Human Services or by the President under the Disaster Relief Act of 1974, the State will use the higher of 125% of the poverty guidelines or 60% of the State's median income. The State may also use this flexibility to set poverty guidelines in a local crisis as defined by the Department's Executive Director. The State will communicate this designation to affected subrecipients through email and by website posting. Subrecipients must receive prior written approval before using 60% SMI.

Subrecipient agencies will base applicant household eligibility on Texas Administrative Code Title 10, Part 1, Chapter 5, Subchapter A, §5.19 Client Income Guidelines and §5.20 Determining Income Eligibility.

Households are not automatically eligible if one person is receiving TANF, SSI, Food Stamps, or Certain means-tested veterans programs for any Program Component.

Statutory Reference 2605(c)(1)(A) and 2605(b)(2)

Additional eligibility requirements for Heating Component and Cooling Component.

Additional Eligibility Criteria	Heating Component (Yes or No)	Cooling Component (Yes or No)
Do you have additional eligibility requirements?	No	No
Do you use assets test?	No	No
Do you give priority eligibility to elderly?	Yes	Yes
Do you give priority eligibility to disabled?	Yes	Yes
Do you give priority eligibility to young children?	Yes	Yes

Additional Eligibility Criteria	Heating Component (Yes or No)	Cooling Component (Yes or No)
Other: High Energy Burden and High Energy Consumption	Yes	Yes

Statutory Reference 2604(c) and 2605(c)(1)(A)

Additional eligibility requirements for Crisis component.

Additional Eligibility Criteria	Crisis Component (Yes or No)
Do you have additional eligibility requirements?	No
Do you use assets test?	No
Must the household have received a shut-off notice or have an empty tank?	No
Must the household have exhausted regular benefit?	No
Must the household have received a rent eviction notice?	No
Must heating/cooling be medically necessary?	No

What constitutes a crisis? Please describe

A utility disconnection notice may constitute an energy crisis. Extreme hot or cold weather, defined at the local level.

Statutory Reference 2605(c)(1)(A)

Additional eligibility requirements for Weatherization.

Additional Eligibility Criteria	Weatherization (Yes or No)
Do you have additional eligibility requirements?	No
Do you use assets test?	No
Do you give priority eligibility to elderly?	No
Do you give priority eligibility to disabled?	No
Do you give priority eligibility to young children?	No
Other: High Energy Burden and High Energy Consumption	No

Are you using Department of Energy (DOE) Low Income Weatherization Assistance Program (LIWAP) rules (http://www1.eere.energy.gov/wip/wap.html) to establish eligibility or to establish priority eligibility for households with certain characteristics?

Yes

If Yes, are there exceptions? Please list below.

Texas Administrative Code Title 10, Part 1, Chapter 5, Subchapter E. Weatherization Assistance Program General (*http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=5&sch=E&rl=Y*)
RULE §5.507 - Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria

Outreach Activities

Statutory Reference 2605(b)(3) and 2605(c)(3)(A)

Please indicate the outreach activities that you conduct that are designed to assure that eligible households are made aware of all LIHEAP assistance available:

Outreach Activity	**Do you conduct this activity? (Yes or No)**
Provide intake service through home visits or by telephone for the physically infirm (i.e. elderly or disabled).	Yes
Place posters/flyers in local and county social service offices, offices of aging, Social Security offices, VA, etc.	Yes
Publish articles in local newspapers or broadcast media announcements.	Yes
Include inserts in energy vendor billings to inform individuals of the availability of all types of LIHEAP assistance.	Yes
Make mass mailing to past recipients of LIHEAP.	No
Inform low income applicants of the availability of all types of LIHEAP assistance at application intake for other low-income programs.	Yes
Execute interagency agreements with other low-income program offices to perform outreach to target groups.	**~~No~~ Yes (Amended May 2013)**

Coordination

Statutory Reference 2605(b)(4)

Please describe how you will assure that LIHEAP is coordinated with similar and related programs. The description provided applies to all components unless specifically noted.

Subrecipients coordinate with other social service agencies to provide services to eligible households. In particular, subrecipients make documented referrals to the local WAP subrecipient.

Subrecipients coordinate with local energy vendors to arrange for arrearage reduction, reasonably reduced payment schedules, or cost reductions.

Community Action Agencies, local government entities, and private nonprofit agencies, administer the LIHEAP program. To share information, enhance and develop service capacities, and integrate resources, The Department works with the Texas Association of Community Action Agencies, the Public Utility Commission, the Texas Railroad Commission, utility companies, and other State entities serving the low-income population.

Benefit Levels: Equal Treatment

Statutory Reference 2605(b)(5), 2605(b)(2), and 2605(b)(8A)

The statute requires that there be no difference in the treatment of households eligible because of their income and those eligible because they receive benefits under TANF, Food Stamps, SSI, or certain means-tested veterans programs ("categorically eligible"). How do you ensure there is no difference when determining eligibility and benefit amounts? This applies to all components unless specifically noted below.

There is no difference in treatment based on the receipt or non-receipt of public assistance benefits. Subrecipients will base applicant household eligibility on TAC Title 10, Part 1, §5.19 (Client Income Guidelines) and §5.20 (Determining Income Eligibility) for all Community Affairs programs.

Determination of Benefits

Heating Component and Cooling Component

Statutory Reference 2605(b)(5)

Please check the variables you use to determine your benefit levels (check all that apply.)

Variable	Heating benefit	Cooling benefit
Income	X	X
family (household) size	X	X
home energy cost or need	X	X
fuel type		
climate/region		
individual bill	X	X
dwelling type		
energy burden (% of income spent on home energy)	X	X
energy need	X	X
other (describe):		

Benefit Levels

Statutory Reference 2605(b)(5) and 2605(c)(1)(B)

Describe how you will assure that the highest benefits go to households with the lowest incomes and the highest energy costs or needs in relation to income, taking into account family size.

Please describe benefit levels or attach a copy of your payment matrix.

Household may receive an amount needed to address their energy payment shortfall not to exceed the following amounts:

Households Incomes	Maximum Heating Component Benefit	Maximum Cooling Component Benefit
0 to 50% of Poverty	$1,200.00	$1,200.00
50% to 75% of Poverty	$1,100.00	$1,100.00
75% to 125% of Poverty	$1,000.00	$1,000.00

Do you provide in-kind (e.g., blankets, space heaters) and/or other forms of benefits?

No

Crisis Component

Statutory Reference 2605(b)(5) and 2605(c)(1)(B)

How do you handle crisis situations?

Crisis situations are handled as a separate component.

If you have a separate component, how do you determine crisis assistance benefits?

Crisis assistance benefit is the amount needed to resolve crisis, up to the maximum.

Benefit Levels

Please indicate the maximum benefit for each type of crisis assistance offered.

Type of crisis assistance offered	Maximum Benefit
Heating	n/a
Cooling	n/a
Year-round	$3,700

Do you provide in-kind (e.g., blankets, space heaters) and/or other forms of benefits?

No

WEATHERIZATION & OTHER ENERGY RELATED HOME REPAIR AND IMPROVEMENTS

Types of Assistance

Statutory Reference 2605(b)(5), 2605(c)(1), (B) & (D)

What LIHEAP weatherization services/materials do you provide? (Check all categories that apply.)

LIHEAP weatherization services/materials	Provided
Weatherization needs assessments/audits.	X
Caulking, insulation, storm windows, etc.	X
Furnace/heating system modifications/repairs	X
Furnace replacement	X
Cooling efficiency modifications/repairs/replacement	X
Other Energy Related Home Repair (Please describe) (1) roof, wall, and floor repair to complete weatherization measures; (2) repair or replace essential electrical wiring to complete related weatherization measures, while complying with safety codes; (3) solar screens or window film (where appropriate); (4) replacement of refrigerators 1993 or older or metered to have an SIR of 1 or greater on the Departments refrigerator tool; (5) mobile home skirting to protect belly insulation; (6) overhangs to protect mobile home doors; (7) carpentry work to protect outside water heater from exposure; and (8) Weatherization-related health and safety safeguards as defined by DOE.	X

Benefit Levels

Do you have a maximum LIHEAP weatherization benefit/expenditure per household?

Yes

If yes, what is the maximum amount?

$5,000 or otherwise calculated by the Department.

Types of Rules (DOE or LIHEAP)

Under what rules do you administer LIHEAP weatherization?

Type of Rules	Used to Administer LIHEAP Weatherization
Entirely under LIHEAP (not DOE) rules	
Entirely under DOE LIWAP rules	
Mostly under LIHEAP rules with the following DOE LIWAP rule(s) where LIHEAP and LIWAP rules differ (Check all that apply):	X
Weatherize buildings if at least 66% of units (50% in 2- & 4-unit buildings) are eligible units or will become eligible within 180 days	X
Weatherize shelters temporarily housing primarily low income persons (excluding nursing homes, prisons, and similar institutional care facilities).	X
Mostly under DOE LIWAP rules, with the following LIHEAP rule(s) where LIHEAP and LIWAP rules differ (Check all that apply.)	
Weatherization not subject to DOE LIWAP maximum statewide average cost per dwelling unit.	X
Other (Please describe.) Energy Related Home Repair. TDHCA will allow the use of a client's LIHEAP weatherization award for structural and ancillary repairs only if required to enable effective weatherization.	X

Agency Designation

Statutory Reference 2605(b)(6)

The state administers LIHEAP through the following types of local agencies:

Agency Type	Designated for LIHEAP
county welfare offices	
community action agencies (weatherization component only)	X
community action agencies (heating, cooling or crisis)	X
charitable organizations (nonprofit)	X
not applicable (i.e. state energy office)	
tribal office	
other, describe: Units of local government and Councils of Government.	X

Have you changed local administering agencies from last year?

Yes

If Yes, please describe how you selected them.

Request for Application (RFA)

What components are affected by the change?

Heating, cooling, crisis, weatherization.

Targeting of Assistance

Statutory Reference 2605(c)(1)(E)

Please describe any additional steps (other than those described elsewhere in this plan) that will be taken to target assistance to households with high home energy burdens. ***(This applies to all components. If all steps to target households with high home energy burdens are described elsewhere in the plan, no further information is required here.)***

N/A

Energy Suppliers

Statutory Reference 2605(b)(7)

Do you make payments directly to home energy suppliers?

Program Component	**Payment to Supplier? (Yes or No)**
Heating	Yes
Cooling	Yes
Crisis	Yes
If yes, are there exceptions? If yes, please describe.	No

Statutory Reference 2605(b)(7)(A)

If you make payments directly to home energy suppliers, how do you notify the client of the amount of assistance paid? (Please describe)

When the client applies for assistance, the subrecipient determines eligibility, the amount of assistance, and the appropriate component. This information is given to the client along with the client agreement.

Statutory Reference 2605(b)(7), (B) & (C)

How do you make sure the home energy supplier performs what is required in this assurance? If vendor agreements are used, they may be attached. Indicate each component for which this description applies.

Vendor agreements are used in all components. A sample copy is attached.

Owners & Renters

Statutory Reference 2605(b)(8)(B)

Is there any difference in the way owners and renters are treated? If Yes, please describe.

Program Component	Difference for owners and Renters? (Yes or No)
Heating	No
Cooling	No
Crisis	No
Weatherization	No

Program, Fiscal Monitoring, and Audit

Statutory Reference 2605(b)(10)

How do you ensure good fiscal accounting and tracking of LIHEAP funds? (Please describe. Include a description of how you monitor fiscal activities.)

(1) review annual audits;

(2) monitor fiscal records;

(3) review Monthly Expenditure and Performance Reports.

How do you monitor program activities? (Please be sure to include a description of how you monitor eligibility and benefit determination.)

- The Department requires each subrecipient to submit monthly funding and performance reports. Reports are due on the fifteenth of the following month.
- The Contract Specialist will complete a desk monitoring review of monthly funding and performance reports to ensure the subrecipient has the capacity to carry out program activities in a timely manner.
- Assigned Program Officer for each subrecipient will track program compliance and performance activities.
- Program Officers will perform an onsite monitoring visit of each subrecipient at least once every two years based on a Risk Assessment Module. On-site monitoring will be performed in conjunction with the Division's Community Service Block Grant whenever possible. TDHCA may monitor a subrecipient more than once based on the previous monitoring report and current contract performance.
- Program Officer will review the subrecipient's financial records such as the single audit, general ledgers, receipts, bank statements, bank reconciliation reports, and checks to ensure that program funds are being expended on allowable program activities.
- Program Officer will review individual client records to ensure the clients are eligible, prioritized, and served within the contract and TDHCA established guidelines. Client files will also be reviewed to ensure household needs have been identified, the client has been provided client education, and referred to other programs that have been identified by the subrecipient.
- Program Officer will complete a monitoring check list and report that outlines findings and recommendations.
- Upon the Manager's review a report will be mailed to each subrecipient.
- Subrecipient must submit a written response within 45 days of the report. The response must address any possible corrective actions if any.

- A review of the response in order to ensure all possible corrective actions has been implemented by the subrecipient.

How is your LIHEAP program audited? Under the Single Audit Act?

Yes

If not, please describe:

N/A

For States and Territories, is there an annual audit of local administering agencies?

Yes. TDHCA contract requires subrecipients that exceed $500,000 in expenditures to follow the single Audit procedures and submit a copy of the Audit to the Department for review.

If not, please explain.

N/A

Timely and Meaningful Public Participation

Statutory Reference 2605(b)(12)

How did you get timely and meaningful public participation in the development of the plan? (Please describe.)

The Department prepared a Draft LIHEAP Plan for FFY 2013 as a means of informing interested parties prior to the annual LIHEAP Public Hearing on July 12, 2012.

The draft plan was submitted for The Department Board approval at the June 14, 2012 meeting – prior to publication.

A Texas Register announcement (see appendix), the Department website, and opt-in email distribution publication informed the Texas Legislature and general public about the public hearing.

The Draft LIHEAP Plan appeared on the Department website beginning June 18, 2012.

The Department transmitted the Draft LIHEAP Plan by e-mail to all TDHCA Energy Assistance subrecipients, Weatherization Policy Advisory Committee members, and other interested parties and let them know the document's internet location (http://www.tdhca.state.tx.us/community-affairs/index.htm).

The Department accepted written and verbal comments within the public participation process through July 15, 2012, 5:00 p.m. The Department requested that comments be sent by e-mail to cate.taylor@tdhca.state.tx.us or by fax (512) 475-3935 or by postal service to TDHCA, Energy Assistance Section, P.O. Box 13941, Austin, Texas 78711-3941.

The Department incorporates public comments, including workable suggestions that do not alter the intent of LIHEAP, into the final plan.

The Department Board receives the final plan for approval on July 26, 2012.

Public Hearings

Statutory Reference 2605(a)(2)

Did you conduct public hearings on the proposed use and distribution of your LIHEAP funds?

Yes

When and where?

July 12, 2012; 9:00 a.m. – 11:00 a.m.
Texas Department of Housing and Community Affairs
221 East 11th Street, Room 116
Austin, Texas 78701

Fair Hearing Procedures

Statutory Reference 2605(b)(13)

Describe your fair hearing procedures for households whose applications are denied or not acted on in a timely manner. When are applicants informed of these rights?

The Department will ensure that subrecipients provide an opportunity for a fair administrative hearing to individuals whose application for assistance is denied or not acted upon in a timely manner by requiring subrecipients to:

- print information about clients' rights on the application forms and information sheets;
- provide opportunity for fair administrative hearings in cases of application denial, delay, or inaction;
- Provide written notification to applicant of denial of assistance within ten (10) days of the adverse determination. Notification includes written instructions of the appeals process and specific reasons for the denial. Applicants wishing to appeal a decision must provide written notice to subrecipient within 10 days of receipt of the denial notice. Subrecipient maintains documentation of appeals in the client files.

Applicants may subsequently appeal to the Department. An applicant must provide a written appeal request to the Department within 10 days of receiving the subrecipient's second determination. The Department appeals committee composed of at least three persons hears the appeal within 10 days of receiving the appeal. The subrecipient provides to the Department an audio tape recording or detailed notes of its hearing and pertinent client files. The Department will review the recording and notes from the hearing, the committee's decision and any other relevant information. The Department will not take additional oral testimony. The Department will notify all parties in writing of its decision within 30 days of the receipt of the appeal.

Alternate Outreach and Intake

Statutory Reference 2605(b)(15)

For States and Puerto Rico only *(not applicable to Tribes and tribal organizations or to territories whose annual regular LIHEAP allotments are $200,000 or less):*

Does the State agency that administers the following LIHEAP component also administer the State's welfare program?

Program Component	State Welfare Program administered at State LIHEAP agency? (Yes or No)
Heating	No
Cooling	No
Crisis	No

If Yes, describe alternate process for outreach and intake.

N/A

Assurance 16 Activities

Statutory Reference 2605(b)(16)

Do you use LIHEAP funds to provide services that encourage and enable households to reduce their home energy needs and thereby the need for energy assistance? (This assurance refers to activities such as needs assessments, counseling, and assistance with energy vendors.)

Yes

If Yes, please describe these activities.

1. Identify household needs.
2. Provide literature and energy conservation education.
3. Refer client to other appropriate programs.
4. Encourage responsible vendor and consumer behavior.

Subrecipients provide applications, forms, and energy education materials in Spanish, English, or other language when appropriate.

If Yes, how do you ensure that you don't use more than 5% (statutory ceiling) of your LIHEAP funds for these activities?

Assurance 16 activities are a separate budget category at both the state and subrecipient levels. Both the accounting and the reporting systems do not allow expenditures over the 5% cap.

Leveraging

Statutory Reference 2607A

Please describe leveraging activities planned for the fiscal year. ***(This entry is optional.*)*** *Complete this entry if you plan to apply for LIHEAP leveraging incentive funds and to include in your leveraging report resources/benefits provided to low income households this fiscal year under criterion (iii) in 45 CFR 96.87(d)(2). Provide the following information for each:*

(1) Identify and described each resource/benefit;

(2) Identify the source(s) of each resource; and

(3) Describe the integration/coordination of each resource/benefit with the LIHEAP program, consistent with 1 or more of conditions A-H in 45 CFR 96.87(d)(2)(iii).

Amended May 2013: The Department amends the FFY 2013 LIHEAP State Plan, in accordance with §2607A of the LIHEAP statute, to acquire non-Federal leveraged utility assistance resources by entering into a Memorandum of Understanding (MOU) with the Public Utility Commission of Texas (PUC).

45 CFR 96 Section Reference	Leveraging Activities
96.87(d)(2)(i)	In order for subrecipients to serve eligible households in a comprehensive manner, creation of partnerships with private industries and utility vendors is essential. LIHEAP staff members, both at the grantee and the subrecipient level, have devoted substantial time and resources in the negotiation and design of these partnerships.
96.87(d)(1)	The resources leveraged by these activities are from non-federal sources such as utility companies. They are provided to the LIHEAP grantee or only accessible to LIHEAP clients. They represent a net addition to the total home energy resources available to low-income households, are measurable and quantifiable, and meet the requirements for countable resources.
96.87(d)(2)(iii)(D), 96.87(d)(2)(iii)(E), 96.87(d)(2)(iii)(F), and 96.87(e)(1)(i)	The following resources have been leveraged on behalf of LIHEAP clients. Subrecipients utilize state approved vendor agreements with energy providers. These agreements may provide for waivers on reconnection fees and waivers on deposits. These agreements ensure that the energy vendor will charge the eligible household only the difference between the cost of home energy actually consumed and the amount of the payment made by TDHCA through LIHEAP. Agreements ensure that energy vendors will treat LIHEAP clients with no disadvantage relative to all other customers. **Amended May 2013: TDHCA also has an memorandum of understanding with the Public Utility Commission to refer clients to the State's general revenue funded electric discount program, LITE UP Texas.**
96.87(d)(2)(ii), 96.87(e)(1)(iii), 96.87(e)(1)(vi)	TDHCA administers the funds through its LIHEAP WAP network of weatherization contractors. These contractors leverage DOE WAP funds for Weatherization activities.

* Leveraged resources/benefits that are counted under criterion (iii) in 45 CFR 96.87(d)(2) must be identified and described in the grantee's LIHEAP plan and distributed as indicated in the plan. In addition, leveraging resources/benefits that are counted under criterion (ii) must be carried out under one or more components of the grantee's regular LIHEAP program.

ADDITIONAL CERTIFICATIONS AND REQUIREMENTS

Attached are additional certifications required as follows:

- **Lobbying certification**, which must be filed by all States and territories. If applicable, Form LLL, which discloses lobbying payments, must be submitted. **(Tribes and tribal organizations are EXEMPT)** (Above link shows source document only.)

- **Debarment and suspension certification**, which must be filed by all grantees. (Above link shows source document only.)

- **Drug-free workplace requirement certification**, which must be filed by all grantees, unless the grantee has filed a statewide certification with the Department of Health and Human Services. **STATES ONLY:** If you have filed a statewide certification for the drug-free workplace requirement, please check here: ☐(Above link shows source document only.)

- One of the new requirements included in the 1994 reauthorization of the statute is that grantees must include in their annual application for funds a report on the number and income levels of households applying for and receiving LIHEAP assistance, and on the number of recipient households that have members who are elderly, disabled, or young children.

  All Tribes and those territories with allotments of less than $200,000 need only submit data on the number of households served by each component (heating, cooling, weatherization and crisis). The approval for the collection of information contained in the **LIHEAP Household Report** is covered by OMB approval number 0970-0060.

- Though not a part of this application, the report on funds to be carried over or available for reallotment as required by section 2607(a) for the preceding year must be submitted by August 1 of each year. A grant award for the current fiscal year may not be made until the carryover/reallotment report is received. The approval for the collection of information contained in the **LIHEAP Carryover and Reallotment Report** is covered by OMB approval number 0970-0106.

Attachments

1. FFY 2013 LIHEAP Program Integrity Assessment Supplement
    A. TDHCA Recommended Practice on Fraud, Waste, and Abuse
    B. Texas Administrative Code for TDHCA's LIHEAP programs
    C. Sample Vendor Agreement
    D. Sample of Department approved Declaration of Income Statement
    E. Sample TDHCA contract for PY 2012 CEAP Subrecipients
    F. Sample TDHCA contract for PY 2012 LIHEAP WAP Subrecipients
    G. Texas Register Notice of Public Hearing for FY 2013 LIHEAP Plan
2. Preliminary FFY 2012 LIHEAP Household Report
3. Subrecipient Agencies http://www.tdhca.state.tx.us/community-affairs/index.htm
4. Required Certifications
    A. Lobbying Certification
    B. Debarment and Suspension Certification
    C. Drug-free Workplace requirement Certification
5. TX PY2012 DOE WAP Plan http://www.tdhca.state.tx.us/community-affairs/index.htm
6. LIHEAP Designation Letter for TDHCA

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BOARD ACTION REQUEST

COMMUNITY AFFAIRS DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action on Approval of the Draft FFY 2014 Low Income Home Energy Assistance Program (LIHEAP) State Plan for Public Comment

RECOMMENDED ACTION

WHEREAS, the Department develops and submits a State Plan to the U.S. Department of Health and Human Services (USHHS) each year to administer the Low Income Home Energy Assistance Program (LIHEAP); and

WHEREAS, the Department received grant guidance from USHHS on April 4, 2013, and has prepared the Draft FFY 2014 LIHEAP State Plan for public comment;

NOW, therefore, it is hereby

RESOLVED, that the Draft FFY 2014 LIHEAP State Plan, in the form presented to this meeting, is hereby approved to be released for public comment and public hearing; and

FURTHER RESOLVED, that if no substantive critical public comment is received, the plan will be submitted, without further Board approval, to the USHHS.

BACKGROUND

The Department develops and submits a LIHEAP Plan each year on or before September 1 to the USHHS. USHHS provides a model plan to guide the format and content. The draft, upon approval by the Board, will be released for public comment and a public hearing will be held. The public hearing provides the opportunity for comment from the public and the Subrecipient network. Upon completion of the public hearing and public comment period, staff will modify the Plan, if appropriate, based on public comment. Staff will present the revised Plan to the Board for review and final approval on July 11, 2013; however, staff recommends that if the Department does not receive substantive public comment, the Board direct the Executive Director to submit the State Plan to USHHS as drafted without further authorization by the Board.

LIHEAP funds, as reflected in the Plan, are utilized in the following three ways:

- The Department allocates 65% of the LIHEAP funds to the Comprehensive Energy Assistance Program (CEAP) which provides utility assistance to eligible households, including crisis assistance and “Assurance 16” which provides services to reduce home energy needs.

- The Department allocates 25% of the LIHEAP funds to the Weatherization Assistance Program (WAP). It should be noted that there is greater flexibility with LIHEAP weatherization funds than Department of Energy (DOE) weatherization funds, so continuing to allocate some portion of these funds for this activity allows some households to receive more comprehensive assistance than were they served solely by DOE WAP. Also, these funds allow ongoing weatherization in the state in spite of historically low DOE WAP funding.
- 10% of LIHEAP funds are used for Department and Subrecipient administration.

LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP)

DETAILED PLAN DRAFT

PUBLIC LAW 97-35, AS AMENDED

FISCAL YEAR (FY) 2014

Grantee	Texas Department of Housing and Community Affairs
Entity Identification Number	17426105429
Mailing Address	P.O. Box 13941 Austin, TX 78711-3941
Name of LIHEAP Coordinator	Michael DeYoung
Email	michael.deyoung@tdhca.state.tx.us
Telephone	(512) 475-2125
Fax	(512) 475-3935

PLEASE CHECK ONE: TRIBE ☒ STATE INSULAR AREA

Department of Health and Human Services (http://www.acf.hhs.gov/programs/ocs/liheap/)
Administration for Children and Families
Office of Community Services
Washington, DC 20447

August 1987, revised 05/92, 02/95, 03/96, 12/98, 11/01
OMB Approval No. 0970-0075
Expiration Date: 04/30/2014

THE PAPERWORK REDUCTION ACT OF 1995 (Pub. L. 104-13)

Use of this model plan is optional. However, the information requested is required in order to receive a Low Income Home Energy Assistance Program (LIHEAP) grant in years in which the grantee is not permitted to file an abbreviated plan. Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, gathering and maintaining the data needed, and reviewing the collection of information. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number.

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Assurances

The Texas Department of Housing & Community Affairs agrees to:

(1) use the funds available under this title to –

(A) conduct outreach activities and provide assistance to low income households in meeting their home energy costs, particularly those with the lowest incomes that pay a high proportion of household income for home energy, consistent with paragraph (5);

(B) intervene in energy crisis situations;

(C) provide low-cost residential weatherization and other cost-effective energy-related home repair; and

(D) plan, develop, and administer the State's program under this title including leveraging programs,

and the State agrees not to use such funds for any purposes other than those specified in this title;

(2) make payments under this title only with respect to –

(A) households in which one or more individuals are receiving –

(i) assistance under the State program funded under part A of title IV of the Social Security Act;

(ii) supplemental security income payments under title XVI of the Social Security Act;

(iii) food stamps under the Food Stamp Act of 1977; or

(iv) payments under section 415, 521, 541, or 542 of title 38, United States Code, or under section 306 of the Veterans' and Survivors' Pension Improvement Act of 1978; or

(B) households with incomes which do not exceed the greater of –

(i) an amount equal to 150 percent of the poverty level for such State; or

(ii) an amount equal to 60 percent of the State median income;

except that a State may not exclude a household from eligibility in a fiscal year solely on the basis of household income if such income is less than 110 percent of the poverty level for such State, but the State may give priority to those households with the highest home energy costs or needs in relation to household income.

(3) conduct outreach activities designed to assure that eligible households, especially households with elderly individuals or disabled individuals, or both, and households with high home energy burdens, are made aware of the assistance available under this title, and any similar energy-related assistance available under subtitle B of title VI (relating to community services block grant program) or under any other provision of law which carries out programs which were administered under the Economic Opportunity Act of 1964 before the date of the enactment of this Act;

(4) coordinate its activities under this title with similar and related programs administered by the Federal Government and such State, particularly low-income energy-related programs under subtitle B of title VI (relating to community services block grant program), under the supplemental security income program, under part A of title IV of the Social Security Act, under title XX of the Social Security Act, under the low-income weatherization assistance program under title IV of the Energy Conservation and Production Act, or under any other provision of law which carries out programs which were administered under the Economic Opportunity Act of 1964 before the date of the enactment of this Act;

(5) provide, in a timely manner, that the highest level of assistance will be furnished to those households which have the lowest incomes and the highest energy costs or needs in relation to income, taking into account family size, except that the State may not differentiate in implementing this section between the households described in clauses 2(A) and 2(B) of this subsection;

(6) to the extent it is necessary to designate local administrative agencies in order to carry out the purposes of this title, to give special consideration, in the designation of such agencies, to any local public or private nonprofit agency which was receiving Federal funds under any low-income energy assistance program or weatherization program under the Economic Opportunity Act of 1964 or any other provision of law on the day before the date of the enactment of this Act, except that –

(A) the State shall, before giving such special consideration, determine that the agency involved meets program and fiscal requirements established by the State; and

(B) if there is no such agency because of any change in the assistance furnished to programs for economically disadvantaged persons, then the State shall give special consideration in the designation of local administrative agencies to any successor agency which is operated in substantially the same manner as the predecessor agency which did receive funds for the fiscal year preceding the fiscal year for which the determination is made;

(7) if the State chooses to pay home energy suppliers directly, establish procedures to –

(A) notify each participating household of the amount of assistance paid on its behalf;

(B) assure that the home energy supplier will charge the eligible household, in the normal billing process, the difference between the actual cost of the home energy and the amount of the payment made by the State under this title;

(C) assure that the home energy supplier will provide assurances that any agreement entered into with a home energy supplier under this paragraph will contain provisions to assure that no household receiving assistance under this title will be treated adversely because of such assistance under applicable provisions of State law or public regulatory requirements; and

(D) ensure that the provision of vendor payments remains at the option of the State in consultation with local grantees and may be contingent on unregulated vendors taking appropriate measures to alleviate the energy burdens of eligible households, including providing for agreements between suppliers and individuals eligible for benefits under this Act that seek to reduce home energy costs, minimize the risks of home energy crisis, and encourage regular payments by individuals receiving financial assistance for home energy costs;

(8) provide assurances that,

(A) the State will not exclude households described in clause (2)(B) of this subsection from receiving home energy assistance benefits under clause (2), and

(B) the State will treat owners and renters equitably under the program assisted under this title;

(9) provide that –

(A) the State may use for planning and administering the use of funds under this title an amount not to exceed 10 percent of the funds payable to such State under this title for a fiscal year; and

(B) the State will pay from non-Federal sources the remaining costs of planning and administering the program assisted under this title and will not use Federal funds for such remaining cost (except for the costs of the activities described in paragraph (16));

(10) provide that such fiscal control and fund accounting procedures will be established as may be necessary to assure the proper disbursal of and accounting for Federal funds paid to the State under this title, including procedures for monitoring the assistance provided under this title, and provide that the State will comply with the provisions of chapter 75 of title 31, United States Code (commonly known as the "Single Audit Act");

(11) permit and cooperate with Federal investigations undertaken in accordance with section 2608;

(12) provide for timely and meaningful public participation in the development of the plan described in subsection (c);

(13) provide an opportunity for a fair administrative hearing to individuals whose claims for assistance under the plan described in subsection (c) are denied or are not acted upon with reasonable promptness; and

(14) cooperate with the Secretary with respect to data collecting and reporting under section 2610.

(15) beginning in fiscal year 1992, provide, in addition to such services as may be offered by State Departments of Public Welfare at the local level, outreach and intake functions for crisis situations and heating and cooling assistance that is administered by additional State and local governmental entities or community-based organizations (such as community action agencies, area agencies on aging and not-for-profit neighborhood-based organizations), and in States where such organizations do not administer functions as of September 30, 1991, preference in awarding grants or contracts for intake services shall be provided to those agencies that administer the low-income weatherization or energy crisis intervention programs.

(16) use up to 5 percent of such funds, at its option, to provide services that encourage and enable households to reduce their home energy needs and thereby the need for energy assistance, including needs assessments, counseling, and assistance with energy vendors, and report to the Secretary concerning the impact of such activities on the number of households served, the level of direct benefits provided to those households, and the number of households that remain unserved.

Certification to the Assurances

As Chief Executive Officer, I agree to comply with the sixteen assurances contained in Title XXVI of the Omnibus Budget Reconciliation Act of 1981, as amended. By signing these assurances, I also agree to abide by the standard assurances on lobbying, debarment and suspension, and a drug-free workplace.

Signature of the Tribal or Board Chairperson or Chief Executive Officer of the State or Territory.

Signature: _____

Title: ____Executive Director_____

Date: ____August __, 2013_____

The Governor of Texas has delegated the responsibility of signing this document to the Executive Director of the Texas Department of Housing and Community Affairs. A copy of the letter is attached.

The EIN (Entity Identification Number) of the Texas Department of Housing & Community Affairs, which receives the grant funds, appears on the cover of this application.

In the above assurances which are quoted from the law, "State" means the 50 States, the District of Columbia, an Indian Tribe or Tribal Organization, or a Territory; "title" of the Act refers to Title XXVI of the Omnibus Budget Reconciliation Act of 1981 (OBRA), as amended, the "Low Income Home Energy Assistance Act"; "section" means Section 2605 of OBRA; and, "subsection" refers to Section 2605(b) of OBRA.

Components Operated Under LIHEAP

Statutory Reference 2605(a) and 2605(b)(1)

Please check which components you will operate under the LIHEAP program. (Note: You must provide information for each component designated here as requested elsewhere in this plan.)

Use of Funds

Program Component	Dates of Operation
heating assistance	December – February
cooling assistance	March – November
crisis assistance	January – December
weatherization assistance	April – March

The Texas Department of Housing and Community Affairs (TDHCA or the Department) administers LIHEAP funds year round through Utility Assistance, Household Crisis, and Weatherization Assistance Components. The Utility Assistance Component provides both heating and cooling assistance. For planning and reporting purposes, the Department considers Utility Assistance provided in December – February as heating assistance and Utility Assistance provided in March – November as cooling assistance. Components will be listed at heating, cooling, crisis, and weatherization in the following plan to maintain consistence in the HHS provided format.

Statutory Reference 2605(c)(l)(C)

Please estimate what amount of available LIHEAP funds will be used for each component that you will operate: ***The total of all percentages must add up to 100%.***

Statutory Reference	Percentage of Funds	Program Component
	10%	heating assistance
	40%	cooling assistance
	10%	crisis assistance
2605(k)(1)	25%	weatherization assistance
2605(b)(9)	0%	carryover to the following fiscal year
	10%	administrative and planning costs
2605(b)(16)	5%	services to reduce home energy needs including needs assessment (assurance 16)
	0%	used to develop and implement leveraging activities (limited to the greater of 0.08% or $35,000 for States, the greater of 2% or $100 for territories, tribes and tribal organizations).
	100%	**TOTAL**

Alternate Use of Crisis Assistance Funds

Statutory Reference 2605(c)(l)(C)

The funds reserved for winter crisis assistance that have not been expended by March 15 will be reprogrammed to:

Program Component	**Yes/No**
Heating assistance	No
Cooling assistance	No
Weatherization assistance	No
Other(specify): Year-round crisis	Yes

Do you accept applications for energy crisis assistance at sites that are geographically accessible to all households in the area to be served? (This is required by the statute.)

Yes

Eligibility

Statutory Reference 2605(b)(2) and 2605(c)(1)(A)

What are your maximum eligibility limits? (Please check the components to which they apply.) ***Current year guidelines must be used.***

Maximum Eligibility Limit	**Heating Component**	**Cooling Component**	**Crisis Component**	**Weatherization Component**
150% of the poverty guidelines				
125% of the poverty guidelines	X	X	X	X
111% of the poverty guidelines				
60% of the State's median income**				

**In the county of a major disaster or emergency designated by the Secretary of the Department of Health and Human Services or by the President under the Disaster Relief Act of 1974, the State will use the higher of 125% of the poverty guidelines or 60% of the State's median income. The State may also use this flexibility to set poverty guidelines in a local crisis as defined by the Department's Executive Director. The State will communicate this designation to affected subrecipients through email and by website posting. Subrecipients must receive prior written approval before using 60% SMI.

Subrecipient agencies will base applicant household eligibility on Texas Administrative Code Title 10, Part 1, Chapter 5, Subchapter A, §5.19 Client Income Guidelines and §5.20 Determining Income Eligibility; or any subsequent sections of the Texas Administrative Code covering LIHEAP household eligibility.

Households are not automatically eligible if one person is receiving TANF, SSI, Food Stamps, or Certain means-tested veterans programs for any Program Component.

Statutory Reference 2605(c)(1)(A) and 2605(b)(2)

Additional eligibility requirements for Heating Component and Cooling Component.

Additional Eligibility Criteria	Heating Component (Yes or No)	Cooling Component (Yes or No)
Do you have additional eligibility requirements?	No	No
Do you use assets test?	No	No
Do you give priority eligibility to elderly?	Yes	Yes
Do you give priority eligibility to disabled?	Yes	Yes
Do you give priority eligibility to young children?	Yes	Yes
Other: High Energy Burden and High Energy Consumption	Yes	Yes

Statutory Reference 2604(c) and 2605(c)(1)(A)

Additional eligibility requirements for Crisis component.

Additional Eligibility Criteria	Crisis Component (Yes or No)
Do you have additional eligibility requirements?	No
Do you use assets test?	No
Must the household have received a shut-off notice or have an empty tank?	No
Must the household have exhausted regular benefit?	No
Must the household have received a rent eviction notice?	No
Must heating/cooling be medically necessary?	No

What constitutes a crisis? Please describe

A utility disconnection notice may constitute an energy crisis as will extreme hot or cold weather, defined at the local level.

Statutory Reference 2605(c)(1)(A)

Additional eligibility requirements for Weatherization.

Additional Eligibility Criteria	Weatherization (Yes or No)
Do you have additional eligibility requirements?	No
Do you use assets test?	No
Do you give priority eligibility to elderly?	Yes
Do you give priority eligibility to disabled?	Yes
Do you give priority eligibility to young children?	Yes
Other: High Energy Burden and High Energy Consumption	Yes

Are you using Department of Energy (DOE) Low Income Weatherization Assistance Program (LIWAP) rules (http://www1.eere.energy.gov/wip/wap.html) to establish eligibility or to establish priority eligibility for households with certain characteristics?

Yes

If Yes, are there exceptions? Please list below.

Texas Administrative Code Title 10, Part 1, Chapter 5, Subchapter E. Weatherization Assistance Program General (*http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=5&sch=E&rl=Y*)

RULE §5.507 - Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria; or any subsequent sections of the Texas Administrative Code covering LIHEAP household eligibility.

Outreach Activities

Statutory Reference 2605(b)(3) and 2605(c)(3)(A)

Please indicate the outreach activities that you conduct that are designed to assure that eligible households are made aware of all LIHEAP assistance available:

Outreach Activity	**Do you conduct this activity? (Yes or No)**
Provide intake service through home visits or by telephone for the physically infirm (i.e. elderly or disabled).	Yes
Place posters/flyers in local and county social service offices, offices of aging, Social Security offices, VA, etc.	Yes
Publish articles in local newspapers or broadcast media announcements.	Yes
Include inserts in energy vendor billings to inform individuals of the availability of all types of LIHEAP assistance.	Yes
Make mass mailing to past recipients of LIHEAP.	No
Inform low income applicants of the availability of all types of LIHEAP assistance at application intake for other low-income programs.	Yes
Execute interagency agreements with other low-income program offices to perform outreach to target groups.	Yes

Coordination

Statutory Reference 2605(b)(4)

Please describe how you will assure that LIHEAP is coordinated with similar and related programs. The description provided applies to all components unless specifically noted.

Subrecipients coordinate with other social service agencies to provide services to eligible households. In particular, subrecipients make documented referrals to the local WAP subrecipient.

Subrecipients coordinate with local energy vendors to arrange for arrearage reduction, reasonably reduced payment schedules, or cost reductions.

Community Action Agencies, local government entities, and private nonprofit agencies, administer the LIHEAP program. To share information, enhance and develop service capacities, and integrate resources, The Department and Subrecipients work with the Texas Association of Community Action Agencies, the Public Utility Commission of Texas, the Texas Railroad Commission, the Texas Department of Aging and Disability Services, utility companies, and other State entities serving the low-income population.

Community Action Agencies are contractually required to refer eligible clients to the Lite-Up Texas Program.

Benefit Levels: Equal Treatment

Statutory Reference 2605(b)(5), 2605(b)(2), and 2605(b)(8A)

The statute requires that there be no difference in the treatment of households eligible because of their income and those eligible because they receive benefits under TANF, Food Stamps, SSI, or certain means-tested veterans programs ("categorically eligible"). How do you ensure there is no difference when determining eligibility and benefit amounts? This applies to all components unless specifically noted below.

There is no difference in treatment based on the receipt or non-receipt of public assistance benefits. Subrecipients will base applicant household eligibility on TAC Title 10, Part 1, §5.19 (Client Income Guidelines), §5.20 (Determining Income Eligibility) for all Community Affairs programs, or any subsequent sections of the Texas Administrative Code covering LIHEAP household eligibility.

Determination of Benefits

Heating Component and Cooling Component

Statutory Reference 2605(b)(5)

Please check the variables you use to determine your benefit levels (check all that apply.)

Variable	Heating benefit	Cooling benefit
Income	X	X
family (household) size	X	X
home energy cost or need	X	X
fuel type		
climate/region		
individual bill	X	X
dwelling type		
energy burden (% of income spent on home energy)	X	X
energy need	X	X

Benefit Levels

Statutory Reference 2605(b)(5) and 2605(c)(1)(B)

Describe how you will assure that the highest benefits go to households with the lowest incomes and the highest energy costs or needs in relation to income, taking into account family size.

Please describe benefit levels or attach a copy of your payment matrix.

Household may receive an amount needed to address their energy payment shortfall not to exceed the following amounts:

Households Incomes	Maximum Heating Component Benefit	Maximum Cooling Component Benefit
0 to 50% of Poverty	$1,200.00	$1,200.00
50% to 75% of Poverty	$1,100.00	$1,100.00
75% to 125% of Poverty	$1,000.00	$1,000.00

Do you provide in-kind (e.g., blankets, space heaters) and/or other forms of benefits?

No

Crisis Component

Statutory Reference 2605(b)(5) and 2605(c)(1)(B)

How do you handle crisis situations?

Crisis situations are handled as a separate component.

If you have a separate component, how do you determine crisis assistance benefits?

Crisis assistance benefit is the amount needed to resolve crisis, up to the maximum.

Benefit Levels

Please indicate the maximum benefit for each type of crisis assistance offered.

Type of crisis assistance offered	Maximum Benefit
Heating	n/a
Cooling	n/a
Year-round	$4,900

Do you provide in-kind (e.g., blankets, space heaters) and/or other forms of benefits?

No

WEATHERIZATION & OTHER ENERGY RELATED HOME REPAIR AND IMPROVEMENTS

Types of Assistance

Statutory Reference 2605(b)(5), 2605(c)(1), (B) & (D)

What LIHEAP weatherization services/materials do you provide? (Check all categories that apply.)

LIHEAP weatherization services/materials	Provided
Weatherization needs assessments/audits.	X
Caulking, insulation, storm windows, etc.	X
Furnace/heating system modifications/repairs	X
Furnace replacement	X
Cooling efficiency modifications/repairs/replacement	X
Other Energy Related Home Repair (Please describe) (1) roof, wall, and floor repair to complete weatherization measures; (2) repair or replace essential electrical wiring to complete related weatherization measures, while complying with safety codes; (3) solar screens or window film (where appropriate);	X

LIHEAP weatherization services/materials	Provided
(4) replacement of refrigerators 1993 or older or metered to have an SIR of 1 or greater on the Departments refrigerator tool; (5) mobile home skirting to protect belly insulation; (6) overhangs to protect mobile home doors; (7) carpentry work to protect outside water heater from exposure; and (8) Weatherization-related health and safety safeguards as defined by DOE.	

Benefit Levels

Do you have a maximum LIHEAP weatherization benefit/expenditure per household?

Yes

If yes, what is the maximum amount?

$5,000 or otherwise calculated by the Department.

Types of Rules (DOE or LIHEAP)

Under what rules do you administer LIHEAP weatherization?

Type of Rules	Used to Administer LIHEAP Weatherization
Entirely under LIHEAP (not DOE) rules	
Entirely under DOE LIWAP rules	
Mostly under LIHEAP rules with the following DOE LIWAP rule(s) where LIHEAP and LIWAP rules differ (Check all that apply):	X
Weatherize buildings if at least 66% of units (50% in 2- & 4-unit buildings) are eligible units or will become eligible within 180 days	X
Weatherize shelters temporarily housing primarily low income persons (excluding nursing homes, prisons, and similar institutional care facilities).	X
Mostly under DOE LIWAP rules, with the following LIHEAP rule(s) where LIHEAP and LIWAP rules differ (Check all that apply.)	
Weatherization not subject to DOE LIWAP maximum statewide average cost per dwelling unit.	X
Other (Please describe.) Energy Related Home Repair. TDHCA will allow the use of a client's LIHEAP weatherization award for structural and ancillary repairs only if required to enable effective weatherization.	X

Agency Designation

Statutory Reference 2605(b)(6)

The state administers LIHEAP through the following types of local agencies:

Agency Type	Designated for LIHEAP
county welfare offices	
community action agencies (weatherization component only)	X

Agency Type	Designated for LIHEAP
community action agencies (heating, cooling or crisis)	X
charitable organizations (nonprofit)	X
not applicable (i.e. state energy office)	
tribal office	
other, describe: Units of local government and Councils of Government.	X

Have you changed local administering agencies from last year?

Yes

If Yes, please describe how you selected them.

Request for Application (RFA)

What components are affected by the change?

Heating, cooling, crisis, weatherization.

Targeting of Assistance

Statutory Reference 2605(c)(1)(E)

Please describe any additional steps (other than those described elsewhere in this plan) that will be taken to target assistance to households with high home energy burdens. ***(This applies to all components. If all steps to target households with high home energy burdens are described elsewhere in the plan, no further information is required here.)***

N/A

Energy Suppliers

Statutory Reference 2605(b)(7)

Do you make payments directly to home energy suppliers?

Program Component	Payment to Supplier? (Yes or No)
Heating	Yes
Cooling	Yes
Crisis	Yes
If yes, are there exceptions? If yes, please describe.	No

Statutory Reference 2605(b)(7)(A)

If you make payments directly to home energy suppliers, how do you notify the client of the amount of assistance paid? (Please describe)

When the client applies for assistance, the subrecipient determines eligibility, the amount of assistance, and the appropriate component. This information is provided to the client for their records.

Statutory Reference 2605(b)(7), (B) & (C)

How do you make sure the home energy supplier performs what is required in this assurance? If vendor agreements are used, they may be attached. Indicate each component for which this description applies.

Vendor agreements are used in all components. A sample copy is attached with the Program Integrity Assessment Supplement.

Owners & Renters

Statutory Reference 2605(b)(8)(B)

Is there any difference in the way owners and renters are treated? If Yes, please describe.

Program Component	**Difference for owners and Renters? (Yes or No)**
Heating	No
Cooling	No
Crisis	No
Weatherization	No

Program, Fiscal Monitoring, and Audit

Statutory Reference 2605(b)(10)

How do you ensure good fiscal accounting and tracking of LIHEAP funds? (Please describe. Include a description of how you monitor fiscal activities.)

(1) review annual audits;

(2) monitor fiscal records;

(3) review Monthly Expenditure and Performance Reports.

How do you monitor program activities? (Please be sure to include a description of how you monitor eligibility and benefit determination.)

- The Department requires each subrecipient to submit monthly funding and performance reports. Reports are due on the fifteenth of the following month.
- The Contract Specialist will complete a desk monitoring review of monthly funding and performance reports to ensure the subrecipient has the capacity to carry out program activities in a timely manner. The Contract Specialist will review each monthly expenditure request to determine if a Subrecipient expenditure report contains anomalies that may pose a risk to the program.
- Monitors review necessary program documents and financial records through desk reviews and on-site reviews to ascertain compliance with program requirements.
- Selection of contracts for monitoring is primarily based on risk assessment. Contracts may also be selected for monitoring based on other factors, such as prior findings, complaints and/or special requests.

- Monitors will perform an onsite monitoring visit of each subrecipient at least once every three years based on a Risk Assessment Module. On-site monitoring will be performed in conjunction with the Division's Community Service Block Grant whenever possible. TDHCA may monitor a subrecipient more than once based on the previous monitoring report and current contract performance.

- The Monitor will utilize a monitoring instrument to document the Subrecipient's compliance of specific program rules, regulations and requirements. The Compliance Division will frequently review and/or revise the monitoring instrument to address a change in or the applicability of program rules and regulations.

- Monitors will review the Subrecipient's financial records such as the single audit, general ledgers, program expenditures, receipts, bank statements, bank reconciliation reports, and cancelled checks to ensure that program funds are being expended on allowable program activities.

- Monitors will review the administration of the program and individual client records to ensure the clients are eligible, prioritized, and served within the requirements of the LIHEAP Act, TAC Rules, Subrecipient funding contract and TDHCA established guidelines. Client files will also be reviewed to ensure household needs have been identified, the client has been provided client education, and referred to other programs and services that have been identified by the subrecipient.

- Monitors will develop a report that details the issues found during the on-site monitoring. The report will note the issues in findings and recommended Improvements. The report may also note a requirement of the Subrecipient to complete a corrective action.

- Upon the Monitoring Manager's review, a report will be mailed to each subrecipient.

- Subrecipient must submit a written response within 30 days of the report. The response must address the requirement(s) of the corrective action, if any.

- The monitor will review of the Subrecipient's response and compliance with the corrective action, to ensure the corrective action has been completed and/or implemented.

How is your LIHEAP program audited? Under the Single Audit Act?

The program is audited under the Single Audit Act.

If not, please describe:

N/A

For States and Territories, is there an annual audit of local administering agencies?

Yes. TDHCA contract requires subrecipients that exceed $500,000 in expenditures to follow the Single Audit procedures and submit a copy of the Audit to the Department for review.

If not, please explain.

N/A

Timely and Meaningful Public Participation

Statutory Reference 2605(b)(12)

How did you get timely and meaningful public participation in the development of the plan? (Please describe.)

The Department prepared a Draft FFY2014 LIHEAP Plan to present to the Department Board of Directors at the May 9, 2013 Board meeting. At this meeting, the Board approved the release of the Draft FFY2014 LIHEAP Plan and directed publication of a notice of public hearing in the Texas Register.

The May 24, 2013 edition of the Texas Register announced the availability of the Draft FFY2014 LIHEAP Plan and details of the June 12, 2013 public hearing. A copy of the Texas Register announcement is attached and public hearing details are listed in the following section.

Further, the Department website (http://www.tdhca.state.tx.us/community-affairs/index.htm) and opt-in email distribution publication informed the Texas Legislature, Subrecipient network, and general public about the public hearing and the availability of the Draft FFY2014 LIHEAP Plan.

The Department accepted written and verbal comments within the public participation process through June 13, 2013, 5:00 p.m. Central. The Department requested that comments be sent by e-mail to cate.taylor@tdhca.state.tx.us or by fax (512) 475-3935 or by postal service to TDHCA, Community Affairs Division, P.O. Box 13941, Austin, Texas 78711-3941.

The Department incorporates public comments, including workable suggestions that do not alter the intent of LIHEAP, into the final plan.

If so required, the Department Board will approve the final plan on July 11, 2013.

Public Hearings

Statutory Reference 2605(a)(2)

Did you conduct public hearings on the proposed use and distribution of your LIHEAP funds?
Yes, Texas Government Code, §2105.053, requires that, in developing a request for appropriations before each regular legislative session, the Department shall hold public hearings in four locations in different areas of the state to solicit public comment on the intended use of block grant funds.

When and where?
The first of these required hearings will be held as follows:

June 12, 2013, 10:00am Central
Texas Department of Housing and Community Affairs
221 East 11th Street, Room 116
Austin, Texas 78701

Fair Hearing Procedures

Statutory Reference 2605(b)(13)

Describe your fair hearing procedures for households whose applications are denied or not acted on in a timely manner. When are applicants informed of these rights?

The Department will ensure that subrecipients provide an opportunity for a fair administrative hearing or income recertification to individuals or households whose application for assistance is denied or not acted upon in a timely manner by requiring subrecipients to:

- print information about clients' rights on the application forms and information sheets;
- establish a denial of service complaint procedure to address written complaints from program applicants/clients;
- provide opportunity for fair administrative hearings or income recertification in cases of application denial, delay, or inaction;
- provide written notification to applicant of denial of assistance within ten (10) days of the adverse determination. Notification includes written instructions of the appeals or recertification process and specific reasons for the denial. Applicants wishing to appeal a decision must provide written notice to subrecipient within 20 days of receipt of the denial notice. Subrecipient maintains documentation of appeals in the client files.

If the applicant is not satisfied, the applicant may further appeal the decision in writing to the Department within ten (10) days of receiving the Subrecipient's second determination.

Applicants/clients who allege that the Subrecipient has denied all or part of a service or benefit in a manner that is unjust, violates discrimination laws, or without reasonable basis in law or fact, may request a contested hearing under Texas Government Code, Chapter 2001.

The hearing shall be conducted by the State Office of Administrative Hearings on behalf of the Department in the locality served by the Subrecipient.

Alternate Outreach and Intake

Statutory Reference 2605(b)(15)

For States and Puerto Rico only *(not applicable to Tribes and tribal organizations or to territories whose annual regular LIHEAP allotments are $200,000 or less):*

Does the State agency that administers the following LIHEAP component also administer the State's welfare program?

Program Component	**State Welfare Program administered at State LIHEAP agency? (Yes or No)**
Heating	No
Cooling	No
Crisis	No

If Yes, describe alternate process for outreach and intake.

N/A

Assurance 16 Activities

Statutory Reference 2605(b)(16)

Do you use LIHEAP funds to provide services that encourage and enable households to reduce their home energy needs and thereby the need for energy assistance? (This assurance refers to activities such as needs assessments, counseling, and assistance with energy vendors.)

Yes

If Yes, please describe these activities.

1. Identify household needs.
2. Provide literature and energy conservation education.
3. Refer client to other appropriate programs.
4. Encourage responsible vendor and consumer behavior.
5. Subrecipients provide applications, forms, and energy education materials in Spanish, English, or other language when appropriate.

If Yes, how do you ensure that you don't use more than 5% (statutory ceiling) of your LIHEAP funds for these activities?

Assurance 16 activities are a separate budget category at both the state and subrecipient levels. Both the accounting and the reporting systems do not allow expenditures over the 5% cap.

Leveraging

Statutory Reference 2607A

Please describe leveraging activities planned for the fiscal year. ***(This entry is optional.*)*** *Complete this entry if you plan to apply for LIHEAP leveraging incentive funds and to include in your leveraging report resources/benefits provided to low income households this fiscal year under criterion (iii) in 45 CFR 96.87(d)(2). Provide the following information for each:*

(1) Identify and described each resource/benefit;

(2) Identify the source(s) of each resource; and

(3) Describe the integration/coordination of each resource/benefit with the LIHEAP program, consistent with 1 or more of conditions A-H in 45 CFR 96.87(d)(2)(iii).

45 CFR 96 Section Reference	Leveraging Activities
96.87(d)(2)(i)	In order for subrecipients to serve eligible households in a comprehensive manner, creation of partnerships with private industries and utility vendors is essential. LIHEAP staff members, both at the grantee and the subrecipient level, have devoted substantial time and resources in the negotiation and design of these partnerships.
96.87(d)(1)	The resources leveraged by these activities are from non-federal sources such as utility companies. They are provided to the LIHEAP grantee or only accessible to LIHEAP clients. They represent a net addition to the total home energy resources available to low-income households, are measurable and quantifiable, and meet the requirements for countable resources.
96.87(d)(2)(iii)(D), 96.87(d)(2)(iii)(E), 96.87(d)(2)(iii)(F), and 96.87(e)(1)(i)	The following resources have been leveraged on behalf of LIHEAP clients. Subrecipients utilize State approved vendor agreements with energy providers. These agreements may provide for waivers on reconnection fees and waivers on deposits. These agreements ensure that the energy vendor will charge the eligible household only the difference between the cost of home energy actually consumed and the amount of the payment made by TDHCA through LIHEAP. Agreements ensure that energy vendors will treat LIHEAP clients with no disadvantage relative to all other customers. TDHCA also has an memorandum of understanding with the Public Utility Commission to refer clients to the State's general revenue funded electric discount program, Texas LITE UP.
96.87(d)(2)(ii), 96.87(e)(1)(iii), 96.87(e)(1)(vi)	TDHCA administers the funds through its LIHEAP WAP network of weatherization contractors. These contractors leverage DOE WAP funds for Weatherization activities within Department rules.

* Leveraged resources/benefits that are counted under criterion (iii) in 45 CFR 96.87(d)(2) must be identified and described in the grantee's LIHEAP plan and distributed as indicated in the plan. In addition, leveraging resources/benefits that are counted under criterion (ii) must be carried out under one or more components of the grantee's regular LIHEAP program.

ADDITIONAL CERTIFICATIONS AND REQUIREMENTS

Attached are additional certifications required as follows:

- **Lobbying certification**, which must be filed by all States and territories. If applicable, Form LLL, which discloses lobbying payments, must be submitted. **(Tribes and tribal organizations are EXEMPT)** (Above link shows source document only.)

- **Debarment and suspension certification**, which must be filed by all grantees. (Above link shows source document only.)

- **Drug-free workplace requirement certification**, which must be filed by all grantees, unless the grantee has filed a statewide certification with the Department of Health and Human Services. **STATES ONLY:** If you have filed a statewide certification for the drug-free workplace requirement, please check here: ☐(Above link shows source document only.)

- One of the new requirements included in the 1994 reauthorization of the statute is that grantees must include in their annual application for funds a report on the number and income levels of households applying for and receiving LIHEAP assistance, and on the number of recipient households that have members who are elderly, disabled, or young children.

  All Tribes and those territories with allotments of less than $200,000 need only submit data on the number of households served by each component (heating, cooling, weatherization and crisis). The approval for the collection of information contained in the **LIHEAP Household Report** is covered by OMB approval number 0970-0060.

- Though not a part of this application, the report on funds to be carried over or available for reallotment as required by section 2607(a) for the preceding year must be submitted by August 1 of each year. A grant award for the current fiscal year may not be made until the carryover/reallotment report is received. The approval for the collection of information contained in the **LIHEAP Carryover and Reallotment Report** is covered by OMB approval number 0970-0106.

Attachments

1. FFY 2014 LIHEAP Program Integrity Assessment Supplement
    A. TDHCA Recommended Practice on Fraud, Waste, and Abuse (PDF) http://www.tdhca.state.tx.us/community-affairs/docs/BestPractice-FraudWasteAbuse.pdf
    B. Texas Administrative Code for TDHCA's LIHEAP programs http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=4&ti=10&pt=1&ch=5
    C. Sample Vendor Agreement
    D. Sample of Department approved Declaration of Income Statement
    E. Sample TDHCA contract for PY 2013 CEAP Subrecipients
    F. Sample TDHCA contract for PY 2013 LIHEAP WAP Subrecipients
    G. Texas Register Notice of Public Hearing for FY 2014 LIHEAP Plan
2. Preliminary FFY 2013 LIHEAP Household Report
3. Subrecipient Agencies http://www.tdhca.state.tx.us/community-affairs/index.htm
4. Required Certifications
    A. Lobbying Certification
    B. Debarment and Suspension Certification
    C. Drug-free Workplace requirement Certification
5. TX PY2013 DOE WAP Plan http://www.tdhca.state.tx.us/community-affairs/index.htm
6. LIHEAP Designation Letter for TDHCA

PROGRAM INTEGRITY ASSESSMENT SUPPLEMENT

TEXAS FFY 2014 LIHEAP PLAN DRAFT

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ABSTRACT:

HHS is requiring further detail from Grantees on their FY2014 plans for preventing and detecting fraud, abuse, and improper payments. HHS is also requiring that Grantees highlight and describe all elements of this FY2014 plan which represent improvements or changes to the Grantees' FY2013 plan for preventing and detecting fraud, abuse and improper payment prevention.

INSTRUCTIONS:

Please provide full descriptions of the Grantee's plans and strategy for each area, and attach/reference excerpts from relevant policy documents for each question/column. Responses must explicitly explain whether any changes are planned for the new FY.

1. RECENT AUDIT FINDINGS

Necessary outcomes from these systems and strategies: The timely and thorough resolution of weaknesses or reportable conditions as revealed by the audit.

a. **Describe any audit findings of material weaknesses and reportable conditions, questioned costs and other findings cited in FY2013 or the prior three years, in annual audits, Grantee monitoring assessments, Inspector General reviews, or other Government Agency reviews of LIHEAP agency finances.**

   In FY 2010, Grantee monitoring assessment revealed inadequate management of LIHEAP programs by two subrecipient organizations. LIHEAP contracts with both organizations were terminated.

   In FY 2012, Grantee monitoring assessment revealed inadequate management of LIHEAP programs by two subrecipient organizations. LIHEAP contracts with both organizations were terminated.

b. **Please describe whether the cited audit findings or relevant operations have been resolved or corrected. If not, please describe the plan and timeline for doing so in FY2014.**

   Resolved – Termination of all contracts for the inadequate management of LIHEAP programs by all subrecipient organizations referenced in 1.a.

c. **If there is no plan in place, please explain why not.**

   N/A. The Department has timely and thorough resolution of weaknesses or reportable conditions as revealed by audits at the Subrecipient level.

2. COMPLIANCE MONITORING

Necessary outcomes from these systems and strategies: A sound methodology, with a schedule for regular monitoring and a more effective monitoring tool to gather information.

a. Describe the Grantee's FY 2013 strategies that will continue in FY 2014 for monitoring compliance with State and Federal LIHEAP policies and procedures by the Grantee and local administering agencies.

In June of 2012, the Department undertook a Department-wide reorganization that included moving all staff associated with compliance and monitoring functions to the Compliance Division. Staff that provide planning, contract execution and training and technical assistance for LIHEAP, remained within the Community Affairs Division.

The Department requires each subrecipient to submit monthly funding and performance reports. Reports are due on the fifteenth of the following month. The Contract Specialist will complete a desk monitoring review of monthly funding and performance reports to ensure the subrecipient has the capacity to carry out program activities in a timely manner. The Contract Specialist will review each monthly expenditure request to determine if a Subrecipient expenditure report contains anomalies that may pose a risk to the program.

Monitors review necessary program documents and financial records through desk reviews and on-site reviews to ascertain compliance with program requirements. Selection of contracts for monitoring is primarily based on risk assessment. Contracts may also be selected for monitoring based on other factors, such as prior findings, complaints and/or special requests.

Monitors will perform an onsite monitoring visit of each subrecipient at least once every three years based on a Risk Assessment Module. On-site monitoring will be performed in conjunction with the Division's Community Service Block Grant whenever possible. TDHCA may monitor a subrecipient more than once based on the previous monitoring report and current contract performance.

The Monitor will utilize a monitoring instrument to document the Subrecipient's compliance of specific program rules, regulations and requirements. The Compliance Division will frequently review and/or revise the monitoring instrument to address a change in or the applicability of program rules and regulations.

Monitors will review the Subrecipient's financial records such as the single audit, general ledgers, program expenditures, receipts, bank statements, bank reconciliation reports, and cancelled checks to ensure that program funds are being expended on allowable program activities.

Monitors will review the administration of the program and individual client records to ensure the clients are eligible, prioritized, and served within the requirements of the LIHEAP Act, TAC Rules, Subrecipient funding contract and TDHCA established guidelines. Client files will also be reviewed to ensure household needs have been identified, the client has been provided client education, and referred to other programs and services that have been identified by the subrecipient.

Monitors will develop a report that details the issues found during the on-site monitoring. The report will note the issues in findings and recommended Improvements. The report may also note a requirement of the Subrecipient to complete a corrective action.

Upon the Monitoring Manager's review, a report will be mailed to each subrecipient. Subrecipient must submit a written response within 30 days of the report. The response must address the requirement(s) of the corrective action, if any. The monitor will review of the Subrecipient's response and compliance with the corrective action, to ensure the corrective action has been completed and/or implemented.

b. Please highlight any strategies for compliance monitoring from your plan which will be newly implemented as of FY 2014.

n/a

c. If you don't have a firm compliance monitoring system in place for FY 2014, please describe how the State is verifying that LIHEAP policy and procedures are being followed.

n/a

3. FRAUD REPORTING MECHANISMS

Necessary outcomes of these strategies and systems: Clear lines of communication for citizens, grantees, clients, and employees to use in pointing out potential cases of fraud or improper payments to State administrators.

a. For FY 2013 activities continuing in FY 2014, please describe all (a) mechanisms available to the public for reporting cases of suspected LIHEAP fraud, waste or abuse [These may include telephone hotlines, websites, email addresses, etc.]; (b) strategies for advertising these resources.

The Internal Audit Division of TDHCA has initiated a toll free hotline that can be used by the general public or other stakeholders, as well as the Department's employees, to anonymously report instances of fraud, waste and abuse.

Internal Audit contracts with The Network to provide the hotline services. The Network is a third-party administrator of anonymous hotlines. The hotline is available 24 hours a day, 365 days a year and calls are answered by employees of The Network. Information can be provided anonymously via a telephone call, a fax, a letter or an e-mail. If reports are made by fax or e-mail, The Network will ensure that the complaint remains anonymous.

Matters brought to the attention of the Department in which fraud, waste or abuse of funds may have occurred will be forwarded to the State Auditor's Office as required by the Texas Government Code, Section 321.022.

(1) If the administrative head of a department or entity that is subject to audit by the state auditor has reasonable cause to believe that money received from the state by the department

or entity or by a client or contractor of the department or entity may have been lost, misappropriated, or misused, or that other fraudulent or unlawful conduct has occurred in relation to the operation of the department or entity, the administrative head shall report the reason and basis for the belief to the state auditor.

The state auditor may investigate the report or may monitor any investigation conducted by the department or entity.

(2) The state auditor, in consultation with state agencies and institutions, shall prescribe the form, content, and timing of a report required by this section.

(3) All records of a communication by or to the state auditor relating to a report to the state auditor under Subsection (a) are audit working papers of the state auditor.

As posted on the TDHCA website at http://www.tdhca.state.tx.us/fraud-waste-abuse.htm, an incident of fraud, waste or abuse at the Texas Department of Housing and Community Affairs, can be reported in any of the following ways:

By Phone
Call toll free: 877-749-3316
By Mail
The Network
ATTN: Texas Department of Housing and Community Affairs
333 Research Court
Norcross, GA 30092
By Fax
770-409-5008
Faxes need to include the following information on the cover sheet:
TO: The Network
ATTN: The Texas Department of Housing and Community Affairs
By E-Mail
Reportline@tnwinc.com
Please include "Texas Department of Housing and Community Affairs" in the email text.
The public can also directly file a complaint with the State Auditor's Office at 1-800-TX-AUDIT or online at https://sao.fraud.state.tx.us/Hotline.aspx.

In October 2010, TDHCA developed and distributed its Recommended Practice on Fraud, Waste, and Abuse to all TDHCA Employees, posted on the Department's website and distributed via the TDHCA ListServ email system. The Recommended Practice on Fraud, Waste, and Abuse document is attached.

This email system is open to the public but subscription is required of subrecipients for all Community Affairs programs, including all LIHEAP funded programs. Program-specific

announcements, policy updates, changes in requirements, and other notifications are sent via this email system.

In July 2010, the Department created The Previously Weatherized Units (PW Units) module that is used to collect the address, city, zip, date weatherized, and subrecipient name for houses and units weatherized since September 30, 1994 through non-ARRA Department of Energy (DOE) WAP funds and Low Income Housing Energy Assistance Program (LIHEAP) WAP funds. This database is only available to subrecipient agencies of LIHEAP and DOE funds.

The data collected through this module will be used to ensure no houses or units in Texas have been weatherized twice since 1994 using non-ARRA DOE WAP or LIHEAP WAP funds. Subrecipients must search using this module prior to weatherizing units.

b. Please highlight any tools or mechanisms from your plan which will be newly implemented in FY 2014, and the timeline for that implementation.

TDHCA will continue to post information on the Department website and distribute Listserv announcements about fraud, waste, and abuse policies.

c. If you don't have any tools or mechanisms available to the public to prevent fraud or improper payments, please describe your plan for involving all citizens and stakeholders involved with your program in detecting fraud.

n/a

4. *VERIFYING APPLICANT IDENTITIES*

Necessary outcomes from these systems and strategies: Income and energy supplier data that allow program benefits to be provided to eligible individuals.

a. Describe all FY 2013 Grantee policies continuing in FY 2014 for how identities of applicants and household members are verified.

TDHCA policies for how identities of applicants and household members are documented are detailed in TAC Title 10, Part 1, Chapter 5, or any subsequent sections of the Texas Administrative Code covering LIHEAP household eligibility. :

(1) Subchapter A, Rule 5.19: Client Income Guidelines,

(2) Subchapter A, Rule 5.20: Determining Income Eligibility, and

(3) Subchapter D, Rule 5.407: Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria.

TAC Rules effective at the time of Plan submission are attached.

TDHCA has also been working to assist LIHEAP subrecipient agencies that must meet the requirements of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA) to gain access to the Systemic Alien Verification for Entitlements (SAVE) system. Accordingly, the Department is seeking a Memorandum of Agreement (MOA) with the Department of Homeland Security, U.S. Citizenship and Immigration Services (DHS-USCIS).

b. Please highlight any policy or strategy from your plan which will be newly implemented in FY 2014.

In addition to SAVE, the Department continues to seek partnerships with other state agencies that maintain systems and databases to verify individual or household member identities. Discussions have begun with The Texas Health and Human Services Commission, the state designated hub for Social Security Administration data.

Partnerships are being sought with agencies such as the Texas Workforce Commission, the Texas Department of State Health Services, and the Texas Department of Criminal Justice for linkages to new hire databases, state death records, and prisoner databases respectively.

The Department hopes to move to a statewide database for all Community Affairs Division Programs, LIHEAP included. Currently, application intake and income verification are handled by the local subrecipient agencies. By centralizing this information in a statewide database, the Department will be able to more effectively and efficiently verify LIHEAP individual applicants and households. The Department is using the three year timeline for implementation that has been adopted by the National LIHEAP Program Integrity Workgroup.

c. If you don't have a system in place for verifying applicant's identities, please explain why and how the Grantee is ensuring that only authentic and eligible applicants are receiving benefits.

TDHCA does not have a system in place for verification of applicant's identities as there has previously been no requirement nationally. The Department has informed the statewide LIHEAP network that the LIHEAP program is moving towards the implementation of the recommendations in LIHEAP IM-2010-06.

With the achievement of the partnerships and statewide database described above, TDHCA will have more tools available to check the identity and eligibility of applicants receiving LIHEAP benefits statewide.

5. SOCIAL SECURITY NUMBER REQUESTS

Necessary outcomes from these systems and strategies: All valid household members are reported for correct benefit determination.

a. Describe the Grantee's FY 2014 policy in regards to requiring Social Security Numbers from applicants and/or household members applying for LIHEAP benefits.

According to the Texas Administrative Code (TAC), the Department does not currently require SSNs to verify eligibility of applicants and/or household members applying for LIHEAP benefits. See Subchapter D, Rule 5.407: Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria in the attached TAC Rules. As described in the previous sections, the Department is moving towards implementation of the recommendations in LIHEAP IM-2010-06.

b. Please describe whether the State's policy for requiring or not requiring Social Security numbers is new as of FY2014, or remaining the same.

The Department's policy for not requiring Social Security numbers will remain the same for PY 2014. The Department is moving towards implementation of HHS guidance from IM-2010-06 that strongly encourages States to establish and implement policies and procedures governing individual program application requirements to be used in requiring Social Security Numbers for recipients in LIHEAP, including the utility of information by local administering agencies that administer LIHEAP benefits. States are to ensure that adequate procedures are in place for the safeguarding of such information in the administration of the program.

c. If the Grantee is not requiring Social Security Numbers of LIHEAP applicants and/or household members, please explain what supplementary measures are being employed to prevent fraud.

As described in sections 2 and 3 above, the Department has a robust and effective compliance monitoring system and fraud reporting system in place. These systems will continue to be enhanced with the partnership with additional state and federal partners.

6. CROSS-CHECKING SOCIAL SECURITY NUMBERS AGAINST GOVERNMENT SYSTEMS/DATABASES

Necessary outcomes from these systems and strategies: Use of all available database systems to make sound eligibility determination.

a. Describe if and how the Grantee used existing government systems and databases to verify applicant or household member identities in FY 2012 and continuing in FY 2013. (Social Security Administration Enumeration Verification System, prisoner databases, Government death records, etc.)

The Department does not currently use existing government systems and databases to verify applicant or household member identities.

As described above in Section 3, the Department uses its internal Previously Weatherized Units database to ensure no houses or units in Texas have been weatherized more than once since 1994 using DOE WAP or LIHEAP WAP funds.

b. Please highlight which, if any, policies or strategies for using existing government databases will be newly implemented in FY 2014.

As described above in section 4b, partnerships are being sought with agencies such as the Texas Workforce Commission, the Texas Department of State Health Services, and the Texas Department of Criminal Justice for linkages to new hire databases, state death records, and prisoner databases respectively. Partnership discussions have begun with The Texas Health and Human Services Commission, the state designated hub for Social Security Numbers.

c. If the Grantee won't be cross checking Social Security Numbers and ID information with existing government databases, please describe how the Grantee will supplement this fraud prevention strategy.

The fraud, waste, and abuse policies described in section 3 will continue to be practiced and enhanced as the LIHEAP program is administered statewide.

7. VERIFYING APPLICANT INCOME

Necessary outcomes from these systems and strategies: Effective income determination achieved through coordination across program lines.

a. Describe how the Grantee or designee used State Directories of new hires or similar systems to confirm income eligibility in FY 2013 and continuing in FY 2014.

The Department does not currently use State Directories of new hires or similar systems to confirm income eligibility in FY2013.

To determine income eligibility for program services, subrecipients must base annualized eligibility determinations on household income from thirty (30) days prior to the date of application for assistance. Each subrecipient must maintain documentation of income from all sources for all household members for the entire thirty (30) day period prior to the date of application and multiply the monthly amount by twelve (12) to annualize income. Income documentation must be collected from all income sources for all household members eighteen (18) years and older for the entire thirty (30) day period.

If proof of income is unavailable, the applicant must complete and sign a Department approved Declaration of Income Statement (DIS). A sample Declaration of Income Statement is attached.

b. Please highlight any policies or strategies for using new hire directories which will be newly implemented in FY 2014.

As stated in previous sections, the Department is seeking partnerships with other state agencies that maintain systems and databases to verify individual or household member identities. Partnership is being sought with the Texas Workforce Commission for linkage to a new hire database.

c. If the Grantee won't be using new hire directories to verify applicant and household member incomes how will the Grantee be verifying the that information?

In an attempt to limit use of the DIS described above, all self-certifications of client income must include a notarized statement signed by the potential applicant indicating that the client has no other proof of income.

All Declaration of Income Statements must be accompanied by a statement written by the client indicating that the client has no other proof of income and documenting efforts made to obtain income statements. The client statement must include a notarized signature.

8. PRIVACY-PROTECTION AND CONFIDENTIALITY

Necessary outcomes from these systems and strategies: Clear and secure methods that maintain confidentiality and safeguard the private information of applicants.

a. Describe the financial and operating controls in place in FY 2013 that will continue in FY 2014 to protect client information against improper use or disclosure.

Subrecipients maintain client information onsite. Each subrecipient is required to have policies and procedures in place to protect client confidentiality. Data submitted to TDHCA electronically is stored on a secure server.

The Department has a coding system in place for all monitoring reports that reference client data to ensure that no client information is released.

b. Please highlight any controls or strategies from your plan which will be newly implemented as of FY 2014.

As indicated in 4. a., the Department is seeking a MOA with DHS-USCIS to gain access to the SAVE system. The Department will adhere to procedures as outlined in this agreement to maintain confidentiality and safeguard the private information of LIHEAP applicants

If you don't have relevant physical or operational controls in place to ensure the security and confidentiality of private information disclosed by applicants, please explain why.

n/a

9. LIHEAP BENEFITS POLICY

Necessary outcomes from these systems and strategies: Authorized energy vendors are receiving payments on behalf of LIHEAP eligible clients.

a. Describe FY 2013 Grantee policies continuing in FY 2014 for protecting against fraud when making payments, or providing benefits to energy vendors on behalf of clients.

Federal law requires that all LIHEAP subrecipients have vendor agreements in place with energy vendors. The Department monitors each subrecipient to ensure that vendor agreements are in place. Monitoring practices are described in Section 2 above.

These vendor agreements ensure that no LIHEAP benefit payments are made directly to clients or to vendors without agreements.

b. Please highlight any fraud prevention efforts relating to making payments or providing benefits which will be newly implemented in FY 2014.

All policies described above will continue. There is nothing new for the 2014 plan.

c. If the Grantee doesn't have policy in place to protect against improper payments when making payments or providing benefits on behalf of clients, what supplementary steps is the Grantee taking to ensure program integrity.

n/a

10. PROCEDURES FOR UNREGULATED ENERGY VENDORS

Necessary outcomes from these systems and strategies: Participating vendors are thoroughly researched and inspected before benefits are issued.

a. Describe the Grantee's FY 2013 procedures continuing in FY 2014 for averting fraud and improper payments when dealing with bulk fuel dealers of heating oil, propane, wood and other un-regulated energy utilities.

As above, Federal law requires that all LIHEAP subrecipients have vendor agreements in place with energy vendors. The Department applies this practice to both regulated and unregulated energy vendors. The Department monitors each subrecipient to ensure that vendor agreements are in place.

b. Please highlight any strategies policy in this area which will be newly implemented in FY 2014.

All policies described above will continue. There is nothing new for the 2014 plan.

c. If you don't have a firm plan for averting fraud when dealing with unregulated energy vendors, please describe how the Grantee is ensuring program integrity.

n/a

11. VERIFYING THE AUTHENTICITY OF ENERGY VENDORS

Necessary outcomes from these systems and strategies: An effective process that effectively confirms the existence of entities receiving federal funds.

a. **Describe Grantee FY 2013 policies continuing in FY 2014 for verifying the authenticity of energy vendors being paid under LIHEAP, as part of the Grantee's procedure for averting fraud.**

As above, Federal law requires that all LIHEAP subrecipients have vendor agreements in place with energy vendors. The Department monitors each subrecipient to ensure that vendor agreements are in place

b. **Please highlight any policies for verifying vendor authenticity which will be newly implemented in FY 2014.**

The Department plans to amend vendor agreements to require a Tax Identification Number (TIN) from each vendor. This TIN will be verified with the Texas Comptroller and/or Secretary of State.

Further, the Department plans to verify energy vendors though the Public Utilities Commission database of regulated electric vendors and the Texas Railroad Commission database of regulated propane vendors.

c. **If you don't have a system in place for verifying vendor authenticity, please describe how the Grantee can ensure that funds are being distributed through valid intermediaries?**

n/a

12. TRAINING AND TECHNICAL ASSISTANCE

Necessary outcomes from these systems and strategies: The timely and thorough resolution of weaknesses or reportable conditions as revealed by the audit.

a. **In regards to fraud prevention, please describe elements of your FY 2013 plan continuing in FY 2014 for training and providing technical assistance to (a) employees, (b) non-governmental staff involved in the eligibility process, (c) clients, and (d) energy vendors.**

The Department provides training and technical assistance to employees, non-governmental staff involved in the eligibility process, clients, and energy vendors as requested. Further, the Department provides in person training and technical assistance at cluster workshops and statewide conferences.

In 2012, the Department established an on-line question portal for Subrecipient staff to request training and/or technical assistance. This information is used to create FAQ's, Best Practices, or to initiate specific trainings.

b. **Please highlight specific elements of your training regiment and technical assistance resources from your plan which will represent newly implemented in FY 2014.**

The Fraud Prevention training class developed for the Department's Weatherization Assistance Program will be made available online.

Subrecipient agencies will be required to post Fraud, Waste and Abuse posters where non-governmental staff involved in the eligibility process, (c) clients, and (d) energy vendors are present.

Any entity that has signed a vendor agreement will receive the Department's monitoring practices for fraud compliance.

c. **If you don't have a system in place for anti-fraud training or technical assistance for employees, clients or energy vendors, please describe your strategy for ensuring all employees understand what is expected of them and what tactics they are permitted to employ.**

n/a

13. AUDITS OF LOCAL ADMINISTERING AGENCIES

Necessary outcomes from these systems and strategies: Reduce improper payments, maintain local agency integrity, and benefits awarded to eligible households.

a. **Please describe the annual audit requirements in place for local administering agencies in FY 2013 that will continue into FY 2014.**

The Department's LIHEAP program is audited under the Single Audit Act. TDHCA contracts require subrecipients that exceed $500,000 in expenditures to follow the single Audit procedures and submit a copy of the Audit to the Department for review.

Subrecipients not exempt from the single audit requirements are responsible for submitting their Single Audit Report within thirty (30) days of completion of their audit and no later than nine (9) months after the end of the audit period (fiscal year end) to the Department's Portfolio Management and Compliance Division as well as to the CA Division. Refer to 31 U.S.C. §7502.

In addition to the Audit requirement described above, subrecipients are also subject to monitoring visits from the Department as described in section 2. Compliance Monitoring.

b. **Please describe new policies or strategies to be implemented in FY 2014.**

All policies described above will continue. There is nothing new for the 2014 plan.

c. **If you don't have specific audit requirements for local administering agencies, please explain how the Grantee will ensure that LIHEAP funds are properly audited under the Single Audit Act requirements.**

n/a

ADDITIONAL INFORMATION

Please attach further information that describes the Grantee's Program Integrity Policies, including supporting documentation from program manuals, including pages/sections from established LIHEAP policies and procedures.

Supplement Attachments

A) TDHCA Recommended Practice on Fraud, Waste, and Abuse

B) Texas Administrative Code for TDHCA's LIHEAP programs effective at the time of Plan submission

C) Sample of Vendor Agreement

D) Sample of Department approved Declaration of Income Statement

E) Sample TDHCA contract for PY 2013 CEAP Subrecipients

F) Sample TDHCA contract for PY 2013 LIHEAP WAP Subrecipients

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BOARD ACTION REQUEST

COMMUNITY AFFAIRS DIVISION

May 9, 2013

Presentation, Discussion, and Possible Approval of Authorization to release a Notice of Funding Availability (NOFA) for Fiscal Year 2013 Emergency Solutions Grants (ESG)

RECOMMENDED ACTION

WHEREAS, ESG funds are awarded to the State of Texas by the U.S. Department of Housing and Urban Development (HUD);

WHEREAS, the Texas Legislature designated the Texas Department of Housing and Community Affairs to administer the ESG pursuant to §2306.094, Texas Government Code;

WHEREAS, eligible activities under the 2013 ESG grant were approved by the Board as part of the 2013 One Year Action Plan (OYAP);

WHEREAS, this Board previously granted authority for the release of a NOFA for the 2013 ESG, but the Department may have available ESG project funding that is greater than the amount indicated in that NOFA;

WHEREAS, multiple Continuum of Care (CoC) Regions had no eligible Applications;

WHEREAS, ESG project funds greater than those distributed in Steps 1-4 of the previous NOFA may be prioritized to eligible applicants in the CoC Regions where no eligible Application was received under the previous NOFA;

WHEREAS, the Department will only have sixty days from the date HUD signs the grant agreement to obligate the entire grant award;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director be granted the authority to release an additional NOFA for Fiscal Year 2013 ESG, if needed, and with the condition that all commitments made under either NOFA are subsequently presented to the Board for ratification.

BACKGROUND

The ESG Program focuses on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness and also assists persons who are at-risk of homelessness. ESG funds can be utilized for the rehabilitation or conversion of buildings for use as emergency shelter for the homeless; the payment of certain expenses related to operating emergency shelters; essential services related to emergency shelters and street outreach for the homeless; and homelessness prevention and rapid re-housing assistance.

If, subsequent to announcement of awards made under the FY2013 NOFAs, additional 2013 funds become available either through a supplemental appropriation or recapture, or if prior year funds become available, the additional funding may be used to make additional awards to previously funded ESG agencies that meet all program requirements. The minimum amount of an additional award made under this authority will be $25,000.

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BOARD ACTION REQUEST

NEIGHBORHOOD STABILIZATION PROGRAM

MAY 9, 2013

Presentation, Discussion, and Possible Action to ratify amendments made to Neighborhood Stabilization Contracts in order to meet extended deadlines established by HUD.

RECOMMENDED ACTION

WHEREAS, at the April 11, 2013, meeting the Board approved an increase in current contract awards for those administrators successfully administering their contracts, and extension of the expenditure deadline for those contract award amounts being increased; and,

WHEREAS, the Board authorized, empowered, and directed the Executive Director to take any such actions as may be required to implement the approvals thereby given and to make and expedite contract amendments to assure timely commitment of NSP funds, provided that the Chair was consulted prior to taking action.

NOW, therefore, it is hereby

RESOLVED, pursuant to the approval and authority provided by the Board, the actions taken to amend City of Beaumont Contract No. 77090000163 and Austin Habitat for Humanity Contract No. 77090000213 be and hereby are, ratified.

BACKGROUND

The Neighborhood Stabilization Program (NSP) is a HUD-funded program authorized by HR3221, 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 NSP3 allocation of funds is provided under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Pub. L. 111-203, approved July 21, 2010) (Dodd-Frank Act). 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.

NSP regulations impose a 48-month expenditure deadline on all NSP Grantees. NSP3 includes a 36-month expenditure requirement for 50% of grant funds. For TDHCA, the expenditure deadlines fell on March 3, 2013, and March 7, 2013, respectively. On April 15 HUD issued a letter extending the NSP1 Expenditure deadline by 120 days, and directed TDHCA to continue expending grant funds. Any funds that have not been expended by the extended deadlines are potentially subject to recapture by HUD.

The City of Beaumont NSP contract provides NSP1 funds for the purchase and rehabilitation of foreclosed properties. Four of the homes under this contract have been resold to low-income homebuyers, the remaining five properties will be rented to households at or below 50% of the Area

Median Income. As a result of NSP staff analysis of expenditure reporting provided prior to the March 3 deadline, it has been determined that a budget amendment is necessary in order to draw remaining contract funds from the appropriate budget line items. The proposed amendment shifts $56,677.30 from the Rehabilitation activity to Acquisition. No funds are being added to the contract and there is no change in unit count.

Austin Habitat for Humanity has requested amendment to their contract which will add four units under the Redevelopment Activity, and one unit under Land Banking. The Amendment adds $132,420 to the contract to fund the additional activities, and extends the contract to August 31, 2019, to accommodate the land bank activity. Austin Habitat has performed well on its NSP contract, and will be able to timely complete the proposed activities.

Both Amendments were presented to the Chair in email on Friday, April 19, and he provided his approval of the proposal.

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BOARD ACTION REQUEST

OFFICE OF COLONIA INITIATIVES

MAY 9, 2013

Presentation, Discussion, and Possible Action on Colonia Self Help Center Program Award to El Paso County through Community Development Block Grant (CDBG) Funding.

RECOMMENDED ACTION

WHEREAS, El Paso County has demonstrated exemplary performance under its Colonia Self-Help Center contract, which applicable program rules permit the awarding of additional or supplemental funds; and

WHEREAS, it is the request of TDHCA to supplement El Paso's Colonia Self-Help Center current contract with available CDBG funding to serve additional colonias residents;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director is hereby authorized to make a supplemental award of CDBG funding under the Colonia Self-Help Center Program to El Paso County in the amount of $500,000 from Program Year 2012 and deobligated funds from previous years and such award shall be made not earlier than 30 days after the Colonia Resident Advisory Committee meeting at which the award was considered.

BACKGROUND

Colonia Self-Help Centers Program

The Colonia Self-Help Center (SHC) contracts are four-year contracts as specified by statute; however, if Contract Administrators are able to complete all contractual requirements before the expiration of the four-year contract period, they may submit a proposal for a new contract.

TDHCA, at its discretion and in coordination with a Contract Administrator, may increase a contract budget amount and the number of activities and beneficiaries based on the availability of Colonia SHC funds, the exemplary performance in the implementation of a Contract Administrator's current contract, and the time remaining within the four (4) year contract period. Upon Board approval, the cap on the maximum contract amount may be exceeded in accordance to 10 TAC Chapter 25. The Contract Administrator will be required to meet the original 42-month Expenditure Thresholds in accordance to 10 TAC Chapter 25.

El Paso County Performance

El Paso County was awarded contract #710013 on May 12, 2010, in the amount of $1,193,828.26 to conduct activities located in the targeted colonias of Agua Dulce Units 1-5/Horizon 90, 91 & 94, El Paso Hills Units 1-4, Lakeway Estates Units 1-3, Horizon View Estates Units 17, 20, 21 & 22. To date, El Paso County has drawn $856,357.72 or 71.73%. El Paso County has successfully completed all the solid waste campaigns by drastically exceeding the contracted tonnage. El Paso County was contracted to collect 30,000 pounds of waste and instead collected 664,000 pounds. The Colonia SHC was contracted to conduct 20 technology classes and has delivered 100 classes. The Colonia SHC completed all ten utility connections and nine reconstruction activities within the first three years of the contract. El Paso County has identified and qualified all eligible colonia residents for the 17 self-help small home repairs required under the contract. The Colonia SHC will also conduct 30 construction skill classes to assist the colonia residents. The construction classes will be made available to all colonia residents in the targeted colonias. El Paso County is required to maintain a tool lending library and conduct four hundred checkouts for colonia residents to utilize in making home improvement. To date, the Colonia SHC has recorded approximately 200 tool check outs. It is anticipated the tool check outs will increase significantly when the self-help small home repair program and construction classes are implemented.

Colonia SHC Award Description

El Paso County

This award will supplement El Paso County's fifth Colonia SHC contract.

Contractor: El Paso County

Contact: The Honorable Veronica Escobar, County Judge

Purpose of Contract: El Paso County proposes to do the following housing and community development activities with these additional funds:

El Paso County will conduct two additional solid waste removal activities, at an average cost of $5,000 per activity. El Paso County will utilize $75,000 to assist five colonia households with self-help home improvements at an average cost of $15,000 per household. The qualifying applicants will be responsible for conducting sweat equity self-help construction to their homes and will be supplied with tools, materials and construction oversight. El Paso County proposes to utilize $340,000 to assist four colonia households with the reconstruction activity at an average cost of $85,000 per household.

	Supplemental Activities	
Performance Activity	Proposed	Budget
Public Service		**$10,000.00**
Solid Waste Removal	2 clean ups	
Residential Rehabilitation		**$75,000.00**
Self-Help Small Home Repair	5 houses	

Not Feasible for Rehabilitation		**$340,000.00**
Reconstruction	4 houses	
Administration		**$75,000.00**
Total		**$500,000.00**

The additional $500,000 will benefit 8,982 persons, of which 8,533 or 95% are of low-to-moderate income through the solid waste removal activities in the targeted colonias. The proposed self-help small home repair and reconstruction activities will benefit an additional nine colonia households or thirty-six beneficiaries. The Colonia SHC activities will be carried out within the original contract timeframe that expires on May 12, 2014.

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BOARD ACTION REQUEST

ASSET MANAGEMENT DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action to approve a Housing Tax Credit Amendment for Amberwood Place Apartments in Longview (File No. 12067)

RECOMMENDED ACTION

WHEREAS, Amberwood Place Apartments received an award of 9% Housing Tax Credits in 2012 to construct 78 multifamily units in Longview;

WHEREAS, the Development Owner is requesting approval to re-configure the previously approved site plan due to drainage concerns which requires the detention area to be placed in a different location to allow for proper runoff;

WHEREAS, the total square footage of the community building decreased from 2,145 at application to 1,967 (8.3%), and Board approval is required for a reduction of three (3) percent or more in the square footage of the units or common areas under Texas Government Code §2306.6712 and 10 TAC, §10.405(a)(4)(D); and

WHEREAS, the changes to the site plan require additional modifications to the building floor plans, unit floor plans, and the community building but do not impact the viability of the transaction or the amount of tax credits awarded;

NOW, therefore, it is hereby

RESOLVED, that the amendment of the Housing Tax Credit application for Amberwood Place Apartments is approved as presented to this meeting and the Executive Director and his designees are each authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

On April 8, 2013, the Development Owner requested an amendment to the previously approved HTC application for Amberwood Place Apartments. The request contained three amendments to the application; one of which requires Board approval. The Development Owner requested approval for a change in the configuration of the site plan. Subsequent engineering on the site determined that the site plan should be reconfigured due to drainage issues associated with the topography of the site. It was determined that the site should be reconfigured such that the detention area was moved to a more

appropriate location and the buildings were arranged so that any associated runoff would flow to the detention area.

With the site plan reconfiguration, the residential buildings have been renumbered, and there are slight changes proposed to each of the floor plans. The total number of residential buildings and units per bedroom type is unchanged; however, the net rentable area of the units has changed slightly and the owner would like to provide a second type of three bedroom unit design. The overall change in net rentable area due to this amendment is an increase from 76,222 at application to 77,404. This constitutes a positive change for future residents providing a greater selection of unit types with more diverse configurations.

The proposed modification of the site plan has also required that the clubhouse be relocated and the building floor plan modified. The resulting modification to the clubhouse floor plan involves a decrease in the interior square footage from 2,145 at application to 1,967 with this amendment. This is a reduction of 8.3% in the interior square footage and, therefore, is considered a material alteration according to §10.405(a) (4)(D), " a reduction of 3 percent or more in the square footage of the units or common areas" and requires Board approval.

The Owner has noted that the decrease in the interior square footage does not affect the interior resident-use space and is the result of the deletion of one employee office. At application the plans included two employee offices. The building footprint needed to be decreased to accommodate changes in the site plan and, in lieu of taking resident use space, the office was deleted. In addition, some of the reduction in interior space extended to a resident-use porch area, which had 600 square feet at application and now has 765 square feet. This will benefit the residents by allowing exterior access to the restrooms from the pool area.

The requested changes to the Site Plan do not affect the number of residential buildings (5), the number of residential units (78), the site acreage (6.783), or the number of parking spaces (150) previously approved at application. The increased costs associated with this change were reviewed by the Real Estate Analysis Division at Carryover, and no change was recommended to the HTC allocation prior to Cost Certification.

Staff recommends approval of the amendment request.

April 8, 2013

Kent Bedell
TDHCA Asset Management
PO Box 13941
Austin, TX

RE: Amendment Request for 12067 Amberwood Place

Dear Mr. Bedell:

Please find this request for an amendment to 12067 Amberwood Place in Longview. We are requesting a change to the site plan and architectural changes. Please note that the financing associated with these changes was submitted with the Carryover documentation, though the exact site plan had not been finalized as of the Carryover submission due date. Subsequently, during the Carryover review of the financial information in December, the REA division was provided with this final site plan and information regarding the changes to the costs. Please see the attached the revised underwriting report from Carryover dated February 2013. Because REA has re-underwritten the project with the changes outlined below, we have not submitted new financing information because it was submitted at Carryover and has already been reviewed.

Change to Site Plan
Subsequent engineering on the site determined that the site plan should be reconfigured due to drainage issues. Please see the attached information from the engineer regarding the precipitation in Longview and drainage concerns. Based on the topography of the site, it was determined that the site should be reconfigured such that the detention area was in an appropriate location and the buildings were arranged so that any associated runoff would flow to the detention area. Please see the attached site plan.

Change to Clubhouse
The clubhouse has been relocated on the new site plan and the floor plan has been slightly modified. The interior square footage has decreased slightly from application: from 2,145 sf to 1,967 sf; however, the resident-use porch area has increased from 600 sf to 765 sf. Please note that the decrease in interior square footage does not reduce the interior resident-use space. The decrease in interior square footage is due to the reduction of one of the employee offices: in the original plan, there were two offices and the new plan has one office. The increase in porch area is a benefit for the residents because it allows exterior access to the restrooms, which is convenient to the pool area. Please see the attached clubhouse plans.

Change to Residential Building and Unit Plans
The number of residential buildings is unchanged at 5 and the number of units is unchanged at 78; however, there are changes to the building floor plans, elevations, and unit plans. Please see the attached plans. With the reconfiguration of the site plan, the residential buildings have been renumbered with slight changes to the floor plans. The number of units per bedroom type is unchanged; however, the NRA for the units has changed slightly and there are now two slightly different types of 3-bedroom units rather than a single type. Please see the attached rent schedule and building unit type configuration forms that show these changes. Please note that the overall NRA of the development has increased from 76,722 at application to 77,404 for this amendment.

Thank you for your attention to this request. Please let me know if you need additional information.

Regards,

Alyssa Carpenter

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
Building Homes. Strengthening Communities.

Memorandum

To: File

From: Duc Nguyen, Real Estate Analysis

cc: Multifamily Finance Program Division

Date: February 8, 2013

Re: **12067 Amberwood Carryover Review**

Recommendation:

No change is recommended to the HTC allocation prior to Cost Certification.

Background:

The Development was submitted and approved for a 2012 allocation of 9% tax credits in the amount of $857,000.

Analysis:

Applicant provided an updated cost schedule, sources and uses and financing term sheets. Applicant's total cost increased $568K primarily due to site work cost increase totaling $526K (results from determination that an on-site storm water retention pond is required. The potential for on-site detention for the storm-water detention was discussed in the engineering report and was shown on the site plan in the original application. Original site work cost estimate, however, was below $9k/unit.

Syndication proceeds increased $685K due to a $0.06 increase in the credit price. The permanent debt through Wells Fargo decreased to $1.7M at a rate of 5.85%.

The Underwriter's revised evaluation indicates a DCR of 1.59:1 times on the revised terms, which exceeds the Department's maximum guideline. Assuming an increase in the permanent loan amount to $2,021,494 to achieve a 1.35:1 times DCR per REA rule results in a $4,971 reduction to the tax credits. However, this adjustment is less than 1% of the previously awarded credits and is considered immaterial at this time. Final determination of the credit allocation will be made at Cost Certification.

STABILIZED PROFORMA

Amberwood Place, Longview, 9% HTC #12067

	STABILIZED FIRST YEAR PRO FORMA												
	COMPARABLES			APPLICANT				TDHCA				VARIANCE	
	Database		Wohl Developments	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT			$0		$0.57	$557	$521,004	$533,580	$570	$0.58		2.4%	$12,576
late fees			$0			$10.00	$9,360					0.0%	(9,360)
0			$0			$0.00	$0					0.0%	-
			$0			$0.00	$0					0.0%	-
Underwriter's Total Secondary Income			$0					$9,360	$10.00			100.0%	9,360
POTENTIAL GROSS INCOME			$0				$530,364	$542,940				2.3%	$12,576
Vacancy & Collection Loss			$0			7.5% PGI	(39,777)	(40,721)	7.5% PGI			2.3%	(943)
Non-Rental Units/Concessions			$0				-					0.0%	-
EFFECTIVE GROSS INCOME			$0				$490,587	$502,220				2.3%	$11,633
General & Administrative	$22,410	$287/Unit	$26,286	5.38%	$0.34	$338	$26,400	$26,286	$337	$0.34	5.23%	0.4%	114
Management	$27,817	6.2% EGI	$29,354	5.00%	$0.32	$314	$24,529	$25,111	$322	$0.33	5.00%	-2.3%	(582)
Payroll & Payroll Tax	$78,222	$1,003/Unit	$78,364	15.80%	$1.01	$994	$77,500	$78,364	$1,005	$1.02	15.60%	-1.1%	(864)
Repairs & Maintenance	$53,405	$685/Unit	$64,740	10.47%	$0.67	$659	$51,380	$53,405	$685	$0.70	10.63%	-3.8%	(2,025)
Utilities	$15,532	$199/Unit	$10,240	2.32%	$0.15	$146	$11,399	$10,240	$131	$0.13	2.04%	11.3%	1,159
Water, Sewer, & Trash	$35,085	$450/Unit	$19,526	4.30%	$0.28	$271	$21,099	$19,526	$250	$0.25	3.89%	8.1%	1,573
Property Insurance	$16,909	$0.22 /sf	$18,720	3.50%	$0.22	$220	$17,160	$16,909	$217	$0.22	3.37%	1.5%	251
Property Tax 2.2789	$30,032	$385/Unit	$55,120	8.89%	$0.57	$559	$43,615	$43,603	$559	$0.57	8.68%	0.0%	12
Reserve for Replacements	$25,965	$333/Unit	$23,816	4.77%	$0.30	$300	$23,400	$23,400	$300	$0.30	4.66%	0.0%	-
TDHCA Compliance Fees			-	0.55%	$0.04	$35	$2,720	$2,720	$35	$0.04	0.54%	0.0%	-
Cable TV			-	0.00%	$0.00	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
Supportive service contract fees			-	0.00%	$0.00	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
Security			-	0.00%	$0.00	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
TOTAL EXPENSES			**$ 326,165**	**60.99%**	**$3.90**	**$3,836**	**$ 299,202**	**$ 299,564**	**$3,841**	**$3.90**	**59.65%**	**-0.1%**	**$ (361)**
NET OPERATING INCOME ("NOI")				**39.01%**	**$2.49**	**$2,454**	**$191,384**	**$202,656**	**$2,598**	**$2.64**	**40.35%**	**-5.56%**	**($11,271)**
CONTROLLABLE EXPENSES		$2,624/Unit	$2,553/Unit			$2,407/Unit			$2,408/Unit				

LONG TERM OPERATING PROFORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 25	YEAR 30	YEAR 35	YEAR 40
EFFECTIVE GROSS INCOME	$502,220	$512,264	$522,509	$532,959	$543,619	$600,199	$662,668	$731,639	$807,789	$891,864	$984,690	$1,087,177
LESS: TOTAL EXPENSES	299,564	308,300	317,292	326,550	336,080	388,109	448,268	517,837	598,296	691,359	799,014	923,558
NET OPERATING INCOME	**$202,656**	**$203,964**	**$205,217**	**$206,409**	**$207,539**	**$212,090**	**$214,400**	**$213,802**	**$209,493**	**$200,505**	**$185,676**	**$163,619**
LESS: DEBT SERVICE	150,027	150,027	150,027	150,027	150,027	150,027	150,027	150,027	150,027	150,027	150,027	150,027
NET CASH FLOW	**$52,629**	**$53,938**	**$55,190**	**$56,383**	**$57,512**	**$62,063**	**$64,373**	**$63,776**	**$59,466**	**$50,478**	**$35,649**	**$13,592**
CUMULATIVE NET CASH FLOW	$52,629	$106,567	$161,757	$218,139	$275,651	$577,644	$895,911	$1,217,298	$1,524,913	$1,797,368	$2,007,867	$2,123,144
DEFERRED DEVELOPER FEE BALANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
DCR ON UNDERWRITTEN DEBT (Must-Pay)	1.35	1.36	1.37	1.38	1.38	1.41	1.43	1.43	1.40	1.34	1.24	1.09
EXPENSE/EGI RATIO	59.65%	60.18%	60.72%	61.27%	61.82%	64.66%	67.65%	70.78%	74.07%	77.52%	81.14%	84.95%

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Amberwood Place, Longview, 9% HTC #12067

DEBT / GRANT SOURCES

DEBT (Must Pay)	APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							Prior Underwriting		AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
	Cumulative DCR														Cumulative	
	UW	App	Pmt	Rate	Amort	Term	Principal	Applicant	TDHCA	Principal	Term	Amort	Rate	Pmt	DCR	LTC
Wells Fargo	1.68	1.59	$120,348	5.85%	30	18	$1,700,000	**$1,925,000**	**$2,044,555**	$2,021,494	18	30	5.85%	$143,107	1.42	18.6%
HOME from City of Longview	1.59	1.50	$6,919	2.00%	30	15	$156,000	**$156,000**	**$156,000**	$156,000	15	30	2.00%	$6,919	1.35	1.4%
CASH FLOW DEBT / GRANTS																
TOTAL DEBT / GRANT SOURCES			$127,267				$1,856,000	**$2,081,000**	**$2,200,555**	$2,177,494				$150,027		20.0%
NET CASH FLOW			$64,117											$52,629		

EQUITY SOURCES

EQUITY / DEFERRED FEES	APPLICANT'S PROPOSED EQUITY STRUCTURE					Prior Underwriting		AS UNDERWRITTEN EQUITY STRUCTURE					
	DESCRIPTION	% Cost	Annual Credit	Credit Rate	Amount	Applicant	TDHCA	Amount	Credit Rate	Annual Credit	% Cost	Per Unit Credit Developer Fee Summary	
Wells Fargo	LIHTC Equity	80.4%	$857,000	1.02	$8,740,526	$8,054,994	$8,054,994	$8,689,829	$1.0199	$852,029	80.0%	Annual Credit per Unit:	$111,408
Deferred Dev Fee	Deferred Developer Fees	3.4%	(29% Deferred)		$370,404	$262,394	$28,275		(0% Deferred)		0.0%	Total Developer Fee:	$1,148,453
Additional (Excess) Funds Req'd		0.0%			$0			$0			0.0%	15-Year Cash Flow:	$895,911
TOTAL EQUITY SOURCES		83.8%			$9,110,930	$8,317,388	$8,083,269	$8,689,829			80.0%	15-Yr Cash Flow after Fee:	$895,911
TOTAL CAPITALIZATION					**$10,966,930**			**$10,867,323**					

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS					Prior Underwriting		TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis										Eligible Basis			
	Acquisition	New Const. Rehab	Total Costs			Applicant	TDHCA	Total Costs			New Const. Rehab	Acquisition	%	$
Land Acquisition			$9,663 / Unit		$753,715	$738,669	$738,669	$753,715	$9,663 / Unit				0.0%	$0
Building Acquisition	$0		$ / Unit		$0	$0	$0	$0	$ / Unit			$0	0.0%	$0
Closing costs & acq. legal fees					$25,000	$0	$0	$25,000						$0
Off-Sites			$884 / Unit		$68,914	$14,750	$14,750	$68,914	$884 / Unit				0.0%	$0
Sitework		$1,002,052	$15,462 / Unit		$1,206,010	$679,750	$679,750	$1,206,010	$15,462 / Unit		$1,206,010		0.0%	$0
Building Costs		$4,457,701	$58.10 /sf	$57,150/Unit	$4,457,701	$4,771,787	$4,665,838	$4,665,838	$59,818/Unit	$60.81 /sf	$4,665,838		-4.5%	($208,137)
Contingency		$323,411	5.92%	5.64%	$323,411	$272,577	$272,577	$323,411	5.44%	5.51%	$323,411		0.0%	$0
Contractor's Fees		$735,594		12.72%	$735,594	$763,215	$763,215	$735,594	11.87%		$735,594		0.0%	$0
Indirect Construction	0	$858,535	$13,928 / Unit		$1,086,356	$868,597	$868,597	$1,086,356	$13,928 / Unit		$858,535	$0	0.0%	$0
Developer's Fees	$0	$1,148,453	14.88%	16.25%	$1,298,453	$1,248,300	$1,122,121	$1,198,846	14.62%	14.12%	$1,148,453	$0	8.3%	$99,607
Interim Financing	0	$342,139	$7,772 / Unit		$606,234	$718,764	$718,764	$606,234	$7,772 / Unit		$342,139	$0	0.0%	$0
Reserves			$5,199 / Unit		$405,542	$321,979	$199,215	$199,180	$2,554 / Unit				103.6%	$206,362
UNADJUSTED BASIS / COST	**$0**	**$8,867,885**	$140,602 / Unit		**$10,966,930**	**$10,398,388**	**$10,043,496**	**$10,869,098**	$139,347 / Unit		**$9,279,980**	**$0**	**0.9%**	**$97,832**
Acquisition Cost for Identity of Interest Seller					$0									
Contingency		$0												
Contractor's Fee		$0												
Interim Interest		$0												
Developer's Fee	$0	$0			($99,607)	($114,565)								
ADJUSTED BASIS / COST	**$0**	**$8,867,885**	$139,325		**$10,867,323**	$10,283,823		**$10,869,098**	$139,347		**$9,279,980**	**$0**	**0.0%**	**($1,775)**
TOTAL UNDERWRITTEN COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					**$10,867,323**									

CAPITALIZATION / DEVELOPMENT COST BUDGET / ITEMIZED BASIS ITEMS

Amberwood Place, Longview, 9% HTC #12067

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction Rehabilitation
ADJUSTED BASIS	$0	$8,867,885	$0	$9,279,980
Deduction for Other Federal Fur	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$8,867,885	$0	$9,279,980
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$11,528,251	$0	$12,063,975
Applicable Fraction	87.18%	87.18%	87.18%	87.18%
TOTAL QUALIFIED BASIS	$0	$10,050,270	$0	$10,517,311
Applicable Percentage	0.00%	9.00%	0.00%	9.00%
ANNUAL CREDIT ON BASIS	$0	$904,524	$0	$946,558
CREDITS ON QUALIFIED BASIS	$904,524		$946,558	

ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS

Method	Annual Credits	Proceeds
Eligible Basis	$904,524	$9,225,225
Gap	$852,029	$8,689,829
Original Request	$857,000	$8,740,526
Current Request	$857,000	$8,740,526

FINAL ANNUAL LIHTC ALLOCATION

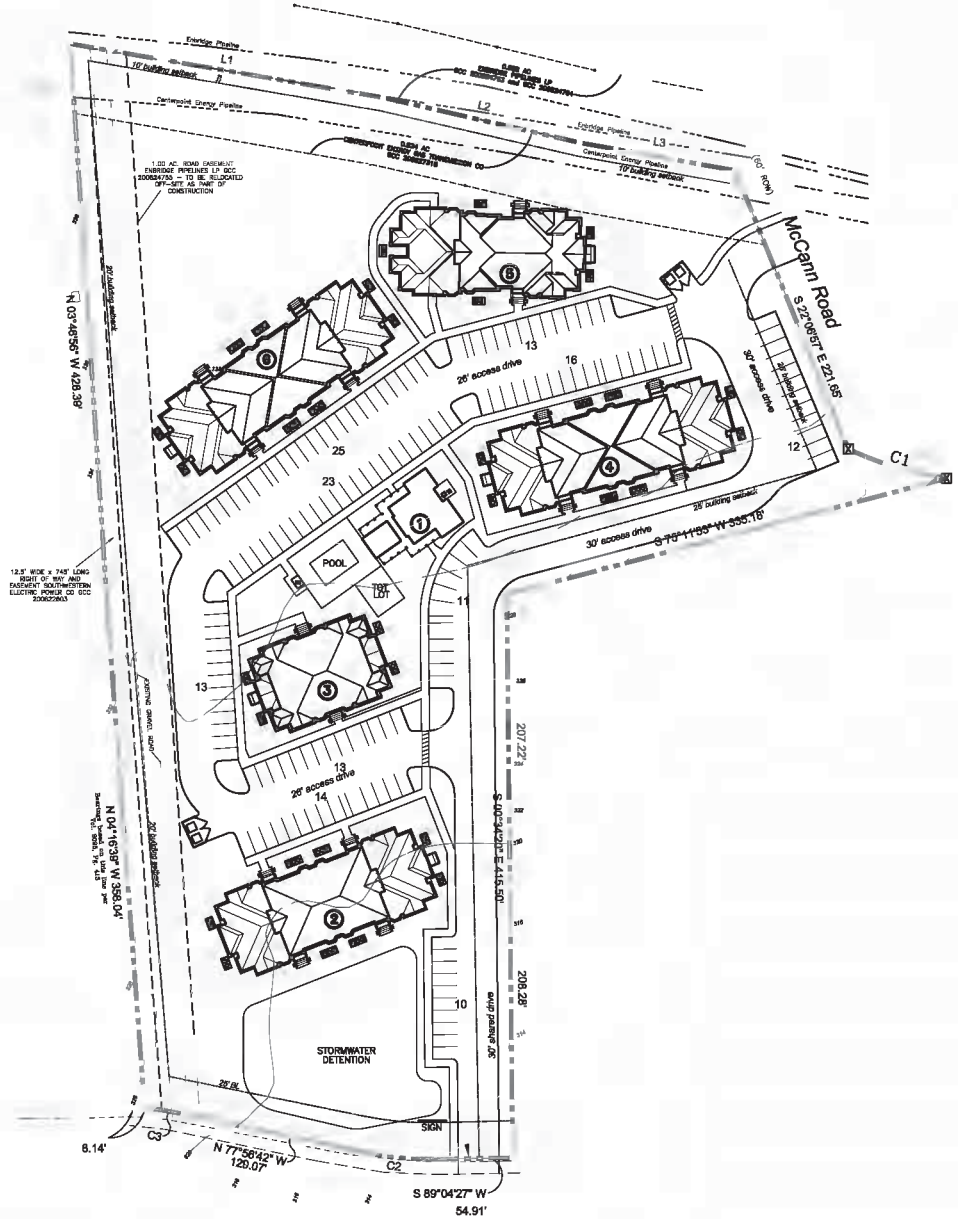
Method	Gap
Credits	$852,029
Underwritten Proceeds	$8,689,829

TOTAL HARD COST COMPARISON

	APPLICANT			TDHCA		
	Per SF	Per Unit	Total	Total	Per Unit	Per SF
Hard Costs (Building, Site-work, Off-Sites & Contingency)	$78.93	$77,641	$6,056,036	$6,264,173	$80,310	$81.65
Applicant's Cost/SF Point Election	$85.00					
Hard Costs plus Contractor Fees	$87.62	$86,189	$6,722,716	$6,930,853	$88,857	$90.34

DIRECT CONSTRUCTION COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	AMOUNT
Base Cost: Multiple Residence Basis			$57.75	4,430,934
Adjustments				
Exterior Wall Finish	3.76%		2.17	$166,603
	0.00%		0.00	0
	0.00%		0.00	0
Roofing			0.00	0
Subfloor			(0.30)	(23,194)
Floor Cover			2.54	194,874
Breezeways	$23.24	8,290	2.51	192,632
Balconies	$27.11	4,112	1.45	111,482
Plumbing Fixtures	$890	198	2.30	176,220
Rough-ins	$440	156	0.89	68,640
Built-In Appliances	$1,625	78	1.65	126,750
Exterior Stairs	$2,025	28	0.74	56,700
Heating/Cooling			1.95	149,608
Enclosed Corridors	$44.88		0.00	0
Carports	$10.75	0	0.00	0
Garages	$30.00	0	0.00	0
Comm &/or Aux Bldgs	$81.45	2,145	2.28	174,718
Other:			0.00	0
Other:			0.00	0
Other: fire sprinkler	$2.20	76,722	2.20	168,788
SUBTOTAL			**78.14**	**5,994,756**
Current Cost Multiplier	0.99		-0.78	(59,948)
Local Multiplier	0.93		-5.47	(419,633)
TOTAL DIRECT CONSTRUCTION COSTS			**71.89**	**$5,515,175**
Plans, specs, survey, bldg permits	3.90%		-2.80	($215,092)
Contractor's OH & Profit	11.50%		-8.27	(634,245)
NET DIRECT CONSTRUCTION COSTS			60.81	$4,665,838



NUMBER	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD LEN.
C1	17°23'21"	250.00	75.87	S 73°27'35" E	75.58
C2	12°59'08"	272.01	61.65	N 84°14'08" W	61.52
C3	05°39'38"	295.78	29.22	N 80°44'12" W	29.21

NUMBER	BEARING	DIST.
L1	S 80°14'56" E	234.19'
L2	S 77°03'30" E	148.37'
L3	S 79°49'52" E	116.55'

Amberwood Place - Architectural Site Plan

Longview, Texas

SITE PLAN NOTES

1. SITE IS 6.783 ACRES
2. SITE CONTAINS NO PART OF A FLOOD PLAIN
3. ALL ONSITE CONSTRUCTION SHOWN IS NEW CONSTRUCTION
4. REFER TO BUILDING SUMMARY ON FOLLOWING PAGE FOR UNIT MIX & SIZE TABULATION.

BUILDING SUMMARY - AMBERWOOD

		TOTAL NO. OF UNITS EA. TYPE: PROJECT & (PER BUILDING)						**NET RENTABLE AREA OF EACH UNIT (SF)							***BUILDING AREA				
BUILDING DESIGNATION	BLDG TYPE	1–BR * 1–BATH	2–BR * 2–BATH INSIDE	2–BR * 2–BA OUTSIDE	3–BR * 2–BA UNDER 2	3–BR * 2–BATH	4–BR * 2–BATH	1–BR 1–BATH	2–BR 2–BATH INSIDE	2–BR 2–BA OUTSIDE	3–BR 2–BA UNDER 2	3–BR 2–BATH	4–BR 2–BATH	**TOTAL NET RENTABLE AREA	UNITS/ BLDG.	NO. OF STORIES	G.S.F./ BLDG.***	NO. OF BLDGS	TOTAL BUILDING AREA***
1	CLUBHOUSE/MAIL							1,967 SF (GROSS ENCLOSED)						1,967		1	2,732	1	2,732
2	A	12 (12)				8 (8)		706				1,117		17,408	20	2 & 3	21,004	1	21,004
4,6	B		24 (12)			16 (8)			950			1,117		40,672	20	2 & 3	23,808	2	47,616
3	C			4 (4)	4 (4)					972	1,144			8,464	8	2	9,959	1	9,959
5	D		4 (4)			4 (4)	2 (2)		950			1,117	1,296	10,860	10	1 & 2	12,464	1	12,464
TOTALS		12	28	4	4	28	2							79,398				6	93,775

TOTAL DWELLING UNITS = 78
PARKING SPACES = 150

UFAS/IBC HANDICAP UNITS SUMMARY

MOBILITY, HEARING & VISUAL
5% x 78 = 4 UNITS
LABELED UFAS/IBC HC UNIT ON SITE PLAN

HEARING & VISUAL
2% x 78 = 1.7 = 2 UNITS
LABELED HV UNIT ON SITE PLAN

* APARTMENT BUILDINGS CONTAIN 1, 2 & 3 STORY ELEMENTS, SEE BUILDING PLANS & ELEVATIONS. THE CLUBHOUSE IS 1 STORY.

** NET RENTABLE AREA (TDHCA) IS THE UNIT SPACE THAT IS AVAILABLE EXCLUSIVELY TO THE TENANT AND IS HEATED & COOLED BY A MECHANICAL HVAC SYSTEM. NRA IS MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS. NRA DOES NOT INCLUDE COMMON HALLWAYS, STAIRWELLS, ELEVATOR SHAFTS, JANITOR CLOSETS, ELECTRICAL CLOSETS, BALCONIES, PORCHES, PATIOS, OR OTHER AREAS NOT ACTUALLY AVAILABLE TO THE TENANTS FOR THEIR FURNISHINGS.

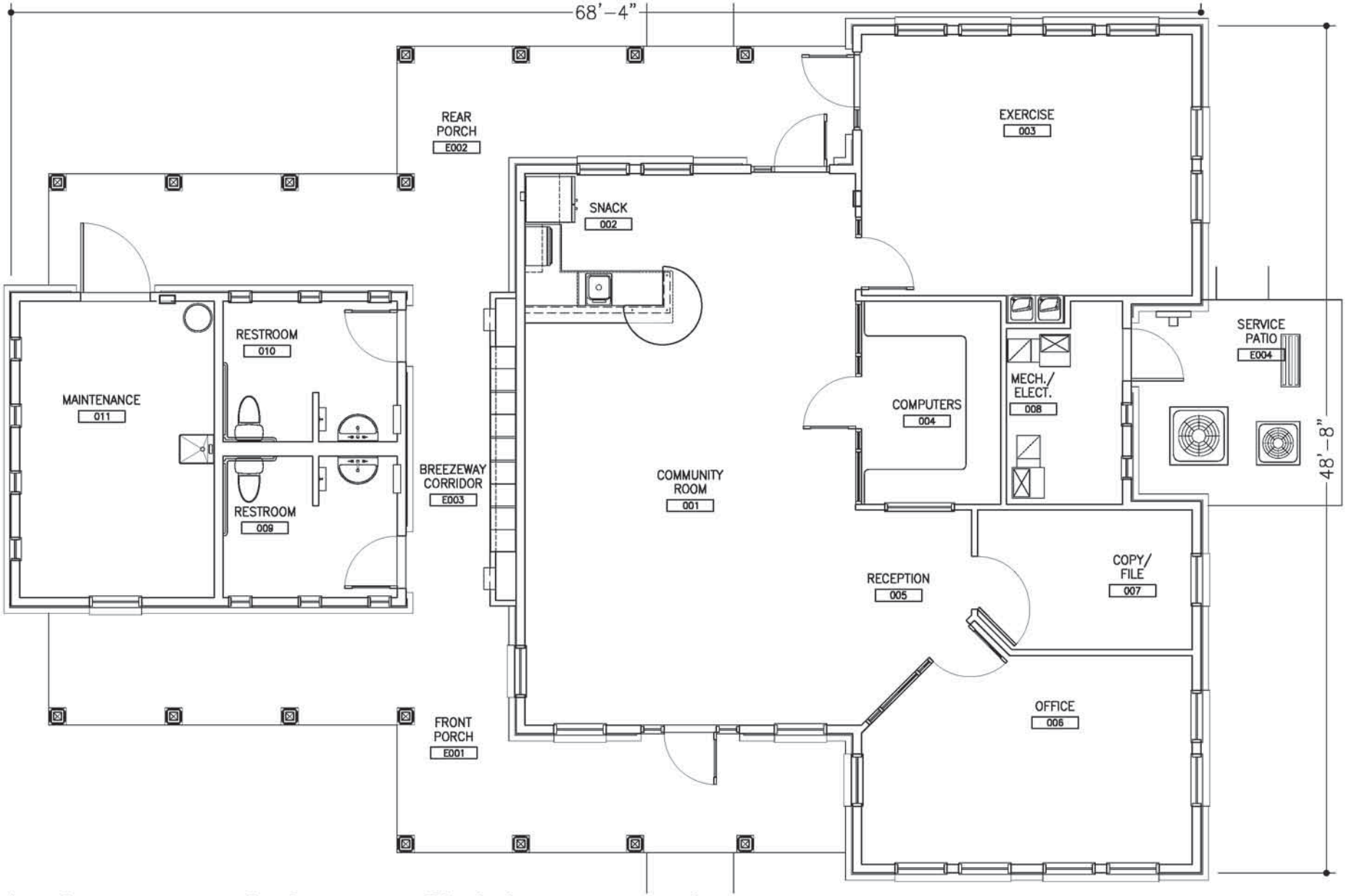
CLUBHOUSE AREA IS GROSS AREA MEASURED TO THE OUTSIDE OF THE ENCLOSING STUD WALLS.

NET RENTABLE AREA (INCLUDING CLUBHOUSE) IS EQUIVALENT TO THE DEVELOPMENT AREA IN THE AMBERWOOD PLACE PUD PER THE LONGVIEW CODE OF ORDINANCES.

*** BUILDING AREA AS DEFINED IN SECTION 502.1 2009 IBC AS THE AREA INCLUDED WITHIN THE SURROUNDING EXTERIOR WALLS EXCLUSIVE OF VENT SHAFTS & COURTS. (INCLUDES BREEZEWAY & PORCH AREAS)

Amberwood Place - Building Summary

Longview, Texas



Amberwood Place - Clubhouse - Plan

Scale: 1/8" = 1'-0"

Longview, Texas

COMMON AREA = 1,967 SF
PORCH AREA = 765 SF
MIN. 8'-0" CEILING HT.

EXTERIOR MATERIAL INDEX

BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

Amberwood Place - Clubhouse

Elevations - Front and Right side 3/32"=1'-0"

Longview, Texas

COMMON AREA = 1,967 SF
PORCH AREA = 765 SF
MIN. 8'–0" CEILINGS

EXTERIOR MATERIAL INDEX					
BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

Amberwood Place - Clubhouse

Elevations - Rear and Left side 3/32"=1'-0"

Longview, Texas

COMMON AREA = 1,967 SF
PORCH AREA = 765 SF
MIN. 8'–0" CEILINGS

EXTERIOR MATERIAL INDEX					
BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

BUILDING TYPE A
SIDE ELEVATIONS
12 1–BR/1BA UNITS
8 3–BR/2BA UNITS

BUILDING TYPE A
FRONT/REAR ELEVATION
12 1–BR/1BA UNITS
8 3–BR/2BA UNITS

Amberwood Place - Building Elevation - Bldg 2

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 17,408 SF
BUILDING PORCH AREA = 1,080 SF
BUILDING COMMON SPACE = 1,972 SF
MIN. 8'–0" CEILINGS

EXTERIOR MATERIAL INDEX

BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

BUILDING TYPE B
SIDE ELEVATIONS
12 2–BR/2BA INSIDE UNITS
8 3–BR/2BA UNITS

BUILDING TYPE B
FRONT/REAR ELEVATION
12 2–BR/2BA INSIDE UNITS
8 3–BR/2BA UNITS

Amberwood Place - Building Elevation - Bldgs 4 & 6

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 20,336 SF
BUILDING PORCH AREA = 1,032 SF
BUILDING COMMON SPACE = 1,888 SF
MIN. 8'–0" CEILINGS

EXTERIOR MATERIAL INDEX

BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

BUILDING TYPE C
SIDE ELEVATIONS
4 2–BR/2BA–OUTSIDE
4 3–BR/2BA–UNDER 2BR UNITS

BUILDING TYPE C
FRONT/REAR ELEVATION
4 2–BR/2BA OUTSIDE
4 3–BR/2BA–UNDER 2BR UNITS

Amberwood Place - Building Elevation - Bldg 3

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 8,464 SF
BUILDING PORCH AREA = 424 SF
BUILDING COMMON SPACE = 743 SF
MIN. 8'–0" CEILINGS

EXTERIOR MATERIAL INDEX

BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

BUILDING TYPE D
SIDE ELEVATION
4 2-BR/2BA INSIDE UNITS
4 3-BR/2BA UNITS
2 4-BR/2BA UNITS

BUILDING TYPE D
SIDE ELEVATION
4 2-BR/2BA INSIDE UNITS
4 3-BR/2BA UNITS
2 4-BR/2BA UNITS

BUILDING TYPE D
FRONT/REAR ELEVATION
4 2-BR/2BA INSIDE UNITS
4 3-BR/2BA UNITS
2 4-BR/2BA UNITS

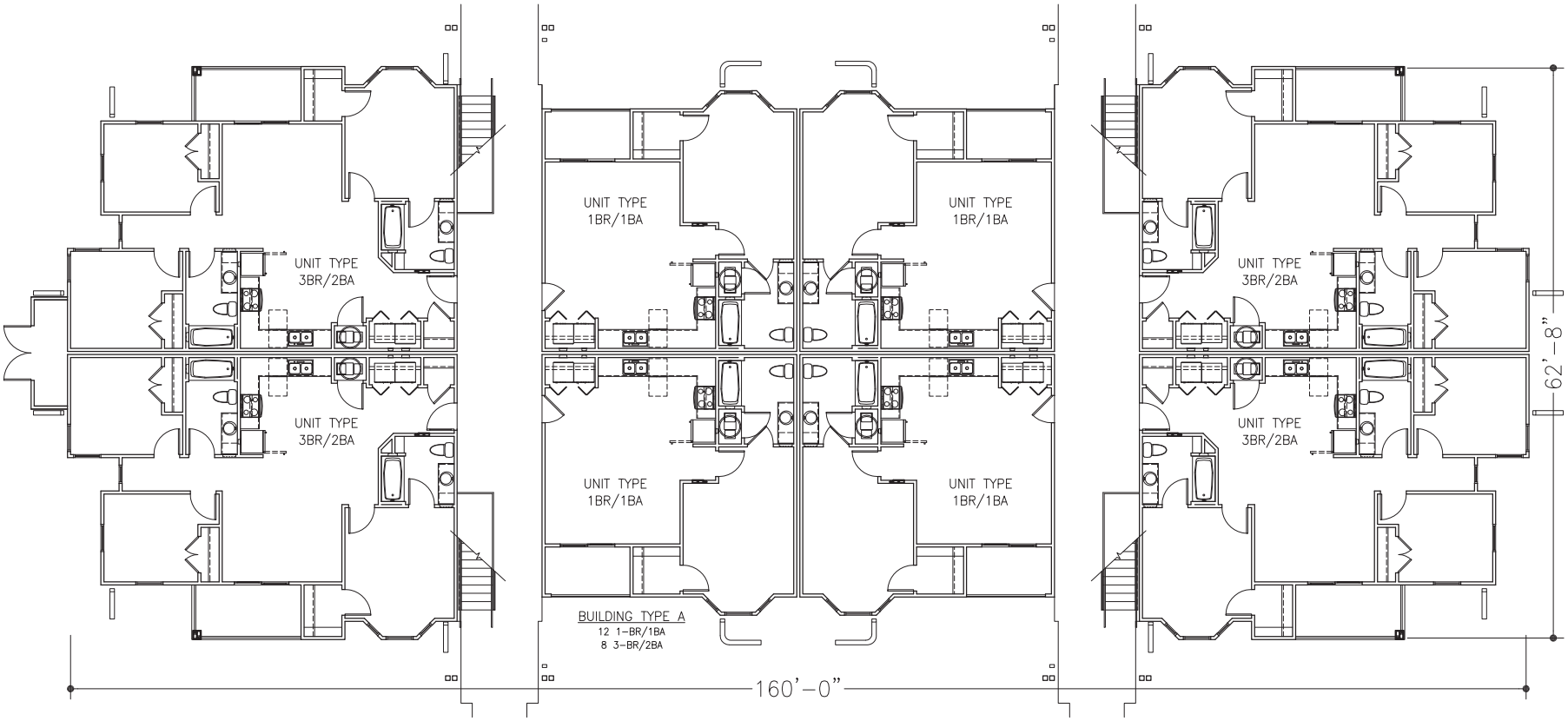
Amberwood Place - Building Elevation - Bldg 5

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 10,860 SF
BUILDING PORCH AREA = 544 SF
BUILDING COMMON SPACE = 700 SF
MIN. 8'-0" CEILINGS

EXTERIOR MATERIAL INDEX

BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

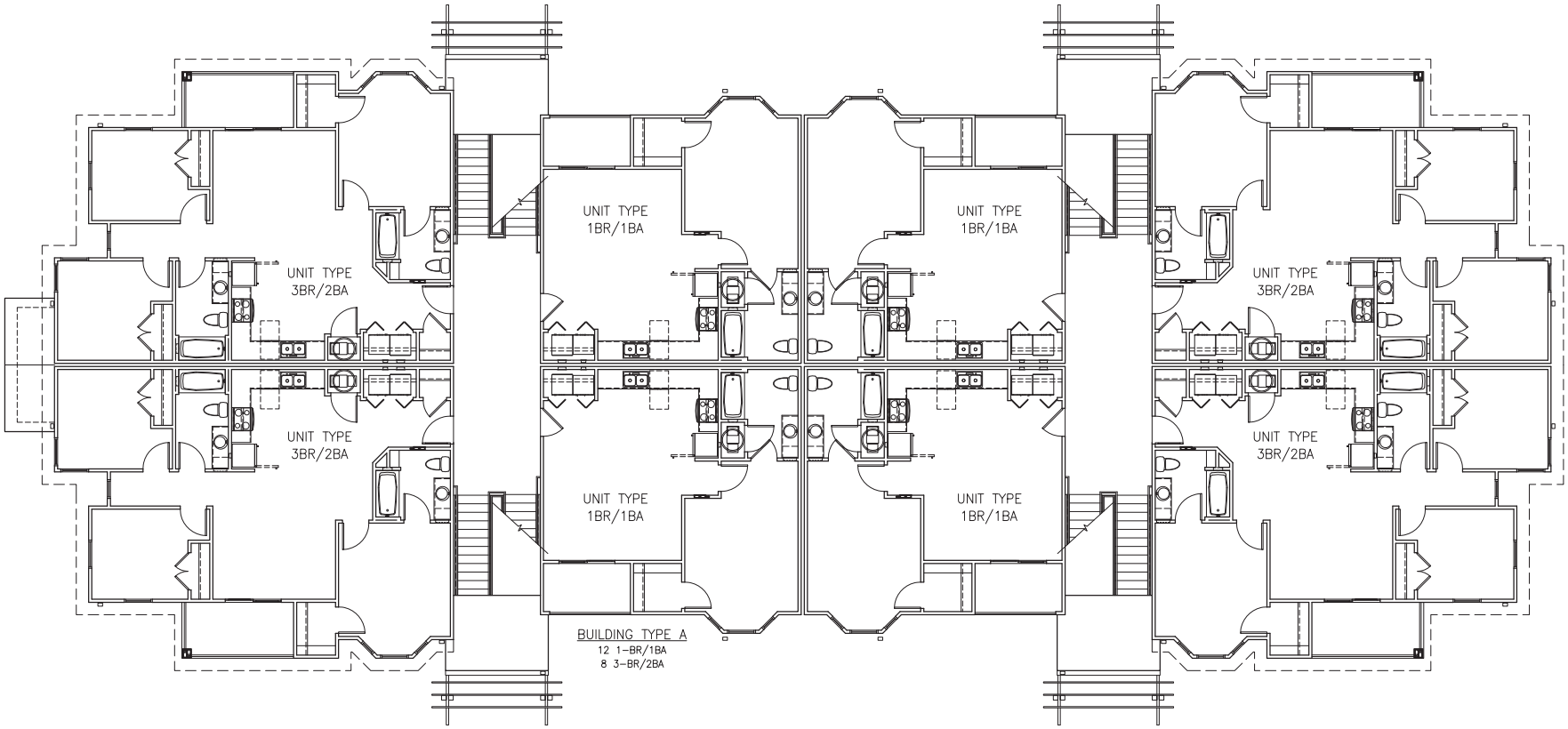


Amberwood Place - Building Plan - Bldg 2 - First Floor

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 17,408 SF
BUILDING PORCH AREA = 1,080 SF
BUILDING COMMON SPACE = 1,972 SF
MIN. 8'-0" CEILINGS

EXTERIOR MATERIAL INDEX					
BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

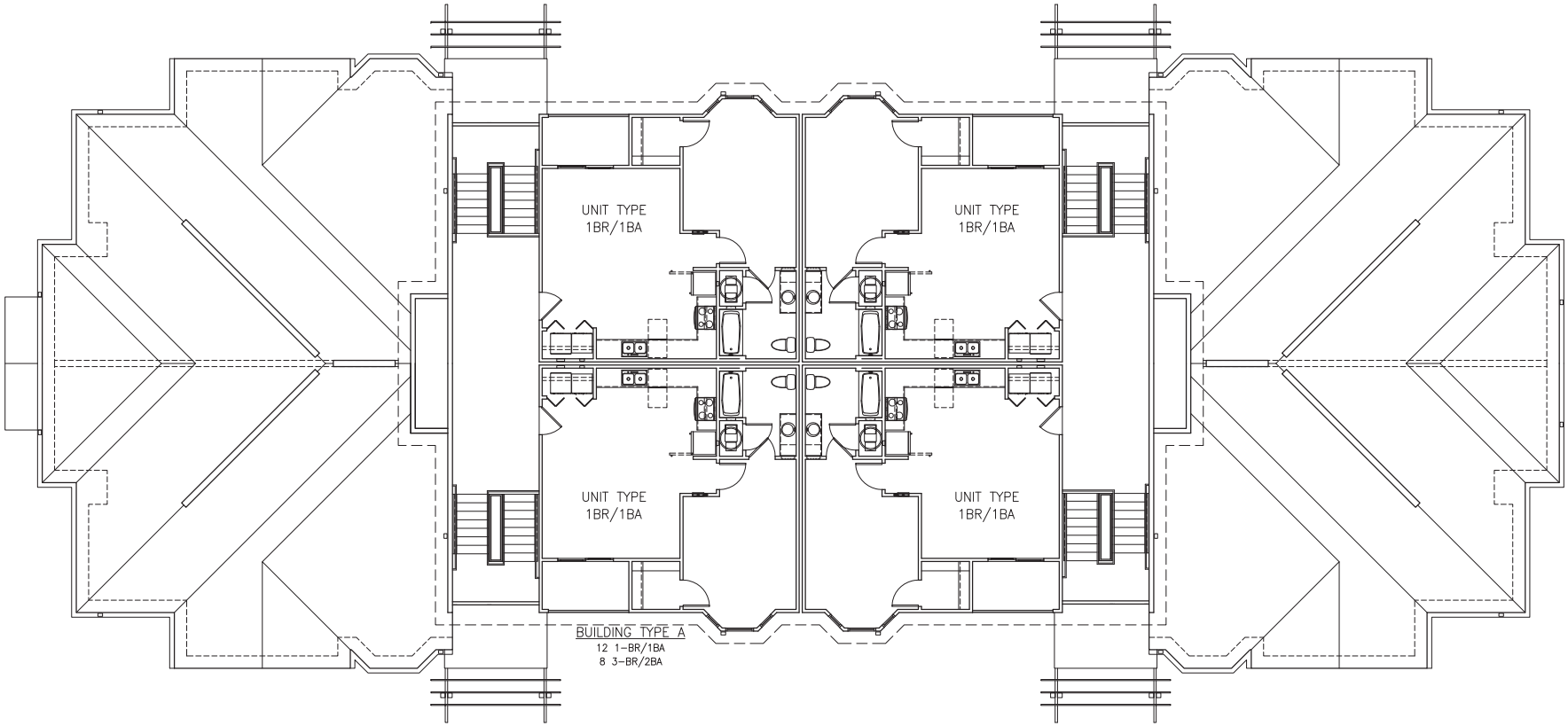


Amberwood Place - Building Plan - Bldg 2 - Second Floor

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 17,408 SF
BUILDING PORCH AREA = 1,080 SF
BUILDING COMMON SPACE = 1,972 SF
MIN. 8'-0" CEILINGS

EXTERIOR MATERIAL INDEX					
BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

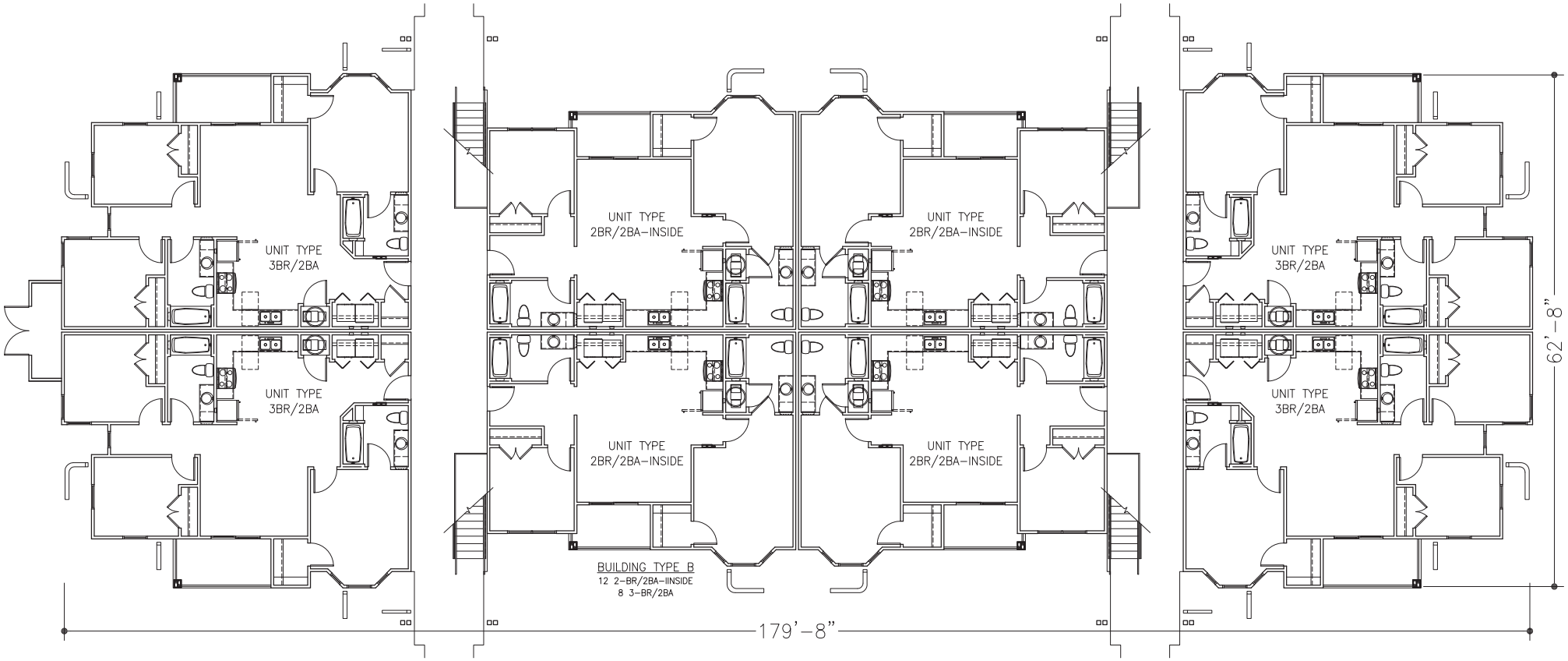


Amberwood Place - Building Plan - Bldg 2 - Third Floor

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 17,408 SF
BUILDING PORCH AREA = 1,080 SF
BUILDING COMMON SPACE = 1,972 SF
MIN. 8'-0" CEILINGS

EXTERIOR MATERIAL INDEX					
BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

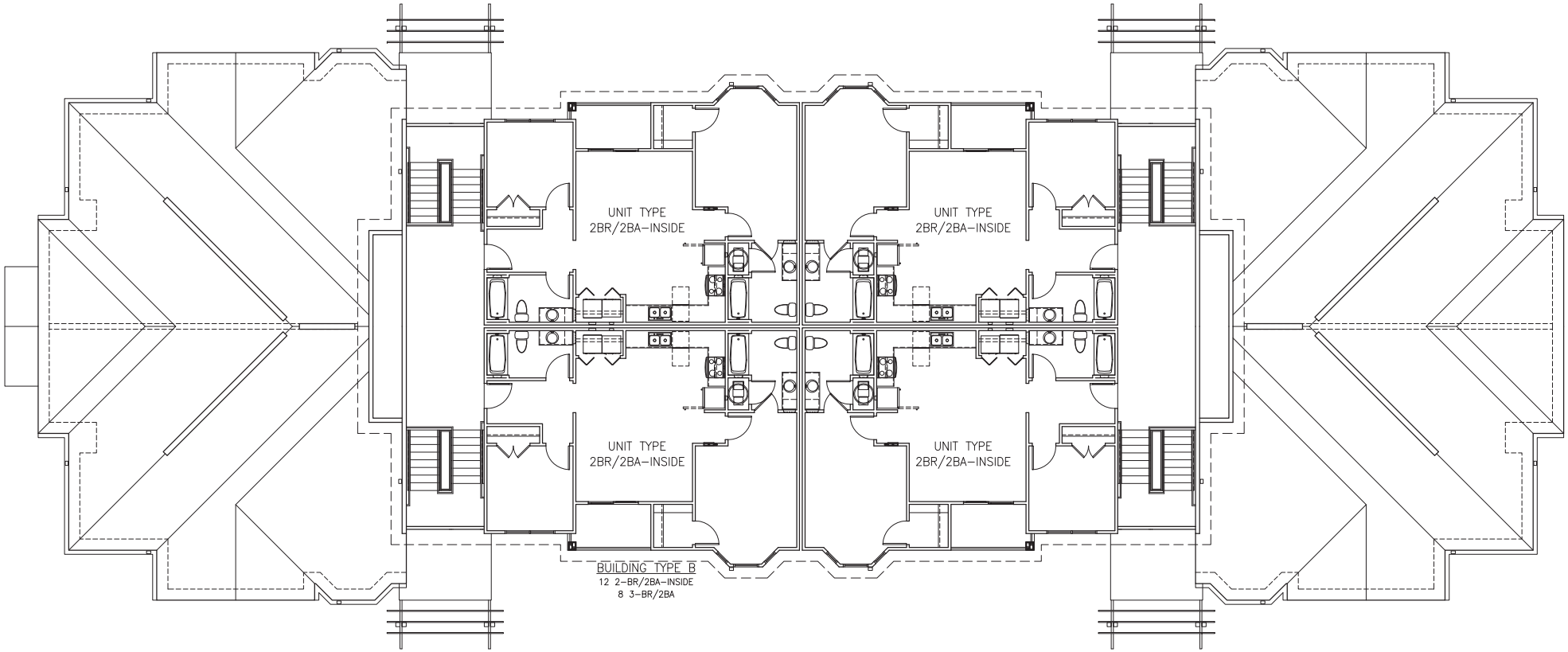


Amberwood Place - Building Plan - Bldg 4&6 - First Floor

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 20,336 SF
BUILDING PORCH AREA = 1,032 SF
BUILDING COMMON SPACE = 1,888 SF
MIN. 8'–0" CEILINGS

EXTERIOR MATERIAL INDEX					
BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					



Amberwood Place - Building Plan - Bldgs 4&6 - Third Floor

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 20,336 SF
BUILDING PORCH AREA = 1,032 SF
BUILDING COMMON SPACE = 1,888 SF
MIN. 8'-0" CEILINGS

EXTERIOR MATERIAL INDEX					
BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
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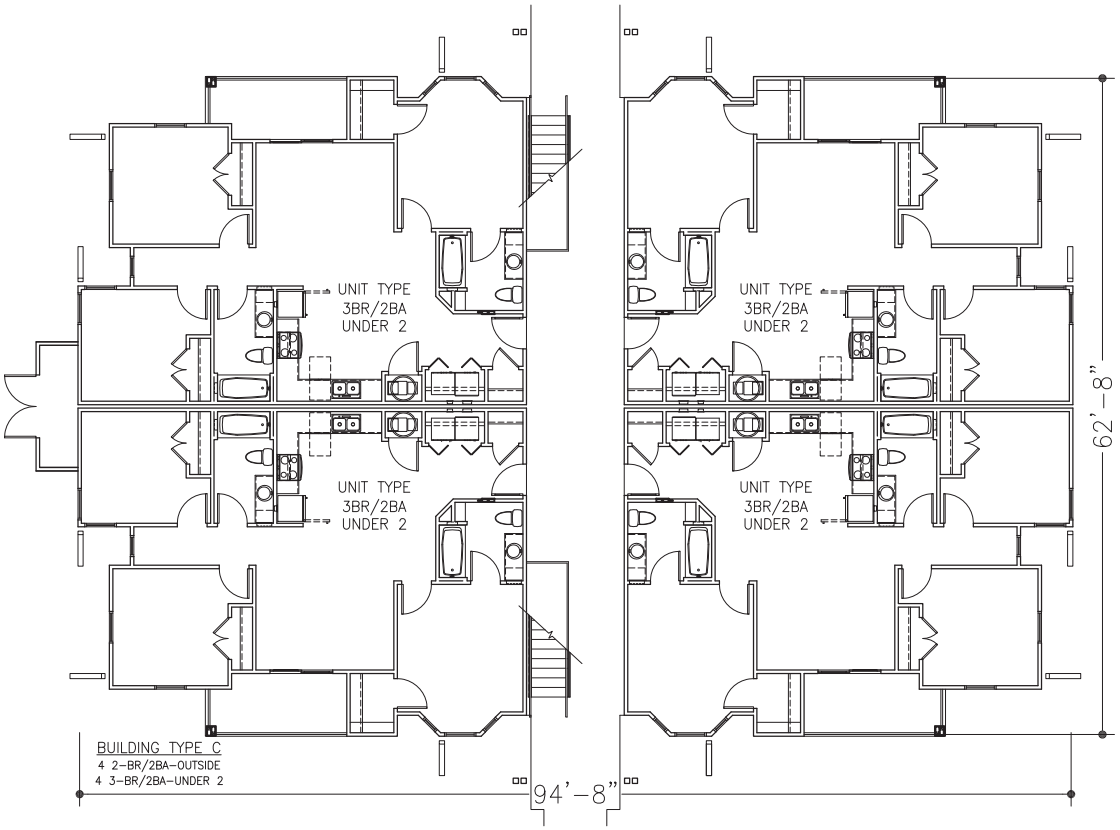

Amberwood Place - Building Plan - Bldg 3 - First Floor

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 8,464 SF
BUILDING PORCH AREA = 424 SF
BUILDING COMMON SPACE = 743 SF
MIN. 8'-0" CEILINGS

EXTERIOR MATERIAL INDEX					
BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
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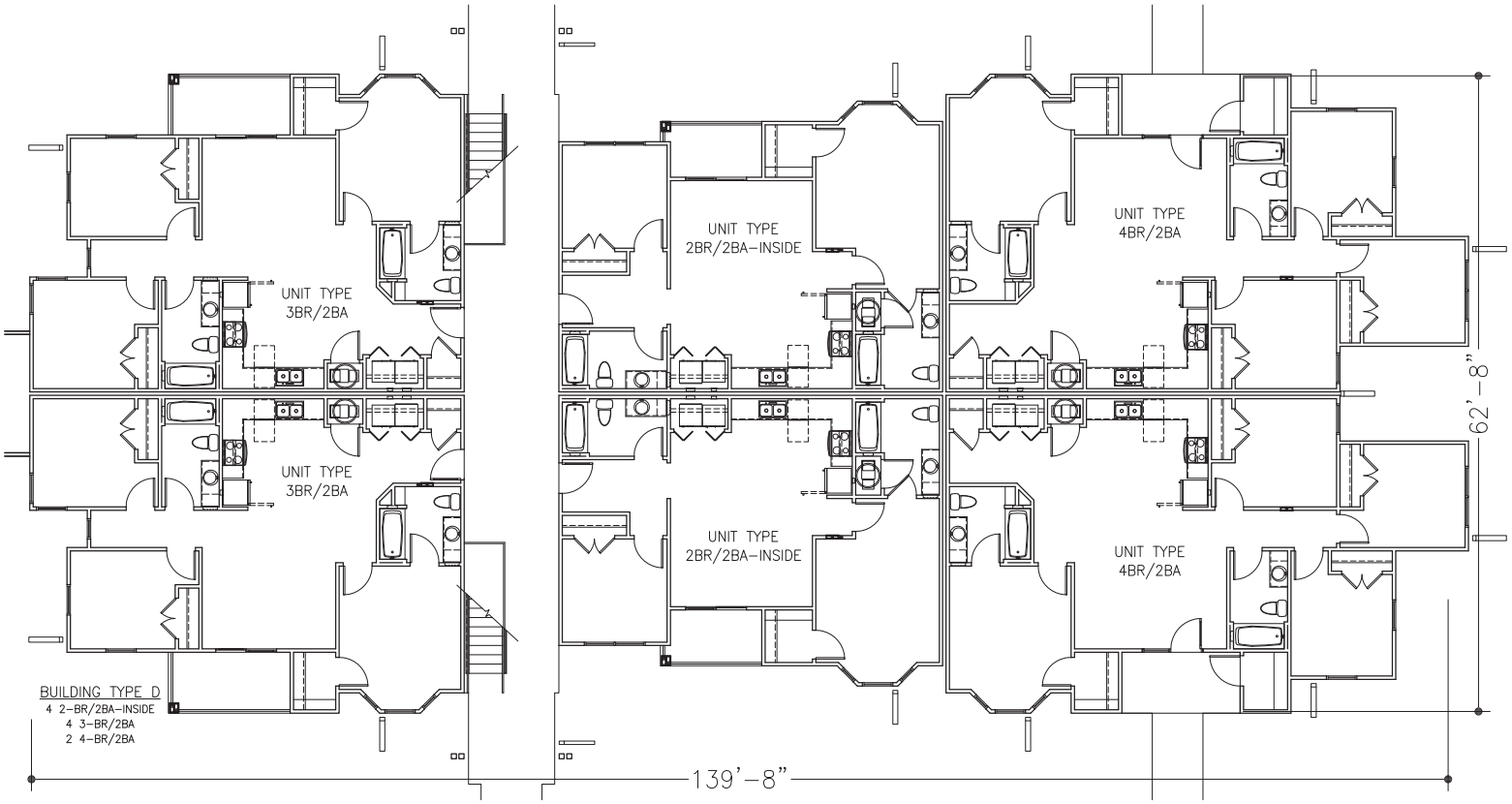
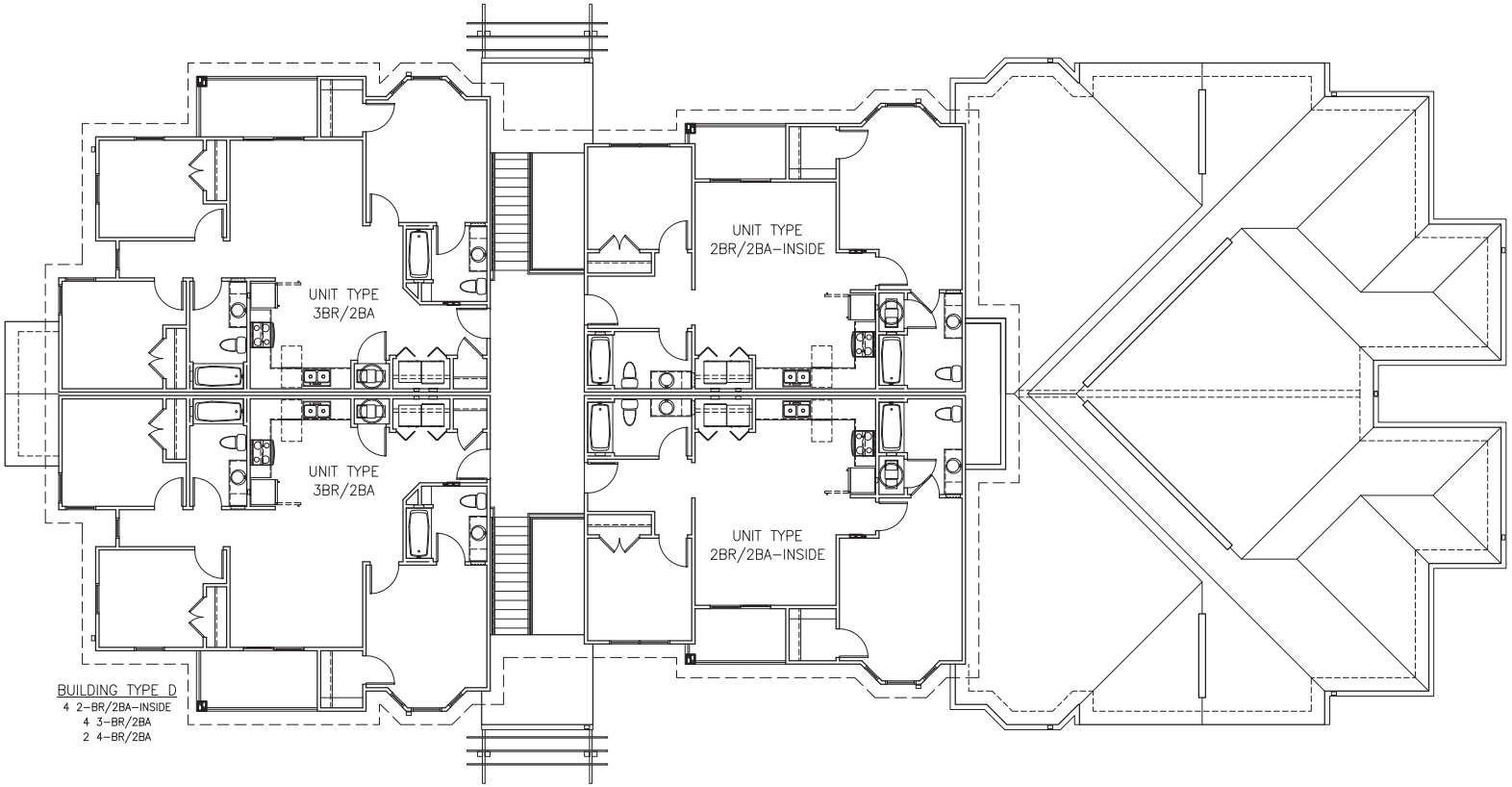


Amberwood Place - Building Plan - Bldg 5 - First Floor

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 10,860 SF
BUILDING PORCH AREA = 544 SF
BUILDING COMMON SPACE = 700 SF
MIN. 8'–0" CEILINGS

EXTERIOR MATERIAL INDEX					
BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

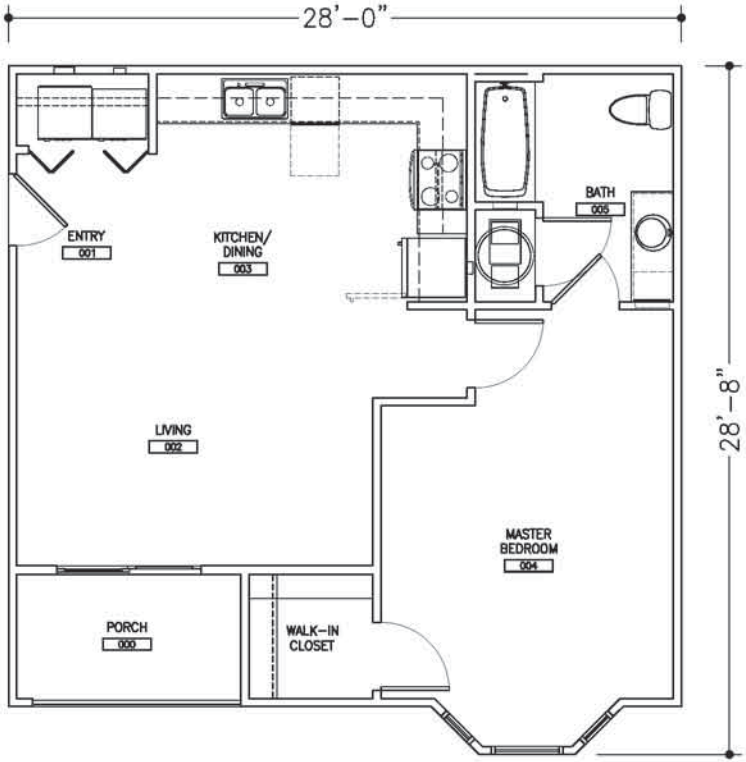


Amberwood Place - Building Plan - Bldg 5 - Second Floor

Longview, Texas

PER BUILDING
BUILDING NET RENTABLE AREA = 10,860 SF
BUILDING PORCH AREA = 544 SF
BUILDING COMMON SPACE = 700 SF
MIN. 8'–0" CEILINGS

EXTERIOR MATERIAL INDEX					
BUILDING	VENEER (%)		CEMENTITIOUS SIDING (%)		
	BRICK	STONE	LAP	SHAKE	TRIM
CLUBHOUSE	30.9	26.3	42.8		
BLDG 2	25.9	19.5	54.6		
BLDG 4 & 6	21.3	26.6	52.1		
BLDG 3	20.8	29.1	50.1		
BLDG 5	16.7	28.5	54.8		
ALL EXTERIOR FINISH MATERIALS ARE MASONRY PER TDHCA					

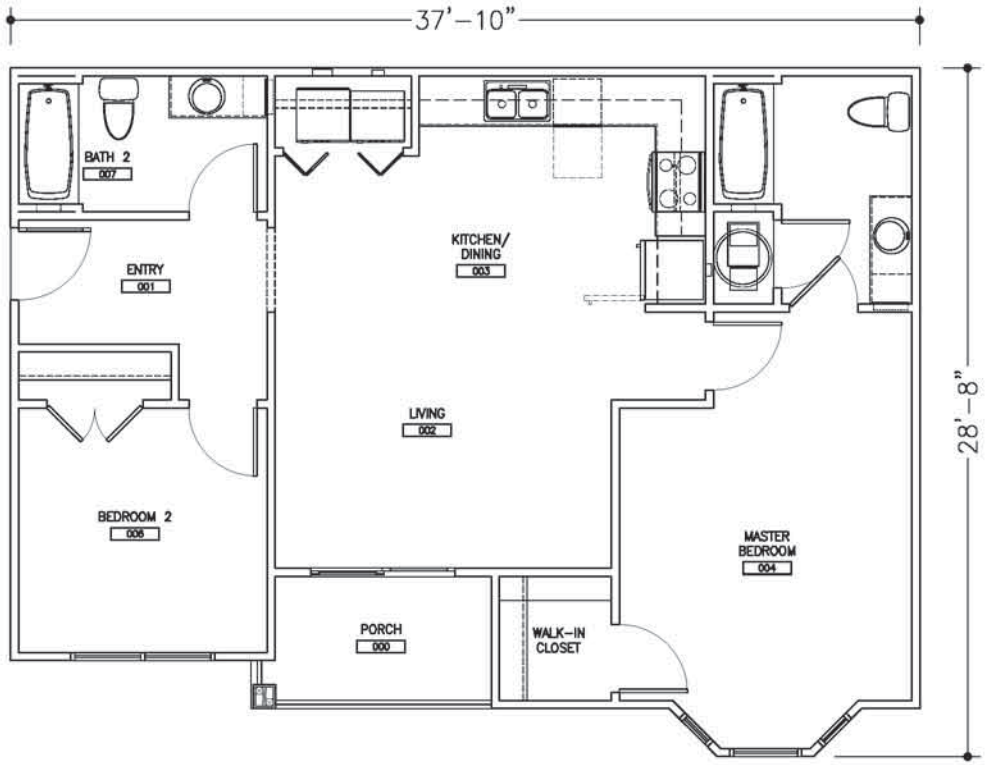


1 BEDROOM / 1 BATH
UNIT AREA: 706 SF
PORCH AREA: 53 SF

Amberwood Place - One Bedroom

Scale: 1/8" = 1'-0"

Longview, Texas

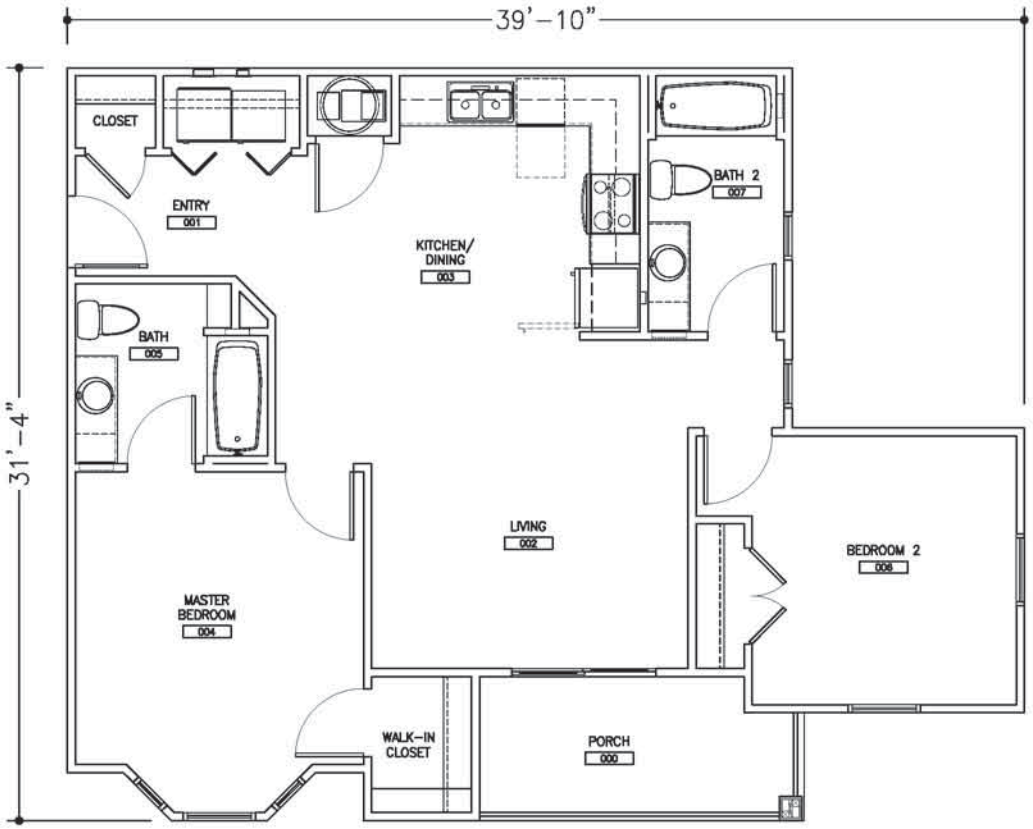


2 BEDROOM / 2 BATH
(INSIDE)
UNIT AREA: 950 SF
PORCH AREA: 52 SF

Amberwood Place - Two Bedroom - Inside

Scale: 1/8" = 1'-0"

Longview, Texas

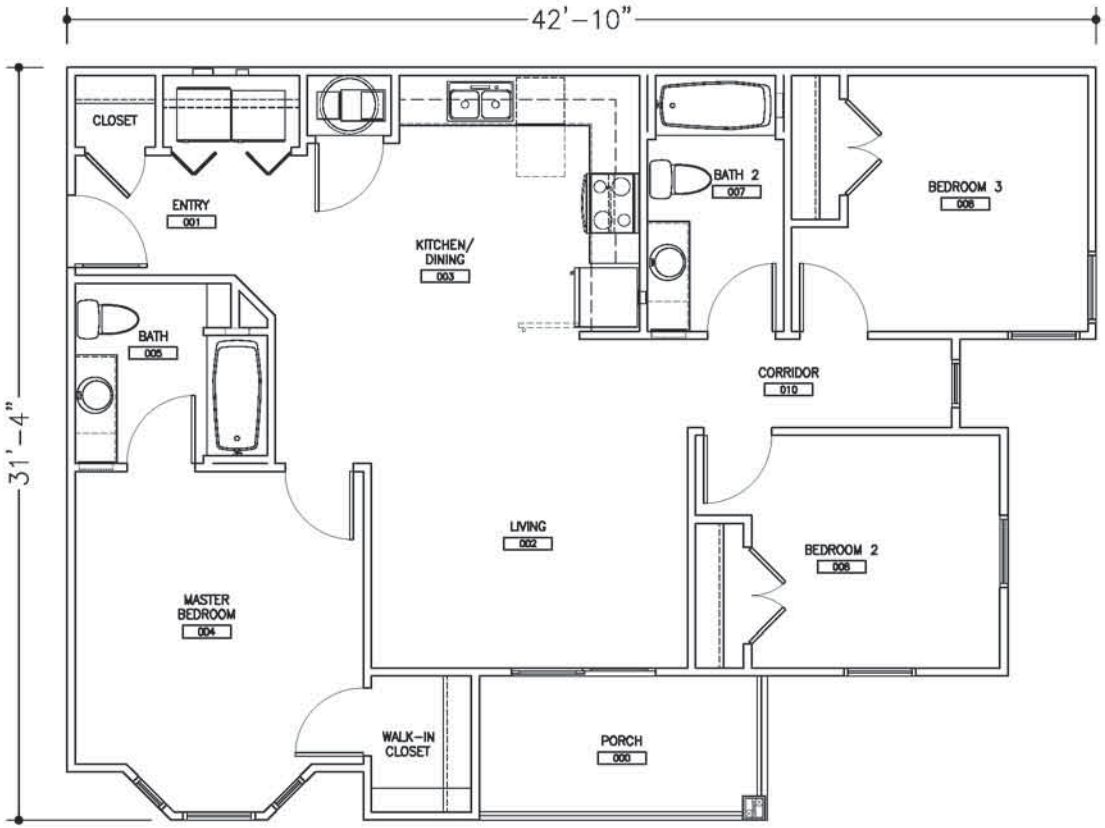


2 BEDROOM / 2 BATH
(OUTSIDE)
UNIT AREA: 972 SF
PORCH AREA: 77 SF

Amberwood Place - Two Bedroom - Outside

Scale: 1/8" = 1'-0"

Longview, Texas

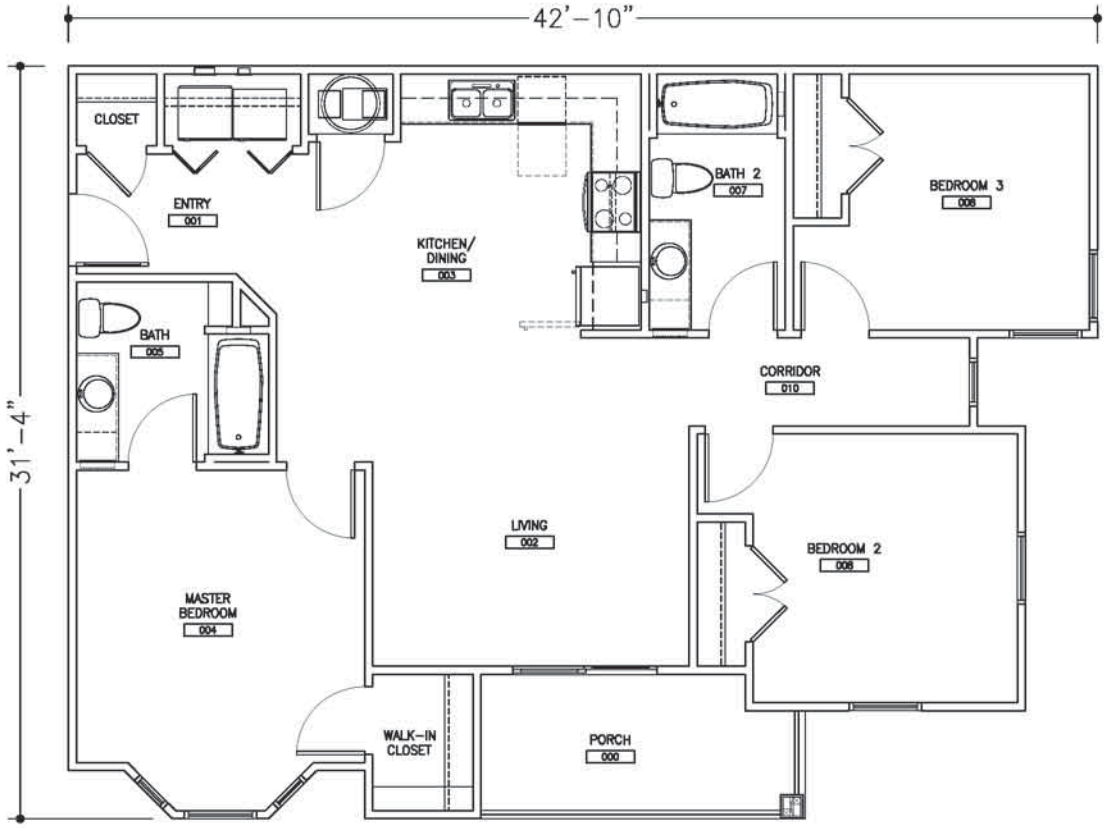


3 BEDROOM / 2 BATH
UNIT AREA: 1117 SF
PORCH AREA: 72 SF

Amberwood Place - Three Bedroom

Scale: 1/8" = 1'-0"

Longview, Texas

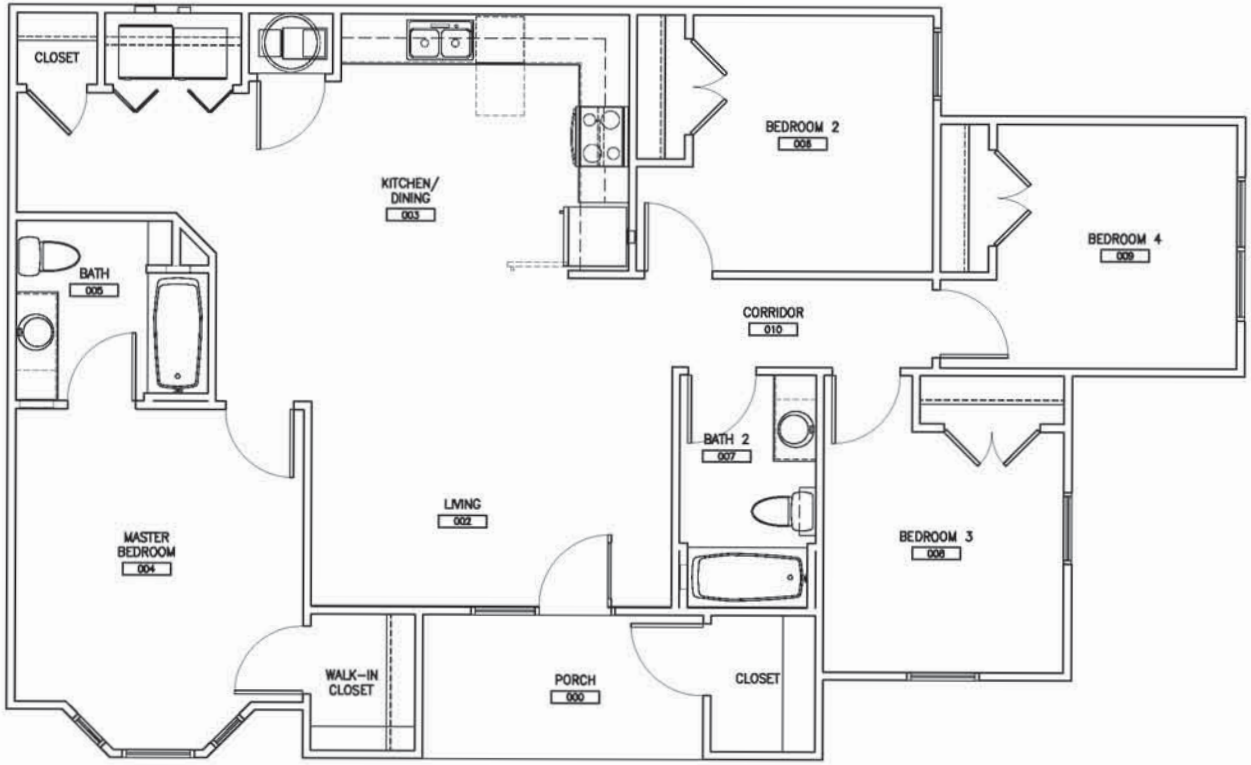


3 BEDROOM / 2 BATH
(UNDER 2-BR UNIT)
UNIT AREA: 1144 SF
PORCH AREA: 75 SF

Amberwood Place - Three Bedroom (under 2br unit)

Scale: 1/8" = 1'-0"

Longview, Texas



4 BEDROOM / 2 BATH
UNIT AREA: 1296 SF
PORCH AREA: 72 SF

Amberwood Place - Four Bedroom

Scale: 1/8" = 1'-0"

Longview, Texas

RENT SCHEDULE

Development Name: Amberwood Place **City:** Longview

Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

HTC Unit Designation	HOME Unit Designation (Rent/Inc)	HTF Unit Designation	MRB Unit Designation	Other Designation/Subsidy	# of Units (A)	# of Bedrooms	# of Baths	Unit Size (Net Rentable Sq. Ft.) (B)	Total Net Rentable Sq. Ft. (A) x (B)	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit (E)	Total Monthly Rent (A) x (E)
TC30%					1	1	1.0	706	706	317	135	182	182
TC50%					3	1	1.0	706	2,118	529	135	394	1,182
TC60%					6	1	1.0	706	4,236	639	135	500	3,000
MR					2	1	1.0	706	1,412			500	1,000
TC30%					3	2	2.0	950	2,850	381	170	211	633
TC50%					6	2	2.0	950	5,700	635	170	465	2,790
TC60%					19	2	2.0	950	18,050	762	170	592	11,248
MR					4	2	2.0	972	3,888		170	592	2,368
TC30%					2	3	2.0	1,117	2,234	440	213	227	454
TC50%					6	3	2.0	1,117	6,702	733	213	520	3,120
TC60%					20	3	2.0	1,117	22,340	880	213	667	13,340
MR					4	3	2.0	1,144	4,576		213	667	2,668
TC60%					2	4	2.0	1,296	2,592	982	266	716	1,432
									0				-
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				TOTAL	78				77,404				43,417

Non Rental Income	$10.00	per unit/month for:	*late fees*	780
Non Rental Income	0.00	per unit/month for:		
Non Rental Income	0.00	per unit/month for:		
+ TOTAL NONRENTAL INCOME	**$10.00**	per unit/month		780
= POTENTIAL GROSS MONTHLY INCOME				44,197
- Provision for Vacancy & Collection Loss			% of Potential Gross Income: 7.50%	3,315
- Rental Concessions				
= EFFECTIVE GROSS MONTHLY INCOME				40,882
x 12 = EFFECTIVE GROSS ANNUAL INCOME				490,587

RENT SCHEDULE (Cont.)

		% of LI	% of Total	
	TC30%	9%	8%	6
	TC40%			0
HOUSING	TC50%	22%	19%	15
	TC60%	69%	60%	47
TAX	HTC LI Total			68
	TCEO			0
CREDITS	MR			10
	MR Total			10
	TC Total			78
	MRB30%			0
	MRB40%			0
MORTGAGE	MRB50%			0
	MRB60%			0
	MRB LI Total			0
REVENUE	MRBMR			0
	MRBMR Total			0
BOND	MRB Total			0

		% of LI	% of Total	
	HTF30%			0
HOUSING	HTF40%			0
	HTF50%			0
	HTF60%			0
TRUST	HTF80%			0
	HTF LI Total			0
	MR			0
FUND	MR Total			0
	HTF Total			0
	30%			0
	LH/50%			0
	HH/60%			0
HOME	HH/80%			0
	HOME LI Total			0
	EO			0
	MR			0
	MR Total			0
	HOME Total			0
OTHER	Total OT Units			0

BUILDING/UNIT TYPE CONFIGURATION

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by unhiding the columns between O and Z in Excel.

Development Name: Amberwood Place **City:** Longview

				Building Configuration							Total # of Residential Buildings	
				Building Label	Clubhouse (Bldg 1)	A (Bldg 2)	B (Bldg 4,6)	C (Bldg 3)	D (Bldg 5)			
				Number of Buildings		1	2	1	1			5
Unit Type					Number of Units Per Building						Total # of Units	Total Sq Ft for Unit Type
Unit Label	# of Bedrooms	# of Baths	Sq. Ft. Per Unit									
1 Bedroom	1	1	706			12					12	8,472
2 Bedroom - Inside	2	2	950				12		4		28	26,600
2 Bedroom - Outside	2	2	972					4			4	3,888
3 Bedroom	3	2	1117			8	8		4		28	31,276
3 Bedroom (under2br)	3	2	1144					4			4	4,576
4 Bedroom	4	2	1296						2		2	2,592
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				Totals	-	20	40	8	10	-	-	78	77,404

Net Rentable Square Footage from Rent Schedule 77,404

Interior Corridors (for elevator served elderly or Supportive Housing or high-rise bldgs)											-
Common Area (for Supportive Housing Developments buildings [see QAP §50.9(b)(8)])											-
				Totals							77,404

1s

BOARD ACTION REQUEST

ASSET MANAGEMENT DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action to approve an amendment to the Land Use Restriction Agreement (LURA) for Transitional Housing for Victims of Domestic Violence in Denton (HTF File No. 852026) .

RECOMMENDED ACTION

WHEREAS, Transitional Housing for Victims of Domestic Violence was awarded Housing Trust Funds ("HTF") in 2002 for the new construction of 11 units of affordable transitional housing in Denton;

WHEREAS, the HTF Land Use Restriction Agreement ("LURA") requires the owner to set-aside three units for occupancy by households with incomes at or below 60% or area median income (AMI) and eight units for occupancy by households with incomes at or below 30% of AMI;

WHEREAS, the owner is requesting to change the 30% restriction for eight of the units to a 60% restriction, thereby amending Section 2.2(a) of the LURA to permit all eleven units to serve households at 60% of AMI; and

WHEREAS, the owner has complied with the notification requirements under the Department's Post Award and Asset Management Requirements rule, 10 TAC §10.405(b);

NOW, therefore, it is hereby

RESOLVED, that the amendment to the LURA is approved as presented to this meeting and the Executive Director and his designees are hereby, authorized, directed, and empowered, for and on behalf of the Department, to take all necessary action to effectuate the foregoing.

BACKGROUND

Transitional Housing for Victims of Domestic Violence is an 11-unit, scattered site development located in Denton, TX that was financed in part with a $604,000, interest free forgivable loan from the Texas Housing Trust Fund. The development is exempt from compliance with the Integrated

Housing Rule under §1.15(d)(1) and (2) as transitional housing of one to four family dwellings located on scattered sites that are on non-adjacent lots, with no more than four units on any one site. All units at the property serve households leaving emergency shelter for victims of domestic violence and in need of affordable housing and support services. The Development Owner, Denton Affordable Housing Corporation (DAHC) partners with two nonprofit organizations in carrying out this transitional housing program, Friends of the Family and HOPE, Inc.

The Development Owner has requested an amendment to remove the 30% restriction and allow all eleven units to serve 60% households in order to allow this property to support itself financially. Below is a summary of the requested change:

CURRENT						
# of Units	**Current Unit Type**	**#BR**	**Max Rent**	**UA**	**Net Rent**	**Collected Rent**
4	HTF30%	2BR	$ 486	$ 193	$ 293	$ 293
2	HTF30%	3BR	$ 561	$ 177	$ 384	$ 384
2	HTF30%	3BR	$ 561	$ 177	$ 384	$ 384
2	HTF60%	3BR	$ 1,122	$ 236	$ 886	$ 600
1	HTF60%	3BR	$ 1,122	$ 257	$ 865	$ 600
PROPOSED						
# of Units	**Current Unit Type**	**#BR**	**Max Rent**	**UA**	**Net Rent**	**New Collected Rent**
4	HTF60%	2BR	$ 972	$ 193	$ 779	$ 375
2	HTF60%	3BR	$ 1,122	$ 177	$ 945	$ 600
2	HTF60%	3BR	$ 1,122	$ 177	$ 945	$ 600
2	HTF60%	3BR	$ 1,122	$ 236	$ 886	$ 600
1	HTF60%	3BR	$ 1,122	$ 257	$ 865	$ 600

As currently restricted, the property collects the maximum program rents for the 30% two and three-bedroom units. While the maximum rents for the 60% three-bedroom units are higher than what is currently collected, the owner stated that they have been reluctant to charge the maximum rents on these units due to the special needs populations being served. Therefore, in order to maintain the affordability of these units the owner has set the rents lower than the maximum.

A significant portion of the rental income for this property comes from HOPE, Inc., a §501(c)(3) nonprofit corporation and a United Way partner agency in Denton that provides transitional housing services to the tenants of the subject development. While there is no contract between DAHC and HOPE, Inc., this nonprofit typically provides a rental subsidy to the tenants to help them pay the full amount of their rent. The amounts of assistance provided by HOPE, Inc. varies greatly from tenant to tenant. The nonprofit is able to provide monetary assistance and social services because of grants received from a HUD transitional housing program.

The owner does not plan on charging maximum HTF rents for these eight (8) units that will change from a 30% to 60% AMI restriction. Instead, the rent will gradually be increased up to a total of $600/month, and a portion of this amount will be subsidized by the previously mentioned non-profit organization. Staff's analysis revealed that even with the increased rents, income generated would not be sufficient to support the current financial operations of the property. On average for the past three years the property's annual expenses have been higher than is typical for an apartment property, ranging from $5,200/unit to $6,100/unit. According to the owner, the higher operating expenses are due to the tenant population (transitional housing services) and higher than anticipated recurring repair/maintenance and make-ready costs and the limited number of units. The owner also stated that personnel costs have been higher than anticipated. DAHC has a total of four full time employees and all of those positions cover all properties of DAHC. Two and a half of these positions are directly involved in the management and oversight of the DAHC's rental portfolio which covers a total of 79 units. The owner anticipates this line item to be lower going forward since their first time homebuyer program is increasing capacity has greater ability to cover personnel expenses out of this budget. In order for this property to support its current operating expenses (given the assumption of personnel expenses decreasing and approval of this agenda item) and existing first lien debt with Wells Fargo at an acceptable debt coverage ratio (DCR), the rents collected must be at least $50-$100 more. The owner indicated that this is a possibility given that HOPE, Inc. does provide a portion of the rent for the tenants and may be willing to increase their rental assistance. However, the owner again stressed that this is determined at the time that a tenant is referred to the property and that an increase in the rents for all units would have to be completed gradually as leases expire in order to prevent occupancy from falling. Staff has further confirmed that the $604,000, interest free forgivable loan should continue to be deferred and re-evaluated in five years. The attached analysis reflects that this property would not be able to support additional debt service beyond the first lien with the proposed changes and rental increases.

The owner has complied with the notification requirements under the Department's Post Award and Asset Management Requirements rule, 10 TAC §10.405(b) and provided the opportunity for public input at a hearing held on March 21, 2013, at 6:00 p.m. No negative public comment was received.

Staff recommends approval to amend section 2.2(a) of the Housing Trust Fund LURA to read as follows:

> "**Section 202. <u>Occupancy Requirements</u>.**
>
> (a) Subject to subsection (c), during the Term, Owner will set aside all eleven (11) Units of the 11 Unit housing development to be made continuously available as follows:
>
> All eleven (11) Qualifying Units must be set aside for Very Low Income Individuals and Families;."

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

February 28, 2013

RECEIVED
MAR 07 2013
BY: RBM

Raquel Morales, Sr. Asset Manager
TDHCA Asset Management Division
221 East 11th Street
Austin, TX 78701

Sent via the internet
Hard copy to follow

Re: *Transitional Housing for Victims of Domestic Violence Project*
CMTS #: 4105 HTF Project #: 852026

Dear Raquel:

The above referenced 11-unit, scattered site project was financed largely through the Texas Housing Trust Fund in 2001. It is configured in one 4-plex, three duplexes and one single-family home, all located in Denton. All units are reserved for families leaving the emergency shelter for victims of domestic violence and now need an affordable place to live and support services. Denton Affordable Housing Corporation (DAHC) partners with two other nonprofits in Denton in carrying out this transitional housing program. Friends of the Family operates the emergency shelter and provides support services during the time the family stays at the shelter and ongoing counseling after they leave the shelter. HOPE, Inc. provides case management and support services to the families while they participate in the Transitional Housing program and reside in DAHC's units.

Pursuant to the Land Use Restriction Agreement (LURA), copy attached, 3 of the households in the project must have incomes at or below 60% of the area median income (AMI) (adjusted for household size), and 8 of the households must have incomes at or below 30% AMI. Of course, the rents are set based on those income eligibility requirements. I have enclosed a rent schedule for the project as currently structured. As noted on the schedule, we have been reluctant to charge the maximum rent allowed for the three-bedroom units on Sawyer and Allen because of the special needs population being served. However, having the income-eligibility set at 60% AMI for those units gives us more flexibility in setting the rents.

Because of the exceedingly low rents for nearly ¾ of the project, this project has not been able to support itself. DAHC simply cannot continue to subsidize this project as it is currently structured. I am enclosing copies of the financial statements for this project dating back to 2009. In addition to the annual losses, it's been very difficult to build up a reasonable replacement reserve for the project.

In addition to the very low rent structure, this traditionally has been a difficult population to serve. There tends to be a higher than normal turn-over rate in the units and since many of these households have a number of children, wear and tear on the units is high. Our make-ready costs are considerably higher for these units than for others.

Therefore, please accept this request to materially amend the LURA governing this project. It would be enormously helpful if all 11 units could be reserved for households with incomes at or below 60% AMI. There would be no change in the special needs households assisted through the project but a change in the income eligibility criteria would allow DAHC to increase rents to a more reasonable level, thereby enabling the project to be self-supporting.

I am also enclosing sample letters to be sent to local and state elected officials as well as the tenants currently occupying these units. A public hearing has been set for Thursday, March 21st at the Martin Luther King Community Center in Denton. This location is within easy walking distance from the affected units.

I have enclosed a check in the amount of $2,500 to cover the fees associated with this request. Due to the small size of the project and its financial plight, I respectfully request that the TDHCA Board consider waiving those fees when they deliberate on this amendment request. Please let me know if there is anything else you need. Thank you for your assistance in this matter.

Sincerely,

Jane Burda Provo
Executive Director

Enclosures

Cc: Cari Garcia (w/o attachments)

Transitional Housing for Victims of Domestic Violence
Denton, TX
(CMTS # 4105 HTF Project # 852026)

Street Address	Legal Description	Configuration	No. Units	Published Rent	Utility Allowance	Per Unit Rent	Gross Month Rent
316 Mill Street	A0623A A. Hill Survey A-623, Tract 61 (0.74 acre) Old DCAD TR 42	Single-story 4-plex	4	$486	$193	$293	$1,172
410 Mill Street	West half, Lot 11, Block 11, Alex Robertson Addition	2-story duplex	2	$561	$177	$384	$768
412 Mill Street	East half, Lot 11, Block 11, Alex Robertson Addition	2-story duplex	2	$561	$177	$384	$768
111 Sawyer Street	A0185A B.B.B. & C.R.R., Tract 93, Co. Survey, A-185, Acres 0.143, Old DCAD TR 188	2-story duplex	2	$1,122	$236	$600**	$1,200
807 Allen Street	Lot 9, Block 8, Alex Robertson Addition	Single-family dwelling	1	$1,122	$257	$600**	$600
		Total units:	11			**Total gross monthly rent:**	$4,508

** Although we could charge more for these units. the tenant population can't afford the maximum allowed so we keep the rents lower than allowed.

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

February 20, 2013

Sample letter to elected officials- Transitional Housing project

The Honorable Mark Burroughs, Mayor
City of Denton
215 E. McKinney
Denton, TX 76201

Re: Request for a LURA Amendment to TDHCA

Dear Mayor Burroughs:

Denton Affordable Housing Corporation (DAHC) is asking the Texas Department of Housing and Community Affairs Governing Board (TDHCA Board) to approve an amendment to its Land Use Restriction Agreement (LURA) that governs an 11-unit residential project it owns and manages in Denton. This project is comprised of one 4-plex, three duplexes and one single-family residence located at the following addresses in Denton:

316 Mill Street, Units 1 – 4
410 Mill Street, Units A & B
412 Mill Street, Units A & B
111 Sawyer Street, Units A & B
807 Allen Street

Currently, three of the tenants who reside in this project must meet *income guidelines* that state that their total household income cannot exceed 60 percent of the area median income (AMI). The remaining eight units have income limits set at 30 percent of the AMI. DAHC is requesting an amendment to the LURA that would allow all of the units in this project be leased to tenants whose incomes do not exceed 60% of the AMI.

This change would not only expand the population of households that would be eligible to live in one of these units but it would also allow DAHC to fill vacancies more quickly as well increase the rents on those higher income units. This will enable the project to be more self-supporting. It should be noted that all rents at this project are governed by the State of TX Housing Trust Fund program through which it was originally financed. It is also important to note that this proposed change will not affect current leases.

The TDHCA Board rules require that notice of this request be provided to all of the tenants currently residing in these units as well as the State Senator and Representative for the district in which the units are located, and the chief elected official for the municipality in which the project is located. A public hearing on this issue is scheduled for **Thursday, March 21st from 6:00-6:30 pm at the:**

Martin Luther King Community Center
1300 Wilson Street
Denton, TX 76205

You are invited to attend and offer your comments. If you are unable to attend the public hearing, you can submit your comments in writing either by sending them to the DAHC offices at 610-C No. Bell Avenue, Denton, TX 76209 or via e-mail to janedahc@aol.com. Please call DAHC at (940) 484-7048 if you have questions.

Sincerely,

Jane Provo
Executive Director

Cc: Barbara Ross, Community Development Administrator

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

February 20, 2013

Sample letter to tenants – Transitional Housing project

Mr. & Mrs. Rolando Aviles
807 Allen Street
Denton, TX 76205

Re: Request for an amendment to the LURA to the
Texas Department of Housing and Community Affairs (TDHCA)

Dear Mr. & Mrs. Aviles:

Denton Affordable Housing Corporation (DAHC) is asking the TDHCA Governing Board (the TDHCA Board) to approve an amendment to its Land Use Restriction Agreement (LURA) that governs the project in which you reside. Currently, three of the tenants who reside in this project must have a total household income that does not exceed 60 percent of the area median income (AMI) and eight must have total incomes that do not exceed 30% of the AMI. DAHC is requesting an amendment to the LURA that would allow all eleven tenants in this eleven-unit project to earn up to 60 percent of the AMI. This change would not only expand the population of households that would be eligible to live in one of these units but it would also allow DAHC to increase the rents on those higher income units. This will enable the project to be more self-supporting. It should be noted that the State of Texas Housing Trust Fund program governs the rents that can be charged on these units. It is also important to note that this proposed change will not affect current leases. The amount you pay in rent will not be affected.

The TDHCA Board rules require that notice of this request be provided to all residents of the project. This letter is to inform you that there will be a public hearing to discuss the request and we invite you to attend. The public hearing is your opportunity to discuss the amendment request and to voice your opinion regarding the change in the income eligibility guidelines and rent structure for this project. Information obtained from this meeting will be submitted for consideration by the TDHCA Board at their meeting in April.

The public hearing on this issue is scheduled for **Thursday, March 21st from 6:00 – 6:30 pm at the:**
Martin Luther King Community Center
1300 Wilson Street
Denton, TX 76205

If you are unable to attend the public hearing, you can submit your comments in writing either by sending them to the DAHC offices at 610-C No. Bell Avenue, Denton, TX 76209 or via e-mail to janedahc@aol.com. Please call DAHC at (940) 484-7048 if you have questions or need directions.

Sincerely,

Jane Provo
Executive Director

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

March 25, 2013

Raquel Morales, Sr. Asset Manager
TDHCA Asset Management Division
221 East 11th Street
Austin, TX 78701

Re: *Transitional Housing for Victims of Domestic Violence Project*
CMTS #: 4105 HTF Project #: 852026

Dear Raquel:

A hearing was held on March 21st at 6:00 pm at the Martin Luther King Community Center in Denton regarding Denton Affordable Housing Corporation's (DAHC) request to revise the Land Use Restriction Agreement (LURA) regarding the above referenced 11-unit project. I am forwarding the following documents related to that hearing:

- Sample of the letter sent to all tenants currently residing in the affected units, inviting them to the hearing
- Sample of the letter sent to elected officials representing affected districts
- Sign in sheet from the hearing
- Minutes from the hearing
- Income and Rent Guideline sheet describing the requested changes

This hearing was held in conjunction with DAHC's normal Board of Director's meeting which is regularly held the third Thursday of the month. You will note that the sign-in sheet contains the names of DAHC's Board members, DAHC staff, the Community Development Director for the City of Denton, a City Council member, several individuals representing other nonprofit agencies in Denton and only one tenant.

There were no objections to the requested changes to the LURA. Again, I respectfully request that the TDHCA Board consider waiving those fees when they deliberate on this amendment request.

Sincerely,

Jane Burda Provo
Executive Director

Enclosures

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

March 5, 2013

Mr. & Mrs. Rolando Aviles
807 Allen Street
Denton, TX 76205

Re: Request for an amendment to the LURA to the
Texas Department of Housing and Community Affairs (TDHCA)

Dear Mr. & Mrs. Aviles:

Denton Affordable Housing Corporation (DAHC) is asking the TDHCA Governing Board (the TDHCA Board) to approve an amendment to its Land Use Restriction Agreement (LURA) that governs the project in which you reside. Currently, three of the tenants who reside in this project must have a total household income that does not exceed 60 percent of the area median income (AMI) and eight must have total incomes that do not exceed 30% of the AMI. DAHC is requesting an amendment to the LURA that would allow all eleven tenants in this eleven-unit project to earn up to 60 percent of the AMI. This change would not only expand the population of households that would be eligible to live in one of these units but it would also allow DAHC to increase the rents on those higher income units. This will enable the project to be more self-supporting. It should be noted that the State of Texas Housing Trust Fund program governs the rents that can be charged on these units. It is also important to note that this proposed change will not affect current leases. The amount you pay in rent will not be affected.

The TDHCA Board rules require that notice of this request be provided to all residents of the project. This letter is to inform you that there will be a public hearing to discuss the request and we invite you to attend. The public hearing is your opportunity to discuss the amendment request and to voice your opinion regarding the change in the income eligibility guidelines and rent structure for this project. Information obtained from this meeting will be submitted for consideration by the TDHCA Board at their meeting in April.

The public hearing on this issue is scheduled for **Thursday, March 21st from 6:00 – 6:30 pm at the:**
Martin Luther King Community Center
1300 Wilson Street
Denton, TX 76205

If you are unable to attend the public hearing, you can submit your comments in writing either by sending them to the DAHC offices at 610-C No. Bell Avenue, Denton, TX 76209 or via e-mail to janedahc@aol.com. Please call DAHC at (940) 484-7048 if you have questions or need directions.

Sincerely,

Jane Provo
Executive Director

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

March 5, 2013

The Honorable Mark Burroughs, Mayor
City of Denton
215 E. McKinney
Denton, TX 76201

Re: Request for a LURA Amendment to TDHCA

Dear Mayor Burroughs:

Denton Affordable Housing Corporation (DAHC) is asking the Texas Department of Housing and Community Affairs Governing Board (TDHCA Board) to approve an amendment to its Land Use Restriction Agreement (LURA) that governs an 11-unit residential project it owns and manages in Denton. This project is comprised of one 4-plex, three duplexes and one single-family residence located at the following addresses in Denton:

316 Mill Street, Units 1 – 4
410 Mill Street, Units A & B
412 Mill Street, Units A & B
111 Sawyer Street, Units A & B
807 Allen Street

Currently, three of the tenants who reside in this project must meet *income guidelines* that state that their total household income cannot exceed 60 percent of the area median income (AMI). The remaining eight units have income limits set at 30 percent of the AMI. DAHC is requesting an amendment to the LURA that would allow all of the units in this project be leased to tenants whose incomes do not exceed 60% of the AMI.

This change would not only expand the population of households that would be eligible to live in one of these units but it would also allow DAHC to fill vacancies more quickly as well increase the rents on those higher income units. This will enable the project to be more self-supporting. It should be noted that all rents at this project are governed by the State of TX Housing Trust Fund program through which it was originally financed. It is also important to note that this proposed change will not affect current leases.

The TDHCA Board rules require that notice of this request be provided to all of the tenants currently residing in these units as well as the State Senator and Representative for the district in which the units are located, and the chief elected official for the municipality in which the project is located. A public hearing on this issue is scheduled for **Thursday, March 21st from 6:00-6:30 pm at the:**

Martin Luther King Community Center
1300 Wilson Street
Denton, TX 76205

You are invited to attend and offer your comments. If you are unable to attend the public hearing, you can submit your comments in writing either by sending them to the DAHC offices at 610-C No. Bell Avenue, Denton, TX 76209 or via e-mail to janedahc@aol.com. Please call DAHC at (940) 484-7048 if you have questions.

Sincerely,

Jane Provo

Jane Provo
Executive Director

Cc: Barbara Ross, Community Development Administrator

Sign In Sheet for the Public Meeting Regarding
Proposed Amendments to the
Land Use Restriction Agreement (LURA)
Governing DAHC's *Transitional Housing for Victims of Domestic Violence* Rental Project
Thursday, 3/21/13 at 6:00 at the
Denton Martin Luther King Community Center

Name	Address
Susan Cooksey	415 Mimosa Denton 76201
Martha Hall	701 Pace Dr. Denton 76209
Linda Villarreal	3911 Grant Parkway Denton TX 76205
Paula Rea	City of Denton
Lissie McAdams	City of Denton TX
Sheila Harper	Denton
ESTHELA HALL	1400 DALLAS DR.
Rolando Aviles	807 Allen St Denton TX 76205
CARLA QUINN	GIVING HOPE
[illegible] Proro	610-C No. Bell, Denton 76205
Jim Engelbrecht	CITY COUNCIL

BOARD ACTION REQUEST

ASSET MANAGEMENT DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action to approve an amendment to the Land Use Restriction Agreement (LURA) for Special Needs Rental Housing on Bolivar and Elm Streets in Denton (File No. 98898).

RECOMMENDED ACTION

WHEREAS, Special Needs Housing on Bolivar and Elm Streets was awarded Housing Trust Funds (HTF) in 1999 for the acquisition and rehabilitation of four (4) units of affordable transitional housing in Denton;

WHEREAS, the HTF Land Use Restriction Agreement (LURA) currently restricts this property to serve two households with incomes at or below 60% of area median income (AMI) and two households at or below 30% of AMI;

WHEREAS, the LURA currently restricts occupancy of two of the units to persons with disabilities and occupancy of the other two units to homeless persons;

WHEREAS, the owner is requesting to change the 30% restriction for two of the units to a 60% restriction and to change the occupancy restrictions to permit all units to be occupied by either homeless households or households with persons with disabilities; and

WHEREAS, the owner has complied with the notification requirements under the Department's Post Award and Asset Management Requirements rule, 10 TAC §10.405(b);

NOW, therefore, it is hereby

RESOLVED, that the amendment to the LURA is approved as presented to this meeting and the Executive Director and his designees are hereby, authorized, directed, and empowered, for and on behalf of the Department, to take any and all necessary action to effectuate the foregoing.

BACKGROUND

Special Needs Rental Housing is a four (4) unit development located in Denton that was financed in part with a loan from the Texas Housing Trust Fund in the amount of $85,000 at 1.5% interest. All units at the property serve homeless families or persons with disabilities. The development is exempt from compliance with the Integrated Housing Rule under §1.15(d)(1) as a scattered site development of one to four family dwellings located on sites that are on non-adjacent lots, with no more than four units on any one site. The Development Owner, Denton Affordable Housing Corporation (DAHC) partners with two nonprofit organizations, Friends of the Family and HOPE, Inc., in carrying out this transitional housing program.

The Development Owner has requested an amendment to remove the 30% income and rent restriction and allow all four units to serve 60% AMI households in order to allow this property to financially support itself. Below is a summary of the requested change:

CURRENT						
# of Units	Current Unit Type	#BR	Max Rent	UA	Net Rent	Collected Rent
2	HTF30%	2BR	$ 486	$ 193	$ 293	$ 293
1	HTF60%	2BR	$ 972	$ 197	$ 775	$ 600
1	HTF60%	2BR	$ 972	$ 197	$ 775	$ 708
PROPOSED						
# of Units	Current Unit Type	#BR	Max Rent	UA	Net Rent	New Collected Rent
2	HTF60%	2BR	$ 972	$ 193	$ 779	$ 375
1	HTF60%	2BR	$ 972	$ 197	$ 775	$ 600
1	HTF60%	2BR	$ 972	$ 197	$ 775	$ 600

The Development Owner is also requesting that the additional occupancy restriction that currently requires two of the units to be occupied by only persons with disabilities and the two other units to be occupied by only homeless persons be revised to allow all four of the units to be occupied by either persons with disabilities or homeless persons. According to the owner this change would allow DAHC to fill vacancies more quickly and would still provide residency for the same target population.

Based on the owner's anticipated rents for the units changing from 30% to 60% AMI, and keeping the other 60% rents at levels currently collected, the property will generate enough income to support its operations as well as service the existing Housing Trust Fund debt. Tenants at this property receive assistance either from Section 8 vouchers or from HOPE, Inc. as part of the transitional services they provide.

The property's historical operating statements reflect an average for the past three years of $4,800/unit in operating expenses. Line item expenses that were notably different from TDHCA's current estimate include payroll and repairs and maintenance. The payroll expense has been higher in recent years, according to the owner, because DAHC's first time homebuyer program was scaled back significantly. The owner also stated that personnel costs have been higher than usual. DAHC has a total of four full time employees and all of those positions cover all properties for DAHC. Two and a half of these positions are directly involved in the management and oversight of the DAHC's rental portfolio which covers a total of 79 units. The owner anticipates this line item to be lower going forward since their first time homebuyer program is increasing capacity has greater ability to cover personnel expenses out of this budget as well. According to the owner, the higher operating expenses are due to the tenant population (transitional housing services) and higher repair/maintenance and make-ready costs and the limited number of units.

The owner has complied with the notification requirements under the Department's Post Award and Asset Management Requirements rule, 10 TAC §10.405(b) and provided the opportunity for public input at a hearing held on March 21, 2013 at 6:00pm. No negative public comment was received at the public hearing.

Staff recommends approval to amend section 2.2(a) of the Housing Trust Fund LURA to read as follows:

"**Section 202. <u>Occupancy Requirements</u>.**

(a) Subject to subsection (c), during the Term, Owner will set aside four (4) Units to be made continuously available as follows:

(i) All four (4) Units shall be made available for occupancy by Very Low Income Families.

(ii) All four (4) Qualifying Units shall be made available for occupancy by Special Needs Individuals or Special Needs Families. All four (4) Special Needs Units shall be made available for Persons with Disabilities or for Homeless Persons."

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

RECEIVED
MAR 07 2013
BY: RBM

March 1, 2013

Raquel Morales, Sr. Asset Manager
TDHCA Asset Management Division
221 East 11th Street
Austin, TX 78701

Sent via the internet
Hard copy to follow

Re: *Special Needs Rental Housing on Bolivar and Elm Streets in Denton*
CMTS #: 2644 HTF Project #: 98898

Dear Raquel:

The above referenced, very small, four-unit rental project is configured in two duplexes on two separate sites in Denton. Although there were several sources of funding in the deal, it was financed largely through the Texas Housing Trust Fund in 1998.

Pursuant to the Land Use Restriction Agreement (LURA), copy attached, two of the households in the project must have incomes at or below 60% of the area median income (AMI) (adjusted for household size), and two must have incomes at or below 30% AMI. Additionally, the LURA further restricts occupancy by requiring that two of the units must be made available to persons with disabilities and the other two to homeless persons. The combination of the occupancy requirements have contributed to the financial stresses this project has experienced for years.

As illustrated on the enclosed financials which compare income and expenses going back to 2008, this project has fairly consistently operated in the red. I have also enclosed a schedule reflecting how rents are calculated and the resulting gross potential rents. As currently structured, the project does not produce sufficient income. The added restriction of having to have two units occupied by homeless and two by disabled persons often makes it difficult to fill vacant units in a timely manner. These prolonged vacancies contribute to the loss of income.

Therefore, please accept this request to materially amend the LURA governing this project. It would be enormously helpful if all four units could be reserved for households with incomes at or below 60% AMI. Because of the exceedingly low rents for half of the project, it has not been able to support itself. DAHC simply cannot continue to subsidize this project as it is currently structured.

Further, I request that the LURA be amended to allow <u>either</u> homeless families <u>or</u> households with disabled persons to reside in these units. These changes in the income eligibility criteria and the occupancy requirements would allow DAHC to not only fill vacancies more quickly but to increase rents to a more reasonable level, thereby enabling the project to be self-supporting.

I am also enclosing sample letters to be sent to local and state elected officials as well as the tenants currently occupying these units. A public hearing has been set for Thursday, March 21st at the Martin Luther King Community Center in Denton. It will be held separately but consecutively with the hearing related to the *Transitional Housing for Victims of Domestic Violence project.*

I have enclosed a check in the amount of $2,500 to cover the fees associated with this request. Due to the small size of the project and its financial plight, I respectfully request that the TDHCA Board consider waiving those fees when they deliberate on this amendment request. Please let me know if there is anything else you need. Thank you for your assistance in this matter.

Sincerely,

Jane Provo

Jane Burda Provo
Executive Director

Enclosures

Cc: Cari Garcia (w/o attachments)

Special Needs Rental Units on Bolivar Elm in Denton, TX
(CMTS # 2644 HTF Project # 98898)

Street Address	Legal Description	Configuration	No. Units	Sp. Needs Popula.	% AMI	Published Rent	Utility Allowance	Per Unit Rent	Gross Month Rent
2624/2626 Bolivar	Tract 1: Lot 2. Bolivar North Subdivision	2-story duplex	2	Home-less	30	$486	$193	$293	$586
2505/2507 No. Elm	Tract 2: Lot 5, Block 1 of Bolivar North Subdivision, Section 2	Single-story duplex	2	Disabled	60	$972	$197	$600 & $708**	$1,308
		Total units:	4					**Total gross monthly rent:**	$1,894

** Although we could charge more for these units ($775). the tenant population can't afford the maximum allowed so we keep the rents lower than allowed.

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

[940] 484-7048
Fax [940] 484-7032
dentondahc@aol.com

March 1, 2013

Sample letter to elected officials

The Honorable Mark Burroughs, Mayor
City of Denton
215 E. McKinney
Denton, TX 76201

Re: Request for a LURA Amendment to TDHCA

Dear Mayor Burroughs:

Denton Affordable Housing Corporation (DAHC) is asking the Texas Department of Housing and Community Affairs Governing Board (TDHCA Board) to approve an amendment to its Land Use Restriction Agreement (LURA) that governs a four-unit residential project it owns and manages in Denton. This project is comprised of two duplexes located at 2624/2626 Bolivar and 2505/2507 North Elm Streets in Denton. Currently, two of the tenants who reside in this project must meet *income guidelines* that state that their total household income cannot exceed 60 percent of the area median income (AMI). The remaining two units have income limits set at 30 percent of the AMI. DAHC is requesting an amendment to the LURA that would allow all of the units in this project be leased to tenants whose incomes do not exceed 60% of the AMI.

Additionally, the LURA currently requires that two of the households must be homeless families with children and the other two must be reserved for persons with disabilities. This additional restriction often makes it difficult to fill vacant units in a timely manner. Therefore, DAHC is requesting that the LURA be amended to allow either homeless families or households with disabled persons to reside in this unit.

These changes would not only expand the population of households that would be eligible to live in one of these units but it would also allow DAHC to fill vacancies more quickly as well increase the rents on those higher income units. This will enable the project to be more self-supporting. It should be noted that all rents at this project are governed by the State of TX Housing Trust Fund program through which it was originally financed. It is also important to note that this proposed change will not affect current leases.

The TDHCA Board rules require that notice of this request be provided to all of the tenants currently residing in these units as well as the State Senator and Representative for the district in which the units are located, and the chief elected official for the municipality in which the project is located. A public hearing on this issue is scheduled for **Thursday, March 21st from 5:30-6:00 pm at the:**

Martin Luther King Community Center
1300 Wilson Street
Denton, TX 76205

You are invited to attend and offer your comments. If you are unable to attend the public hearing, you can submit your comments in writing either by sending them to the DAHC offices at 610-C No. Bell Avenue, Denton, TX 76209 or via e-mail to janedahc@aol.com. Please call DAHC at (940) 484-7048 if you have questions.

Sincerely,

Jane Provo

Jane Provo
Executive Director

Cc: Barbara Ross, Community Development Administrator

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

March 1, 2013

Glenys Berry
2505 North Elm Street
Denton, TX 76201

Sample letter to tenants – Bolivar Elm Project

Re: Request for an amendment to the LURA to the
Texas Department of Housing and Community Affairs (TDHCA)

Dear Glenys:

Denton Affordable Housing Corporation (DAHC) is asking the TDHCA Governing Board (the TDHCA Board) to approve an amendment to its Land Use Restriction Agreement (LURA) that governs the project in which you reside. Currently, two of the tenants who reside in this project must have a total household income that does not exceed 30 percent of the area median income (AMI) and two must have total incomes that do not exceed 60% of the AMI. DAHC is requesting an amendment to the LURA that would allow all four tenants in this four-unit project to earn up to 60 percent of the AMI. This change would not only expand the population of households that would be eligible to live in one of these units but it would also allow DAHC to increase the rents on those higher income units. This will enable the project to be more self-supporting. It should be noted that the federal HOME program as well as the State of Texas Housing Trust Fund program govern the rents that can be charged on these units. It is also important to note that this proposed change will not affect current leases. The amount you pay in rent will not be affected.

Additionally, the LURA currently requires that two of the households must be homeless families with children and the other two must be reserved for persons with disabilities. This additional restriction often makes it difficult to fill vacant units in a timely manner. Therefore, DAHC is requesting that the LURA be amended to allow either homeless families or households with disabled persons to reside in these units.

The TDHCA Board rules require that notice of this request be provided to all residents of the project. This letter is to inform you that there will be a public hearing to discuss the request and we invite you to attend. The public hearing is your opportunity to discuss the amendment request and to voice your opinion regarding the change in the income eligibility guidelines and rent structure for this project. Information obtained from this meeting will be submitted for consideration by the TDHCA Board at their meeting in April.

The public hearing on this issue is scheduled for **Thursday, March 21st from 5:30-6:00 pm at the:**

Martin Luther King Community Center
1300 Wilson Street
Denton, TX 76205

If you are unable to attend the public hearing, you can submit your comments in writing either by sending them to the DAHC offices at 610-C No. Bell Avenue, Denton, TX 76209 or via e-mail to janedahc@aol.com. Please call DAHC at (940) 484-7048 if you have questions or need directions.

Sincerely,

Jane Provo, Executive Director

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

March 25, 2013

Raquel Morales, Sr. Asset Manager
TDHCA Asset Management Division
221 East 11th Street
Austin, TX 78701

Re: *Special Needs Rental Housing on Bolivar and Elm Streets in Denton*
CMTS #: 2644 HTF Project #: 98898

Dear Raquel:

A hearing was held on March 21st at 5:30 pm at the Martin Luther King Community Center in Denton regarding Denton Affordable Housing Corporation's (DAHC) request to revise the Land Use Restriction Agreement (LURA) regarding the above referenced 4-unit project. I am forwarding the following documents related to that hearing:

- Sample of the letter sent to all tenants currently residing in the affected units, inviting them to the hearing
- Sample of the letter sent to elected officials representing affected districts
- Sign in sheet from the hearing
- Minutes from the hearing
- Income and Rent Guideline sheet describing the requested changes

This hearing was held in conjunction with DAHC's normal Board of Director's meeting which is regularly held the third Thursday of the month. You will note that the sign-in sheet contains the names of DAHC's Board members, DAHC staff, the Community Development Director for the City of Denton, a City Council member, several individuals representing other nonprofit agencies in Denton and only one tenant, though he resides at the other project in question.

There were no objections to the requested changes to the LURA. Again, I respectfully request that the TDHCA Board consider waiving those fees when they deliberate on this amendment request.

Sincerely,

Jane Burda Provo
Executive Director

Enclosures

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

March 5, 2013

Chelsea Parker
2507 North Elm Street
Denton, TX 76201

Re: Request for an amendment to the LURA to the
Texas Department of Housing and Community Affairs (TDHCA)

Dear Ms. Parker:

Denton Affordable Housing Corporation (DAHC) is asking the TDHCA Governing Board (the TDHCA Board) to approve an amendment to its Land Use Restriction Agreement (LURA) that governs the project in which you reside. Currently, two of the tenants who reside in this project must have a total household income that does not exceed 30 percent of the area median income (AMI) and two must have total incomes that do not exceed 60% of the AMI. DAHC is requesting an amendment to the LURA that would allow all four tenants in this four-unit project to earn up to 60 percent of the AMI. This change would not only expand the population of households that would be eligible to live in one of these units but it would also allow DAHC to increase the rents on those higher income units. This will enable the project to be more self-supporting. It should be noted that the federal HOME program as well as the State of Texas Housing Trust Fund program govern the rents that can be charged on these units. It is also important to note that this proposed change will not affect current leases. The amount you pay in rent will not be affected.

Additionally, the LURA currently requires that two of the households must be homeless families with children and the other two must be reserved for persons with disabilities. This additional restriction often makes it difficult to fill vacant units in a timely manner. Therefore, DAHC is requesting that the LURA be amended to allow <u>either</u> homeless families <u>or</u> households with disabled persons to reside in these units.

The TDHCA Board rules require that notice of this request be provided to all residents of the project. This letter is to inform you that there will be a public hearing to discuss the request and we invite you to attend. The public hearing is your opportunity to discuss the amendment request and to voice your opinion regarding the change in the income eligibility guidelines and rent structure for this project. Information obtained from this meeting will be submitted for consideration by the TDHCA Board at their meeting in April.

The public hearing on this issue is scheduled for **Thursday, March 21st from 5:30-6:00 pm at the:**
Martin Luther King Community Center
1300 Wilson Street
Denton, TX 76205

If you are unable to attend the public hearing, you can submit your comments in writing either by sending them to the DAHC offices at 610-C No. Bell Avenue, Denton, TX 76209 or via e-mail to janedahc@aol.com. Please call DAHC at (940) 484-7048 if you have questions or need directions.

Sincerely,

Jane Provo
Executive Director

DAHC ★ Denton Affordable Housing Corporation

Jane Burda Provo
Executive Director

610-C N. Bell Avenue
Denton, Texas 76209

(940) 484-7048
Fax (940) 484-7032
dentondahc@aol.com

March 5, 2013

The Honorable Myra Crownover, Representative
District Office
PO Box 535
Lake Dallas, TX 75065

Re: Request for a LURA Amendment to TDHCA

Dear Representative Crownover:

Denton Affordable Housing Corporation (DAHC) is asking the Texas Department of Housing and Community Affairs Governing Board (TDHCA Board) to approve an amendment to its Land Use Restriction Agreement (LURA) that governs a four-unit residential project it owns and manages in Denton. This project is comprised of two duplexes located at 2624/2626 Bolivar and 2505/2507 North Elm Streets in Denton. Currently, two of the tenants who reside in this project must meet *income guidelines* that state that their total household income cannot exceed 60 percent of the area median income (AMI). The remaining two units have income limits set at 30 percent of the AMI. DAHC is requesting an amendment to the LURA that would allow all of the units in this project be leased to tenants whose incomes do not exceed 60% of the AMI.

Additionally, the LURA currently requires that two of the households must be homeless families with children and the other two must be reserved for persons with disabilities. This additional restriction often makes it difficult to fill vacant units in a timely manner. Therefore, DAHC is requesting that the LURA be amended to allow <u>either</u> homeless families <u>or</u> households with disabled persons to reside in this unit.

These changes would not only expand the population of households that would be eligible to live in one of these units but it would also allow DAHC to fill vacancies more quickly. Further, it would allow DAHC to increase the rents on those higher income units. This will enable the project to be more self-supporting. It should be noted that all rents at this project are governed by the State of TX Housing Trust Fund program through which it was originally financed. It is also important to note that this proposed change will not affect current leases.

The TDHCA Board rules require that notice of this request be provided to all of the tenants currently residing in these units as well as the State Senator and Representative for the district in which the units are located, and the chief elected official for the municipality in which the project is located. A public hearing on this issue is scheduled for **Thursday, March 21st from 5:30-6:00 pm at the:**

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You are invited to attend and offer your comments. If you are unable to attend the public hearing, you can submit your comments in writing either by sending them to the DAHC offices at 610-C No. Bell Avenue, Denton, TX 76209 or via e-mail to janedahc@aol.com. Please call DAHC at (940) 484-7048 if you have questions.

Sincerely,

Jane Provo

Jane Provo
Executive Director

Cc: Barbara Ross, Community Development Administrator

Sign In Sheet for the Public Meeting Regarding
Proposed Amendments to the
***Land Use Restriction Agreement (LURA)* Governing DAHC's**
Special Needs Rental Project on Bolivar & Elm Streets
Thursday, 3/21/13 at 5:30 at the
Denton Martin Luther King Community Center

Name	Address
Susan Cooksey	415 Mimosa Denton 76201
Lynda Velazquez	3917 Grant Parkway Denton TX 76208
Martha Hall	701 Pace Dr. Denton 76207
Paulette Rose	City of Denton
Lonnie McAdams	Denton TX
Sheila Harper	Denton
Ethel Jones	1400 DALLAS ST.
CARLA QUINN	GIVING HOPE
Rolando Aviles	807 Allen St denton TX 76205
[illegible]	410-C N. Bell Denton 76209
Jim Engelbrecht	CITY Council

Minutes from Public Meeting

Date: **Thursday, March 21, 2013** **Time: 5:30 p.m.**

Location: **Martin Luther King Community Center**
1500 Wilson Street, Denton, TX 76209

Minutes Re: **Proposed amendments to the Land Use Restriction Agreement (LURA) governing DAHC's *Special Needs Rental Project on Bolivar & Elm Streets* in Denton.**

Attendance Sheet Attached

Jane Provo, Executive Director of the Denton Affordable Housing Corporation, opened the meeting by describing the project itself including the number of units, the location of the units, the special needs populations served by the project and the financing structure of the deal. She also explained the purpose of a *Land Use Restriction Agreement (LURA)* and what the current restrictions were for the above referenced project. She explained that under the current financing structure and the current LURA restrictions, the project was unable to produce sufficient cash flow to support itself and therefore had submitted a request to the Texas Department of Housing and Community Affairs (TDHCA) to amend the LURA.

She distributed the *Income and Rent Guideline Sheet* for the project and walked the group through the Income eligibility guidelines for Texas Housing Trust Fund (HTF) financed projects. She explained that since all four units in this project were two-bedroom units, the typical household size ranged from one person to four person households. She pointed out that the current LURA required that two of the four units be restricted to households earning less than 30% of the area median income (AMI) and two households could earn up to 60% of the AMI. The requested amendment to the LURA would allow all households residing in the units to earn up to 60% AMI.

Jane then walked the audience through the bottom portion of the schedule which explained how rents were calculated by subtracting the *utility allowance for that sized unit* from the published HTF rent to determine the maximum rents that can be charged for a two-bedroom unit. She went on to explain that the special needs populations served by this project would be unlikely to be able to pay that maximum allowed rent of $779 per month. Therefore, if the requested amendment were approved, DAHC would increase the rents somewhat but probably not above $375 per month.

The other requested amendment to the LURA is to allow <u>either</u> homeless families with children <u>or</u> persons with disabilities, rather than the current two of each population. She explained that

the financial problems of the project were exacerbated by often having longer periods of vacancy while attempting to find the particular type of special need household.

As indicated on the letters that were sent out inviting affected people to the hearing, any changes to the LURA would not affect current leases.

Two individuals in the audience expressed support for the requested changes, emphasizing the point that if the project could not support itself, there was the possibility that it would have to be closed and would not be of any help to the community and therefore, it was important that it be structured in a way that it could cover its costs and still be able to put some funds aside for major repairs in the future.

The audience agreed that keeping rents below the maximum allowed rents would be important for these populations and all supported the requested amendments.

Income and Rent Guidelines for the
Special Needs Rental Project at Bolivar and Elm

The Special Needs Rental Project consists of 2 duplexes located located at:

2505 North Elm
2507 North Elm

2624 Bolivar
2626 Bolivar

TX Housing Trust Fund INCOME ELIGIBILITY GUIDELINES								
Income Category	**1 Person**	**2 people**	**3 people**	**4 people**	**5 people**	**6 people**	**7 people**	**8 people**
Area Median Income (AMI)	$50,400	$57,600	$64,800	$71,900	$77,700	$83,500	$89,200	$95,000
Very-Low-Income (less than 60% AMI)	$30,240	$34,560	$38,880	$43,140	$46,620	$50,100	$53,520	$57,000
Extremely-Low-Income (less than 30% AMI)	$15,120	$17,280	$19,440	$21,570	$23,310	$25,050	$26,760	$28,500

Currently, the LURA requires that 2 HH have a member who is disabled and 2 HH have been homeless. below
Additionally, the LURA requires that 2 HH are below 30% AMI and 2 HH are below 60% AMI.
The requested amendment would allow tenants to meet either of special needs category and all 4 units may have incomes up to 60% AMI.

***Housing Trust Fund Program* Rent Limits**				**Rents DAHC Will Charge**
Category	**2 BR Published rent**	**Deduct Utility Allow-ance**	**2 BR Maximum rent**	**2 BR Units**
Maximum rents allowed for households earning up to 60% AMI	$972	$193	$779	$375
Maximum rents allowed for households earning up to 30% AMI	$486	$193	$293	NA

Units	# BR
2624/2626 Bolivar	2
2505/2507 N. Elm	2

1t

BOARD REPORT ITEM

PROGRAM PLANNING, POLICY, AND METRICS (3PM)

MAY 09, 2013

Presentation and Discussion on the Department Snapshot tool for the Housing Trust Fund and Colonia Self Help Center programs.

BACKGROUND

The Program Planning, Policy, and Metrics group (3PM) was established in the spring of 2012 with the purpose of promoting an agency-wide use of uniform metrics as a key management tool. 3PM has been coordinating efforts to enhance interdivisional efficiency and creating uniform cross agency reporting and performance tools. One of 3PM's priorities since its inception has been the creation of the "Department Snapshot." The Snapshot is intended to give Board members and stakeholders a quick reference resource to gauge where each program stands in meeting its highest level objectives, chiefly expenditures.

As outlined in the February 2013 Board meeting, staff will be submitting the programs represented in the Snapshot in small groups at each meeting, hence only the Housing Trust Fund and Colonia Self Help Center programs for this Board meeting. This enables staff to best articulate specific nuances of each program and how those nuances will be represented by the Snapshot. Because of the complexity of Department programs, accuracy is critical. Therefore, the purpose of the item today is to focus on only the Housing Trust Fund and Colonia Self Help Center programs, explaining the unique details of each program and also what likely trends in the program the reader might see and how those would be reflected. In future meetings you will see program by program explanations with slide presentation materials addressing that specific program. For any board meeting, we encourage you to pull the Snapshot item off of the Consent Agenda if you feel there are questions or challenges to reading the report.

The Housing Trust Fund program is funded with State General Revenue dollars and funds a variety of different programs. The Housing Trust Fund provides loans and grants to finance, acquire, rehabilitate, and develop decent and safe affordable housing. The Housing Trust Fund administers various single family programs, and also provides funds for programs administered by other TDHCA Divisions, including the Homeless Housing and Rapid Services Program and Bootstrap Self-Help Housing. Housing Trust Fund dollars are appropriated to TDHCA biennially.

The Colonia Self Help Center program serves 28 colonias in the five counties designated by statute and two additional counties; the counties have approximately 10,000 colonia residents whom qualify as beneficiaries of these services. These Self Help Centers provide concentrated on-site technical assistance to low and very low-income individuals and families in a variety of ways including housing, community development activities, infrastructure improvements, outreach and education. In addition, on-site technical assistance is provided to colonia residents.

Operation of the colonia SHC's is funded from the U.S. Department of Housing and Urban Development (HUD) - Texas Community Development Block Program (CDBG) 2.5% colonia set aside.

Quarterly Snapshot - Program Debut

Housing Trust Fund and Colonia Self Help Centers

Q1 2013

	A	B	C	TDHCA Admin			F	G	H	I	J	K	L	M	N	O	P
				D	E												
Programs	Awards to be Administered	Program Income	Cumulative Total Funds	Retained	Expended	% Expended	Non-TDHCA Admin Funds for Programming	Funds Unencumbered	Funds Contracted	% Contracted	% Contracted Trendline	Expended /Drawn	% Expended	% Expended Trendline	Units/ Households	Persons	Properties
Housing Trust Fund	$ 39,616,366	$ 1,268,721	$ 40,885,087	$ 2,732,956	$ 2,303,129	84%	$ 38,152,131	$ 2,380,975	$ 35,771,156	94%		$ 28,933,105	76%		20,515		
Colonia Self Help Centers	$ 10,059,418	$ -	$ 10,059,418	$ 138,686	$ 114,887	83%	$ 9,920,732	$ 877,290	$ 9,043,441	91%		$ 3,722,708	38%		140	40,584	

The "% Contracted Trendline" and "% Expended Trendline" (columns J and M) reflect four quarters of history. Each data point on the line reflects a quarter, with the value in fields I and L being the rightmost data point. These lines show the reader recent trends in program activity. The vertical lines represent an influx of new funding for the program. The presumed affect always being a decrease in the percents contracted and expended.

As an example, the Colonia Self Help Center row in column J shows this most recent quarter to dip after having remained flat for multiple quarters. This occured because the program had fully obligated all of its funds, but then recently received a new funding cycle award which reduced the percent of funds under executed contract. A similar situation is occuring with the "% Expended Trendline" in column M. Funds were being expended when a new award was received, thus lowering the overall percent expended.

The total timeframe that these trendlines encompass will always be the same as for the "Awards to Administer," column A, field. For example, the Colonia Self Help Center row represents all funds in open contracts, unobligated, as well as program income, and TDHCA administrative dollars. Currently, the list of open contracts extends back to 2008 as contracts are open for statutorily required four years. Over the next year, these contracts will close and the formulas will no longer include those figures but will likely be replaced with new funding amounts. The focus of this tool is to reflect the status for "all funds for which the program is currently responsible for administering," and the trendlines will always focus on that as well. It will be a program-specific evaluation which determines how many funding cycles that includes.

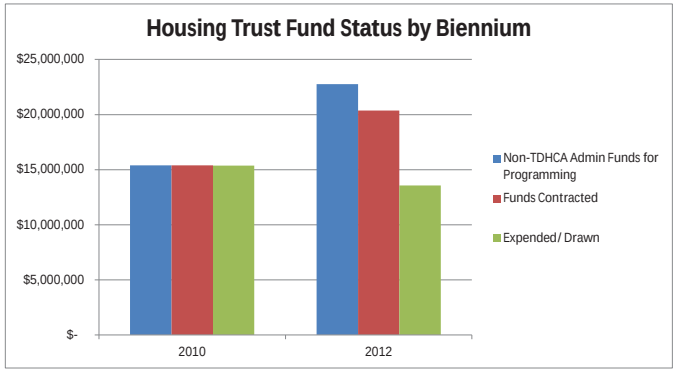
HTF Data as of 3/31/2013
SHC Data as of 12/31/2012

Quarterly Snapshot - Program Debut

Program Area Snapshot - Housing Trust Fund

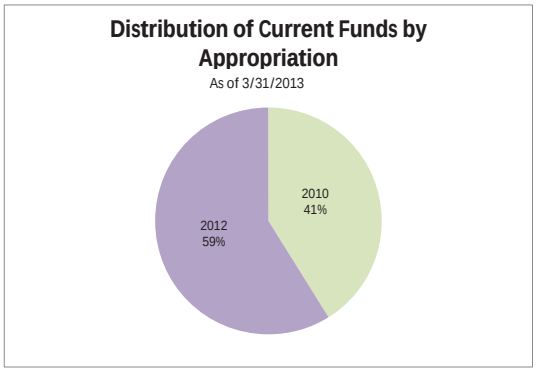
Q1 2013

Biennium	Award to Administer	Program Income	Total Cumulative Funds	TDHCA Administrative Funds			Non-TDHCA Admin Funds for Programming	Funds Unencumbered	Funds Contracted	% Contracted	Expended/ Drawn	% Expended	Units
				Admin Retained	Admin Expenditure	% Expended							
2010	$ 16,809,015	$ -	$ 16,809,015	$ 1,414,244	$ 1,259,948	89.1%	$ 15,394,771	$ -	$ 15,394,771	100%	$ 15,370,442	99.8%	1,195
2012	$ 22,807,352	$ 1,268,721	$ 24,076,072	$ 1,318,712	$ 1,043,181	79.1%	$ 22,757,360	$ 2,380,975	$ 20,376,385	90%	$ 13,562,664	60%	19,320
Total	**$ 39,616,366**	**$ 1,268,721**	**$ 40,885,087**	**$ 2,732,956**	**$ 2,303,129**	**84.3%**	**$ 38,152,131**	**$ 2,380,975**	**$ 35,771,156**	**94%**	**$ 28,933,105**	**76%**	**20,515**

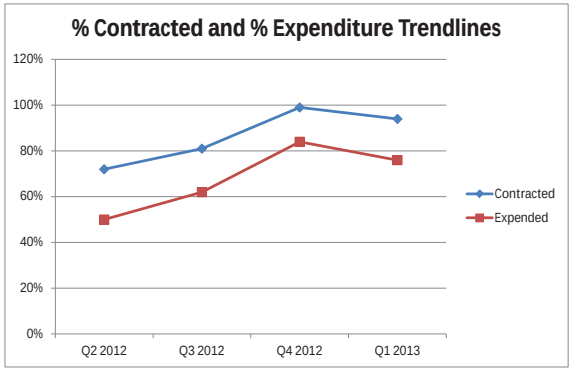


The bar chart shows the status of the program by biennium. The chart shows the progress of the obligations and expenditures for appropriations in that biennium, not the actual obligations and expenditures that took place during that biennium. For example, the red line for 2010 shows that the enitre ~$15M in that biennium's appropriation has been obligated. Some of that amount may have been obligated in the most recent biennium. Additionally staff may have finished obligating the 2008/09 biennium during 2010, so the amount actually obligated during the biennium may have been different. The above bar chart is a look at the status of a biennium's progress, not the activity that took place during that biennium.

The blue lines show how much funding was available in the biennium. This is essentially the yardstick by which we can measure progress. The red lines show the funds that have been obligated by executed contract or reservation setup agreement. As one might expect, the older biennium is fully obligated where the most recent biennium is far along but not fully obligated. The green line represents expenditures, the final metric the Snapshot uses to measure progress. The 2010 biennium's appropriation is almost completely expended (99.8%) while the newest appropriation is about 60% expended.



This pie chart simply shows the distribution of funds for the Housing Trust Fund program across biennia. For example, of the roughly $40M TDHCA is administering, almost 59% comes from the newest biennium.



Data as of 3/31/2013

Quarterly Snapshot - Program Debut

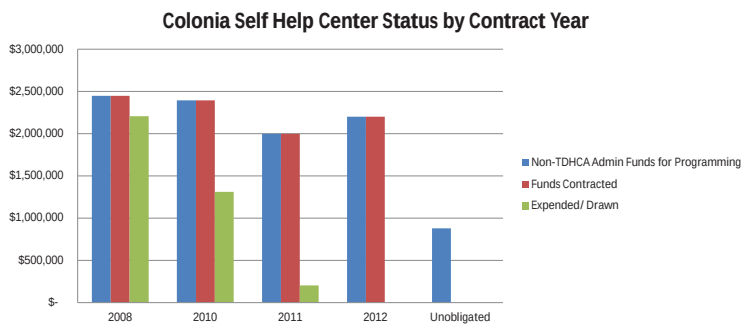
Program Area Snapshot - Colonia Self Help Centers

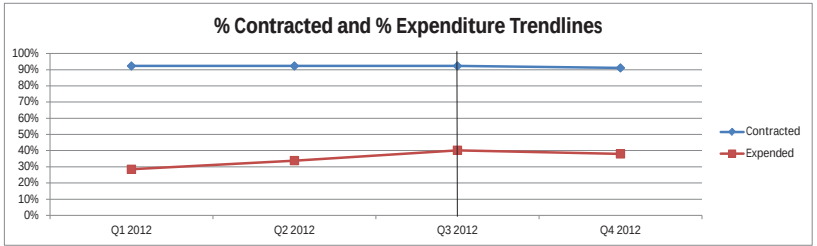
Q1 2013

Year	Award to Administer	Program Income	Total Cumulative Funds	TDHCA Administrative Funds			Non-TDHCA Admin Funds for Programming	Funds Unencumbered	Funds Contracted	% Contracted	Expended/ Drawn	% Expended	Rehab/ Reconstruction	Public Services	Expenditure Deadline (Year End)
				Admin Retained	Admin Expenditure	% Expended									
2008	$ 2,449,613	$ -	$ 2,449,613				$ 2,449,613	$ -	$ 2,449,613	100%	$ 2,208,670	90%	105	9,440	2012
2010	$ 2,393,828	$ -	$ 2,393,828				$ 2,393,828	$ -	$ 2,393,828	100%	$ 1,310,847	55%	25	16,331	2014
2011	$ 2,000,000	$ -	$ 2,000,000	$ 138,686	$ 114,887	83%	$ 2,000,000	$ -	$ 2,000,000	100%	$ 203,192	10%	10	14,813	2015
2012	$ 2,200,000	$ -	$ 2,200,000				$ 2,200,000	$ -	$ 2,200,000	100%	$ -	0%	0	0	2016
Non-Annual	$ 1,015,976	N/A	$ 1,015,976				$ 877,290	$ 877,290	N/A	N/A	N/A	N/A	N/A		July 1st, 2013
Total	**$ 10,059,418**	**$ -**	**$ 10,059,418**	**$ 138,686**	**$ 114,887**	**83%**	**$ 9,920,732**	**$ 877,290**	**$ 9,043,441**	**91%**	**$ 3,722,708**	**38%**	**140**	**40,584**	
													Units	Persons Served	

*Admin funds are tied to appropriation years and not contract years.

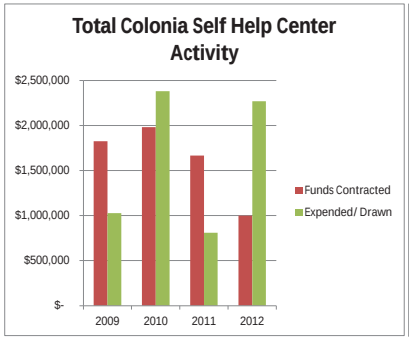
- Non-Annual Deadline is only for $500k, deadline doesn't apply to deobligated funds



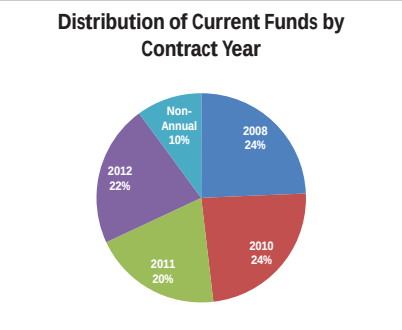


In this bar chart we see all funding years that currently have open contracts plus any unobligated funds. You may notice that 2009 saw no executed contracts. This is due to the timing of the funding awards and subrecipient's closing contracts. At the time funding became available, no subrecipients were available to take on additional funds so the contracts were awarded in 2010. Also, 2013 contracts have not yet been executed so those are not represented here either. Please note that the years on the horizontal axis represents activity on contracts executed in those years, not activity in a year. For example, the graph show zero expenditures (green) in 2012. The program expended almost $2.3M in 2012, but on contracts executed prior to 2012.

The blue lines show how much funding was available in the contract year. This is essentially the yardstick by which we can measure progress. The red lines show the funds that have been obligated by executed contract. The chart shows that all contract years have fully obligated the funds. The unobligated amount will, by definition, always show no contracted funds. The goal with this column is to move all of these funds into a program year, eventually having no funds in this column. The red bar shows the first major and critical step in the process because program funds cannot be expended until they are obligated. The green bar shows the final goal, which is expenditure. As one would expect, the older contract years show higher levels of expenditure as they've been working longer than the newer contract years. The Snapshot is a very cyclical tool. A future Snapshot will show 2008 fully expended and closed out, which will mean its removed about the time 2013 will appear with executed contracts.



In contrast to the previous bar chart, the above chart shows activity during a given year. For example, in 2012 the program obligated approximately $1M and spent about $2.25M. Please note that these obligations and expenditures are across multiple years so no contract went over their allocation. This chart is focused on the activity of the program, as opposed to the progress of individual contract years.



This pie chart simply shows the distribution of funds for the Colonia Self Help Centers across years. For example, of the roughly $10M TDHCA is administering, almost 25% comes from 2010. About 10% comes from either Unobligated or Non-Annual funds.

Data as of 12/31/2012

TEXAS DEPARTMENT OF
HOUSING & COMMUNITY AFFAIRS

Building Homes. Strengthening Communities.

TDHCA Quarterly Snapshot Intro
Program Planning, Policy, and Metrics
(3PM)
May 9, 2013

Objective

- Recap Quarterly Snapshot tool
- Review Housing Trust Fund
  - Current Snapshot
  - Program Area Snapshot
  - Future developments in HTF
- Review Colonia Self Help Center
  - Current Snapshot
  - Program Area Snapshot
  - Future developments in CSHC

Quarterly Snapshot RECAP

- Designed for Executive Mgmt, Board, external stakeholders
- High-level gauge of Department's progress
- Shows advancement towards full implementation of funds under current awards/authorities
- Every program has nuances – staff has used comparable benchmarks for each program at each stage

Snapshot General Layout - RECAP

Story of progress from left to right

Grant Funded Programs - Formula-Based																
	A	B	C	TDHCA Admin D	TDHCA Admin E	F	G	H	I	J	K	L	M	N	O	P
Programs	Awards to be Administered	Program Income	Cumulative Total Funds	Retained	Expended	Non-TDHCA Admin Funds for Programming	Funds Unencumbered	Funds Contracted	% Contracted	Change Indicator	Expended /Drawn	% Expended	Change Indicator	Units/ Households	Persons	Properties
HHSP	$ 20,000,000	N/A	$ 20,000,000	N/A	N/A	$ 20,000,000	$ 3,400,000	$ 16,600,000	83%		$ 13,600,000	68%		18,419	28,440	
LIHEAP-WAP	$ 10,000,000	N/A	$ 10,000,000	$ 500,000	$ 400,000	$ 9,500,000	$ -	$ 1,425,000	100%		$ 475,000	59%		92		
CEAP								$ 8,075,000			$ 5,130,000			3,043		
DOE-WAP	$ 13,000,000	N/A	$ 13,000,000	$ 650,000	$ 180,000	$ 12,350,000	$ 9,386,000	$ 2,964,000	24%		$ 1,605,500	13%		535		
CSBG	$ 10,000,000	N/A	$ 10,000,000	$ 500,000	$ 50,000	$ 9,500,000	$ 95,000	$ 9,405,000	99%		$ 6,270,000	66%			101,581	

Demo Data

DEMONSTRATION DATA ONLY
Does not reflect actual performance

Board Direction from February

Graphical

- Graphical representations
  - Staff has developed the trend lines in columns J and K to provide the reader with historical "at a glance" information. Additionally several graphs have been incorporated on the Program-Area Snapshot specific to each program that convey a great deal of perspective on program activity.

Program-Level

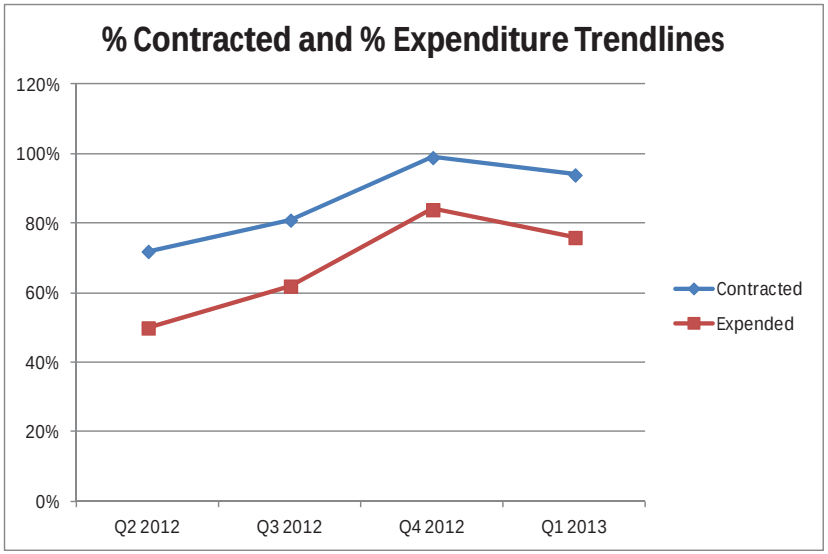
- Show Deadlines
  - Staff has incorporated expenditure deadline information within the Program-Area Snapshot where applicable. As the nature of deadlines vary greatly by program, staff still considers this facet of the report to be under development.
- Projections vs. Actuals
  - Staff is still researching this aspect of the report

Housing Trust Fund

Department-level Snapshot excerpt

A + B = C; C – D = F; F - G = H

	A	B	C	TDHCA Admin			F	G	H	I	J	K	L	M	N
				D	E										
Programs	Awards to be Administered	Program Income	Cumulative Total Funds	Retained	Expended	% Expended	Non-TDHCA Admin Funds for Programming	Funds Unencumbered	Funds Contracted	% Contracted	% Contracted Trendline	Expended /Drawn	% Expended	% Expended Trendline	Units/ Households
Housing Trust Fund	$ 39,616,366	$ 1,268,721	$ 40,885,087	$ 2,732,956	$ 2,303,129	84%	$ 38,152,131	$ 2,380,975	$ 35,771,156	94%		$ 28,933,105	76%		20,515



The trend lines dip after Q4 2012 due to the close-out of the 2008/2009 biennium funding. Once those figures were removed from the calculations, the percentages for Contracted and Expended both decreased.

Housing Trust Fund

- Biennial appropriations
- Overlapping funding cycles
- Funding to programs in different divisions

Housing Trust Fund

Program-Area Snapshot excerpt

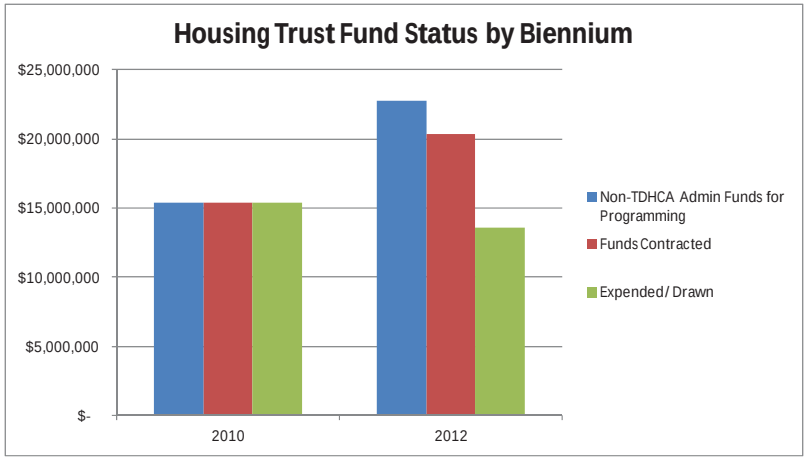
Biennium	Award to Administer	Program Income	Total Cumulative Funds	TDHCA Administrative Funds			Non-TDHCA Admin Funds for Programming	Funds Unencumbered	Funds Contracted	% Contracted	Expended/ Drawn	% Expended	Units
				Admin Retained	Admin Expenditure	% Expended							
2010	$ 16,809,015	$ -	$ 16,809,015	$ 1,414,244	$ 1,259,948	89.1%	$ 15,394,771	$ -	$ 15,394,771	100%	$ 15,370,442	99.8%	1,195
2012	$ 22,807,352	$ 1,268,721	$ 24,076,072	$ 1,318,712	$ 1,043,181	79.1%	$ 22,757,360	$ 2,380,975	$ 20,376,385	90%	$ 13,562,664	60%	19,320
Total	**$ 39,616,366**	**$ 1,268,721**	**$ 40,885,087**	**$ 2,732,956**	**$ 2,303,129**	**84.3%**	**$ 38,152,131**	**$ 2,380,975**	**$ 35,771,156**	**94%**	**$ 28,933,105**	**76%**	**20,515**

Upcoming HTF Events:

- Close-out of 2010/2011 funding
  - Will cause % Contracted & % Expended to decrease as funds are removed from the formulas
- Potential new September 2013 Appropriation
  - Will cause percentages to decrease as new funding is awarded
- Close-out of 2012/2013 funding
  - Will cause percentages to decrease as funds are removed from the formulas

Summary:

The next couple Snapshot reports of HTF will show continuing downward trends in % Contracted and % Expended, but for positive reasons; the appropriation of new funds and the close-out of older funds.



This charts shows the progress of each year of funding. A typical progression is that the red bar meets the blue as funds are obligated. The green bar would catch up to the red as obligations are expended by subrecipients/administrators. The above chart represents standard progress. It shows that older contracts are further along in expenditures than newer contracts, and thus nearer to closing-out.

Colonia Self Help Centers

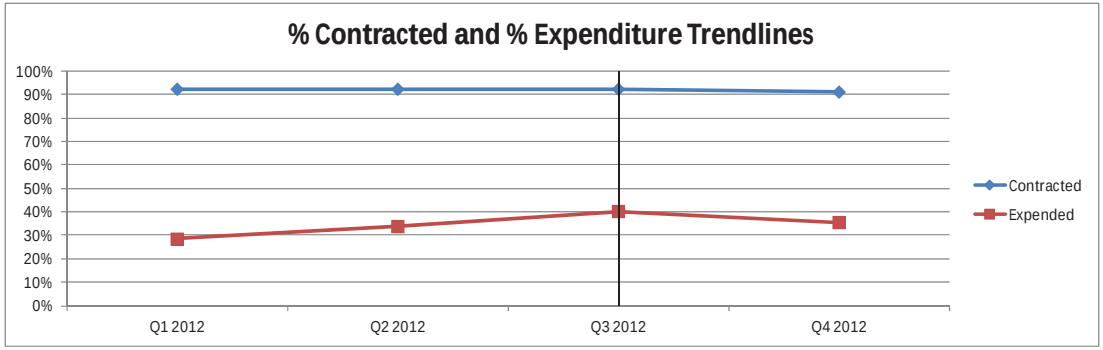
Department-level Snapshot excerpt

A + B = C; C – D = F; F - G = H

	A	B	C	TDHCA Admin			F	G	H	I	J	K	L	M	N	O
				D	E											
Programs	Awards to be Administered	Program Income	Cumulative Total Funds	Retained	Expended	% Expended	Non-TDHCA Admin Funds for Programming	Funds Unencumbered	Funds Contracted	% Contracted	% Contracted Trendline	Expended /Drawn	% Expended	% Expended Trendline	Units/ Households	Persons
Colonia Self Help Centers	$ 10,059,418	$ -	$ 10,059,418	$ 138,686	$ 114,887	83%	$ 9,920,732	$ 877,290	$ 9,043,441	91%		$ 3,722,708	38%		140	40,584

Self Help Centers

- Annual appropriations
- Each contract has 4 years to expend
- Subrecipients are funded on rotating basis, not every subrecipient is funded every year



The trend lines dip after Q3 2012 due to the award of new funding to TDHCA. Once an award is made, the amount is added to the funding to program (F), but no obligations (H) or expenditures (K) were made so the percentages dropped initially as a result. The vertical line through the Q3 2012 data points indicates the award of new funds.

Colonia Self Help Centers

Program-Area Snapshot excerpt

Year	Award to Administer	Program Income	Total Cumulative Funds	TDHCA Administrative Funds			Non-TDHCA Admin Funds for Programming	Funds Unencumbered	Funds Contracted	% Contracted	Expended/ Drawn	% Expended	Rehab/ Reconstruction	Public Services	Expenditure Deadline (Year End)
				Admin Retained	Admin Expenditure	% Expended									
2008	$ 2,449,613	$ -	$ 2,449,613				$ 2,449,613	$ -	$ 2,449,613	100%	$ 2,208,670	90%	105	9,440	2012
2010	$ 2,393,828	$ -	$ 2,393,828				$ 2,393,828	$ -	$ 2,393,828	100%	$ 1,310,847	55%	25	16,331	2014
2011	$ 2,000,000	$ -	$ 2,000,000	$ 138,686	$ 114,887	83%	$ 2,000,000	$ -	$ 2,000,000	100%	$ 203,192	10%	10	14,813	2015
2012	$ 2,200,000	$ -	$ 2,200,000				$ 2,200,000	$ -	$ 2,200,000	100%	$ -	0%	0	0	2016
Non-Annual	$ 1,015,976	N/A	$ 1,015,976				$ 877,290	$ 877,290	N/A	N/A	N/A	N/A	N/A		July 1st, 2013
Total	**$ 10,059,418**	**$ -**	**$ 10,059,418**	**$ 138,686**	**$ 114,887**	**83%**	**$ 9,920,732**	**$ 877,290**	**$ 9,043,441**	**91%**	**$ 3,722,708**	**38%**	**140**	**40,584**	
													Units	Persons Served	

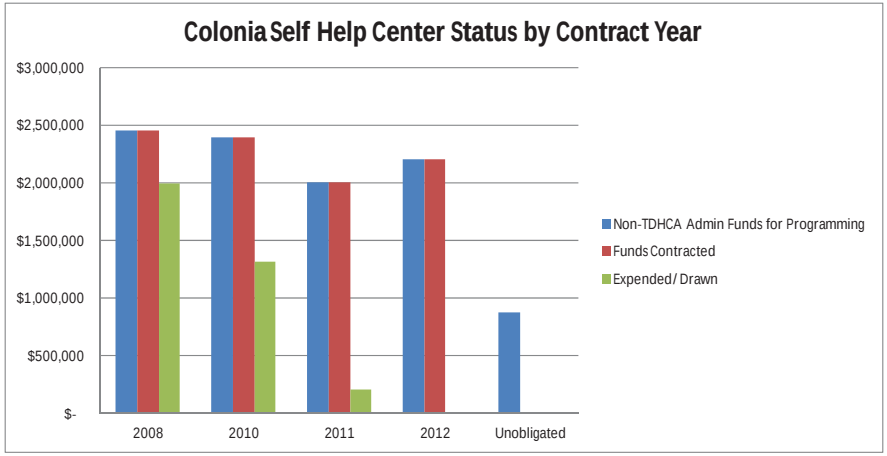
*Admin funds are tied to appropriation years and not contract years.
- Non-Annual Deadline is only for $500k, deadline doesn't apply to deobligated funds

Upcoming CSHC Events:

- Award of New Contract
  - Will cause % Contracted to increase and satisfy the deadline Non-Annual July 1st, 2013 deadline
- Close-out of Remaining 2008 Contracts
  - Will cause percentages to decrease as funds are removed from the formulas

Summary:

The next several Snapshot reports of CSHC will show both increases and decreases to the % Contracted as new contracts are awarded and older contracts are closed. This is very typical of the CSHC program.



This charts shows the progress of each year of funding. The above chart is similar to HTF as it shows older contracts being further along in terms of expenditures and nearer to closing-out.

Questions, Concerns, or Ideas?

Please contact:

David Johnson
Program, Planning, Policy & Metrics (3PM)
david.johnson@ tdhca.state.tx.us

Report Items

R1

BOARD REPORT ITEM

ASSET MANAGEMENT DIVISION

MAY 9, 2013

Executive Report of Multifamily Program Amendments, Extensions, and Ownership Transfers

REPORT ITEM

At the November 8, 2007 meeting of the TDHCA Governing Board, the Board approved the Housing Tax Credit Amendment Process Policy as presented by Multifamily Program (MFP) staff. Since that time, this report item has been presented by MFP staff on a quarterly basis up until June 2011. That report included information on application amendments, extensions and ownership transfers that occurred with housing tax credit program developments. After the organizational changes at the Department in June 2012, these functions are now being processed by the Asset Management Division under 10 TAC, Chapter 10, Subchapter E, Post Award & Asset Management Requirements. Furthermore, the amendments processed include both application amendments and amendments to Land Use Restriction Agreements (LURA) under all multifamily programs. The requirements for Amendments and Extensions are contained in §10.405. Material Amendments must be approved by the TDHCA Board of Directors. Housing Tax Credit Extensions are required if the original deadline associated with carryover, 10% test, or cost certification requirements will not be met.

The requirements for Ownership Transfers are outlined in §10.406. In all cases, the Development Owner must provide written notice to the Department at least thirty (30) calendar days prior to any sale, transfer or exchange of the Development or any portion of the Development. The Development Owner may not transfer an allocation of tax credits or ownership of a Development supported with an allocation of tax credits to any person or entity without the Executive Director's prior, written approval. Department approval is required in all cases except when the transfer is the result of changes to the Limited Partner, the transfer is to an affiliate of the current Development Owner (with no new members), or the transfer is to a non-controlling related party for estate planning purposes. Ownership transfers prior to the issuance of IRS form 8609 or completion of construction will not be approved unless the Development Owner can provide evidence that a hardship is creating the need for the transfer.

This report contains information on 1st and 2nd Quarter of Fiscal Year 2013 (9/1/12 to 2/28/13) and includes those activities that were processed by MFP staff prior to Carryover as further described below.

- 37 LURA Amendments (27 Administratively Approved/10 Board Approved)
- 29 Application Amendments (14 Administratively Approved/15 Board Approved)
- 38 Extensions (37 Cost Certification/1 10% Test/0 Carryover)
- 35 Ownership Transfers (all Administratively Approved)

3rd Quarter information will be reported at the June meeting and then quarterly thereafter.

Land Use Restriction Agreement (LURA) Amendments
2013 1st and 2nd Quarters

ADMINISTRATIVELY APPROVED

Dev. No.	Date of Approval	Development Name	City	Owner Name/Contact	Subject of Amendment Approved
04494	09/13/12	Baypointe Apartments	Webster	Michael G. Robinson	LURA does not include supportive services required in 2006 QAP
MF011	10/01/12	Heritage Square Apartments	Dallas	Asmara Affordable Housing, Inc./Fred Mitchell	Revision of Bond LURA (in coordination with MFP and Issuer/Trustee)
MF012	10/01/12	The Highlands Apartments	Dallas	Asmara Affordable Housing, Inc./Fred Mitchell	Revision of Bond LURA (in coordination with MFP and Issuer/Trustee)
97103	10/02/12	Ridgeview Townhomes	Paris	Ben Mitchell	Inclusion of Right of First Refusal requirement
09928	10/3/12	Heritage Park Vista	Fort Worth	Dan Allgeier	New subordination agmt; correct accessibility units (Appendix B) and applicable fraction (Appendix E)
98001	10/04/12	Villas of Marine Creek	Fort Worth	Villas of Marine Creek Limited Partnership/Deborah A. Griffin	Correction to LI percentage of units to 59.46%
01139	10/15/12	Oak Arbor Townhomes	Houston	Rick J. Deyoe	Correction to LI percentage of units to 74%
060414	10/15/12	Hometowne at Tomball	Tomball	Gardens at Tomball, LP	Correct unit mix (5 units at 50%AMI instead of 30%AMI)
07114	10/18/12	Washington Village Apts	Wichita Falls	Washington Village, Ltd.	Correct amenity selection on LURA- consistent with application
08233	10/24/12	Heritage Park Vista	Fort Worth	Bob Hoskins	2nd amendment to correct Minimum Applicable Fraction per Buildings
95009	10/25/12	Mission Woods	Spring	Godinez-Alcala Properties, LP	Remove incorrect amenities-access gates and basketball court
99022	10/29/12	Eban Village II	Dallas	Eban Village II, Ltd./ Sam Kincaid	Release Tract 3- as approved by Board at September meeting.
00002	10/30/12	Coronado Apartments	League City	JOT Couch	Change name of HUB in LURA due to OT change.
10211	11/12/12	Riverplace	Hooks	Dennis Hoover	Amend to include the required Threshold amenities certified under 50.9(h)(4)(B) of the 2010 QAP.
99111	11/19/12	Roseland Townhomes	Dallas	Roseland Family Community, L.P./Tim Lott	Amend to correct Appendix A to increase 50%AMI unit requirement from 46 units to 114 units- consistent with application.
060121	12/03/12	LULAC Amistad Apts	Sinton	Pamela Bower	Correct acq date, legal description, rent/occupancy restrictions, and amenities
01078	12/3/12	Rancho De Luna	Robstown	Kenneth Tann	Replace Supportive Service Provider, The Center for Christian Counseling with Nueces County Community Action Agency
03245	12/10/12	Meadows Place Senior Village Apartments	Stafford	Meadows Place Village, LP	Supportive Services
11070	12/11/12	Presidio Palms II	San Elizario	R. L. "Bobby" Bowling IV	Replace 30-year roofing with wi-fi accessibility
07131	12/28/12	StoneLeaf at Dalhart	Dalhart	Stoneleaf at Dalhart, LP	Revise BINs-buildings were reduced from 10 to 5
09916	12/28/12	Mid-Towne Apartments	Tomball	Dennis Hoover	Amendment to correct BIN numbers.
09913	01/18/13	Villas on Raiford	Dallas	Terri Anderson	Revise BIN information; swap amenities for equal total points (2 appl amendments)
97043	1/24/13	The Village at Fox Creek fka the	Killeen	Williamsburg-128, LLP	Remove HUB from LURA and to change the Supportive Services provider.
97023, 97025, 97088, 98093, 99097	01/31/13	Western: Crosby, Carolina, Burgundy, Eastside Seniors. Lee Seniors	El Paso	Michael Spurlock	Remove HUB requirement (all 5 properties) as approved by ownership transfer in 2007.
08603	2/19/13	West Oaks Village	Houston	David Russell	Correct legal description in LURA.
10152	02/26/13	Sierra Vista	Austin	Walter Moreau	Eliminate high speed internet and replace with ceiling fixtures in all rooms and microwave ovens.
10236	2/26/13	Stone Canyon (Viking Road Apts)	Amarillo	Justin Zimmerman	Substitue amenities-common laundry room replaced with covered pavillion with bbq & tables

Dev. No.	Date of Approval	Development Name	City	Owner Name/Contact	Subject of Amendment Approved
BOARD APPROVED					
97128	9/6/12	San Augustine Seniors	San Augustine	Calhoun	Remove transportation requirement and replace with Home Chores and Monthly Onsite Social Events.
97001	9/6/12	Crown Point	Venus	Calhoun	Remove JTPA requirement and replace with Home Chores and Monthly Onsite Social Events
97002	9/6/12	Meadowbrook Square	Godley	Calhoun	Remove JTPA requirement and replace with Home Chores and Monthly Onsite Social Events
70027	9/6/12	Saint Charles Apartments	Lewisville	Zia Shams	Change # of LI Units; Requesting Unit #8 be used as an office; however, recent monitoring review indicates that 2 units are offline and being used as office/suppt services.
09280	9/6/12	Mariposa at Ella	Houston	Stuart Shaw	Additional LI Units (180-182)
530647	10/9/12	Denton Affordable Housing	Denton	Jane Provo	Change LI set-aside to inclurease 60%AMI
538610	10/9/12	Denton Affordable Housing	Denton	Jane Provo	Change LI set-aside to inclurease 60%AMI
MF011	11/13/12	Heritage Square Apartments	Dallas	Tamea Dula	Change # of LI Units; requesting to free up one residential unit for use as a facility for providing resident services.
MF012	11/13/12	The Highlands Apartments	Dallas	Tamea Dula	Change # of LI Units; requesting to free up one residential unit for use as a facility for providing resident services.
93072	2/21/13	Primavera Apartments	Dallas	Charles L. Friedman	Amend LURA to show 135 LI units and one leasing office.

Housing Tax Credit Application Amendments
2013 1st and 2nd Quarters

ADMINISTRATIVELY APPROVED

Dev. No.	Date of Approval	Development Name	City	Owner Name/Contact	Subject of Amendment Approved
11105	9/20/12	Aster Villas	Del Rio	Clifton Phillips; Roundstone Development	Change in Utility Allowances from gas to all electric.
10033	10/3/12	Sulphur Springs Pioneer Crossing for Seniors	Sulphur Springs	Noorallah Jooma	Amenity Swap-Replace Renewable materials: bamboo flooring, wool carpet, linoleum flooring, straw board cabinetry, poplar OSB or cotton batt insulation with thermally and draft efficient doors.
10222	10/3/12	Citrus Gardens	Brownsville	Leslie Holleman	Change point selection items
10262	10/15/12	Las Brisas	Del Rio	R. Hunt Dunlap	Water esasment changed, and owner is asking TDHCA to subordinate to it.
10103	10/16/12	Gateway Plaza Apts	Midland	Michael B. Wilhoit	Amenity Swap- Replace community laundry room with pavilion with tables and bbq.
11135	10/17/12	Jourdanton Square	Jourdanton	Nan Boyles	Amenity swap - not doing 30-year shingles, metal roof instead; swap points with 14 SEER HVAC
91081	10/23/12	Granada Terrace	South Houston	Karon Arnold	Change community area to a residential unit (market or LI).
10153	11/5/12	Britain Way Apartments	Irving	Deepak Sulakhe	Swap self-cleaning ovens with 100% masonry, swap 14 SEER HVAC with R-15 Walls/R-30 Ceilings and change flooring percentages
09913	12/27/12	Villas on Raiford	Carrollton	Terri Anderson; Anderson Capital LLC	Change number of buildings, and swap amenity points
10094	1/8/13	Providence Town Square	Deer Park	Matt Fuqua	Swap barbecue grills for gazebo with sitting area (both equal 1 point)
09161	1/23/13	Sterling Court Senior Residences	Houston	Mike Robinson	Change to square footage of units, common area, and breezeways/balconies
10040	1/30/13	Merritt Lakeside Senior Village	Schertz	Ina Spokas	Replace storage room/closed with refrigerator with icemaker; equal point swap.
11004	2/25/13	North Court Villas	Frisco	Miguel Medellin	Replacement of local political subdivision funding
12003	2/26/13	Parkstone Senior Village Phase II	Wichita Falls	Randy Stevenson	Amenity swap - substitute Full Perimeter Fencing with Swimming Pool

14

BOARD APPROVED

99022	9/6/12	Eban Village II	Dallas	Eban Village II, Ltd.	Release unimproved acre tract 0.3134 from LURA to donate to nonprofit.
11097	9/6/12	RoseHill Ridge	Texarkana	Will Henderson	Increse in of site acreage from 9.725 at Application to 11.661 with Amendment Request
08193	9/6/12	Sphinx at Fiji Seniors	Dallas	SDC Fiji Senior, LP	Decrease in site acreage; reduction in density of 7.74%.
10035	9/6/12	HomeWood at Zion	Houston	Kenneth Fambro	Requesting approval to change the building floor plan and several threshold and selection amenities.
11112	11/13/12	Artisan at Dilley	Dilley	Ryan Wilson	Revision of original site plan
08233	11/13/12	Heritage Park Vista	Fort Worth	Dan Allgeier	Change in architectural design - added bathroom to 2-bed units

Dev. No.	Date of Approval	Development Name	City	Owner Name/Contact	Subject of Amendment Approved
12053	11/13/12	The Manor at Hancock Park	Lampasas	Breck Kean-Prestwick Development	Revision of original site plan
12393	11/13/12	Highland Villas	Bryan	Rick Morrow-Locke Lord LLP	Revision of original site plan
10266	12/13/12	Travis Street Plaza Apartments	Houston	Sarah Anderson Alyssa Carpenter	Change in site, plan, unit plans and sizes, reduction of parking spaces, change in exerior masonry and elevations, change in building floor plans and change of heating system.
10151	12/13/12	Sunflower Estates	La Feria	Sunny K Philip, Valerie Kedroff	Revision of original site plan
12002	12/13/12	Riverwood Commons	Bastrop	Will Markel	Site increased from 1.44 to 1.527 acres.
12367	12/13/12	Justice Park Senior Villas	Houston	Matt Fuqua	Number of buildings increased from three to five.
10084	1/17/13	4415 Perry	Houston	Emily Abeln & Joy Horak-Brown	Requesting approval to waive threshold requirement for ceiling fans.
12314	1/17/13	Parkview Place	Huntsville	JoEllen Smith	Ducted HVAC systems changed to PTAC (hotel-type systems). Ceiling fans changed to substitute to be approved by the Department.
12152	1/17/13	Eastside Crossings	El Paso	Ike Monty	Site size corrected from 16.6 to 15.56. NRA increased from 185,322 to 191,138 sq.ft.

Housing Tax Credit Extensions
2013 1st and 2nd Quarters

ADMINISTRATIVELY APPROVED

Dev. No.	Dat of Approval	Development Name	City	Owner Name/Contact	Type of Extension	Original Deadline	Approved Extension
11000	10/23/12	Canutillo Palms	El Paso	Bobby Bowling IV	Cost Cert	1/15/13	7/1/13
11251	11/2/12	Primrose Park/Bluebonnet Villas	Bedford	Mark Ricketts	10% Test	11/1/12	12/1/12
11248	12/13/12	Singing Oaks Apartments	Denton	Mitchell Friedman	Cost Cert	1/15/13	1/15/14
11203	12/13/12	Woodside Village Apartments	McKinney	Chad Asarch	Cost Cert	1/15/13	1/15/14
10266	12/18/12	Travis Street Apartments	Houston	Randall Bishop	Cost Cert	1/15/13	4/15/13
10124	12/18/12	Golden Bamboo Village III	Houston	Micael CaoMy Nguyen	Cost Cert	1/15/13	3/15/13
10290	12/18/12	Magnolia Place Senior Apartments	Houston	Albert Magill	Cost Cert	1/15/13	4/15/13
10151	12/20/12	Sunflower Estates	La Feria	Michelle Grandt	Cost Cert	1/15/13	3/15/12
10222	12/20/12	Citrus Gardens	Brownsville	Leslie Holleman	Cost Cert	1/15/13	3/1/13
10014	12/27/12	Artisan at Port Isabel	Port Isabel	Ann Stull	Cost Cert	1/15/13	4/15/13
10020	12/27/12	La Posada del Rey	San Antonio	Traies Roe	Cost Cert	1/15/13	2/15/13
10220	12/27/12	Casa Ricardo	Kingsville	Leslie Holleman	Cost Cert	1/15/13	3/1/13
11007	1/3/13	Terrell Homes I	Fort Worth	NRP Group	Cost Cert	1/15/13	5/15/13
10061	1/9/13	Magnolia Trails	Magnolia	Magnolia Trails, LP	Cost Cert	1/15/13	2/15/13
10122	1/9/13	La Terraza at Lomas del Sur	Laredo	Anne Tyler	Cost Cert	1/15/13	5/15/13
11006	1/9/13	Terrace at Haven for Hope	San Antonio	Anne Tyler	Cost Cert	1/15/13	5/15/13
09317	1/9/13	Champion Homes at Marina Landing	Galveston	R. Neil Crouch	Cost Cert	1/15/13	3/15/13
11197	1/11/13	Park Village Apts.	Big Spring	Daniel F. O'Dea	Cost Cert	1/15/13	7/31/13
10119	1/15/13	Race Street Lofts	Fort Worth	Jesus Chapa	Cost Cert	1/15/13	5/15/12
10169	1/16/13	La Risa Apts	San Antonio	Manish Verma	Cost Cert	1/15/13	6/15/13
10153	1/16/13	Britain Way	Irving	Deepak Sulahke	Cost Cert	1/15/13	4/15/13
11179	1/16/13	Meadowlake Village	Mabank	Warren Maupin	Cost Cert	1/15/13	6/13/13
10171	1/18/13	HomeTowne at Garland	Garland	Carla Simmons	Cost Cert	1/15/13	5/15/13
11257	1/23/13	Brazos Bend Villas	Rosenberg	Les Kilday	Cost Cert	1/15/13	7/15/13
11083	1/23/13	Countrywood Apartments	Reno	Ronald Potterpin	Cost Cert	1/15/13	4/12/13
11084	1/23/13	Southwood Apartments	Sheperd	Ronald Potterpin	Cost Cert	1/15/13	4/12/13
10058	1/23/13	Guild Park	San Antonio	Gilbert Piette	Cost Cert	1/15/13	3/31/13
10178	1/23/13	Cypress Creek at Fayridge	Houston	Stuart Shaw	Cost Cert	1/15/13	4/1/13
10051	1/23/13	Parkway Ranch II	Houston	W. Barry Kahn	Cost Cert	1/15/13	5/15/13

Dev. No.	Dat of Approval	Development Name	City	Owner Name/Contact	Type of Extension	Original Deadline	Approved Extension
10125	1/24/13	Costa Tarragona II	Corpus Christ	Ann Tyler	Cost Cert	1/15/13	5/15/13
10126	1/25/13	Auburn Square	Vidor	Alex Ison	Cost Cert	1/15/13	7/12/13
10283	1/25/13	Lufkin Pioneer Crossing	Lufkin	Noorallah Jooma	Cost Cert	1/15/13	6/1/13
10033	1/25/13	Sulphur Springs Pioneer Crossing	Sulphur Sprin	Noorallah Jooma	Cost Cert	1/15/13	6/1/13
10094	1/30/13	Providence Town Square	Houston	H. Chris Richardson	Cost Cert	1/15/13	7/15/13
10020	*2/13/13*	La Posada del Rey	San Antonio	Traies Roe	Cost Cert	2/15/13	3/29/13
10226	2/16/13	Red Oaks Apartments	Red Oak	Paul Patierno	Cost Cert	1/15/13	4/15/13
10007	2/19/13	Mexia Gardens	Mexia	Rick Brown	Cost Cert	1/15/13	6/1/13
08261	*2/21/13*	Mid Towne Apartment Homes	Bryan	Jeff Gannon	Cost Cert	1/15/12	1/27/13

Housing Tax Credit Program Ownership Transfers
2013 1st and 2nd Quarters

ADMINISTRATIVELY APPROVED

Dev. No.	Dat of Approval	Development Name	City	Person/Entity Departing	New Person/Entity	Type of Ownership Change
09356	10/11/12	Legacy Villas	Eagle Pass	Highland Realty Service, Inc.	TacCo Financial, Inc.	General Partner Change
01466	10/19/12	Copperwood Ranch Apartments	Houston	Copperwood Esperanze LLC	6833 Lakeview Haven Apartments I, LLC	General Partner Change
94052	11/2/12	Sea Greens Apartment Homes	Port Lavaca	Sea Greems Housing Foundation	South San Antonio Inc.	General Partner Change
97103	11/14/12	Ridgeview Townhomes	Paris	Ridgeview Townhomes, LLC	Ridgeview Housing, LLC	Property Sale
10077	11/19/12	Fairways at Sammons Park	Temple	Texas Highland RS Corp	TacCo Financial, Inc	Owners of General Partner (Changes were in the General Partner's LLCs' ownership structure)
12264	11/20/12	LULAC Hacienda Village	Corpus Christi	N/A	Housing and Community Services, Inc. and Lucas & Associates, LP	Change in SLP
00011T	11/29/12	Fairway Village	Austin	Austin Fairway Village, Ltd.	Fairway Village Apartments, LLC	Property Sale
00025T	11/29/12	Santa Maria Village	Austin	Austin Santa Maria Village, Ltd.	Santa Maria Village Apartments, LLC	Property Sale
11105/12005	12/11/12	Aster Villas	Del Rio	Highland Realty	TacCo Financial, Inc	General Partner Change
93057/95081	12/12/12	Parks at Wynnewood Apartments	Dallas	Wynnewood Community Housing Corporation	Wynnewood Seniors Housing GP, LLC	General Partner Change
01019	12/13/12	Western Sunshine Pass	El Paso	MLC Western Sunshine Pass, LLC	LLC	General Partner Change
02068	12/13/12	Geronimo Trail Townhomes	El Paso	MLC Geronimo Trail Townhomes, LLC	Paisano Geronimo Trail Townhomes, LLC	General Partner Change
01120	12/13/12	Arrowhead Place	El Paso	MLC Arrowhead Place, LLC	Paisano Arrowhead Place, LLC	General Partner Change
93179	12/14/12	Valley Trails Apartments	Irving	Valley River Trail Limited	Marcliff Bear Creek Valley Trails Apartments, LLC	Property Sale
94023	12/14/12	Creekwood Apartments	Houston	Creekwood, Ltd. and TCGI-	TEXASTLV LLC	Property Sale
93178	12/18/12	Hebron Trails	Carrollton	Hebron Trails, Ltd.	St. Catherine of Siena, Inc.	Property Sale
93076	12/18/12	Valley Ridge Apartments	Lewisville	Lewisville Manor, Ltd.	CrestMarc Valley Ridge, LLC	Property Sale
95002	12/20/12	Blue Ash	Houston	Apartments investor, LLC	Blue Ash Apartments, GP, LLC	Property Sale
09189	12/27/12	Crestshire Village	Dallas	Thomas RPDC Company/Eugene	M Group Holdings, Inc.	Exit of owner of GP
98004	1/9/13	Shady Creek Apartments	Baytown	Alliant Holdings of Shady Creek, LLC	Baytown Leased Housing Associates I, LLC	General Partner Change
96180	1/10/13	Astoria Park	Amarillo	Astoria Park Apartments, Ltd	CEAI Astoria Park, LLC	Property Sale
91089	1/11/13	Garden Apartments	Hondo	Gary L. Kersch/Doublekaye Corporation	AHDF-Texas RD G/P, L.L.C.	General Partner Change
92114	1/11/13	Village Apartments	Alpine	Gary L. Kersch/Doublekaye Corporation	AHDF-Texas RD G/P, L.L.C.	General Partner Change

Dev. No.	Dat of Approval	Development Name	City	Person/Entity Departing	New Person/Entity	Type of Ownership Change
94095	1/11/13	Brian Place Apartments	Hondo	Gary L. Kersch/Doublekaye Corporation	AHDF-Texas RD G/P, L.L.C.	General Partner Change
94092	1/11/13	Tom Sawyer Place Apartments	Evant	Gary L. Kersch/Doublekaye Corporation	AHDF-Texas RD G/P, L.L.C.	General Partner Change
93044	1/11/13	Meadowpark Apartments	Elgin	Gary L. Kersch/Doublekaye Corporation	AHDF-Texas RD G/P, L.L.C.	General Partner Change
05001	1/11/13	Mountainview Apartments	Alpine	Gary L. Kersch/Doublekaye Corporation	AHDF-Texas RD G/P, L.L.C.	General Partner Change
05002	1/11/13	Villa Apartments	Marfa	Gary L. Kersch/Doublekaye Corporation	AHDF-Texas RD G/P, L.L.C.	General Partner Change
05003	1/11/13	Oasis Apartments	Stockton	Corporation	AHDF-Texas RD G/P, L.L.C.	General Partner Change
060206	1/14/13	Gardens of Mabank	Mabank	First National Bank of Weatherford	Mabank Gardens Group, LP	Foreclosure Sale- Bank agrees to comply. Affiliate transfer
97-10T	1/17/13	Tuscany at Lakepointe	Lewisville	M-N Lewisville, Ltd.	Tuscany at Lakepointe ICG LLC	Property Sale
09313	1/24/13	Hampshire Court Apartments	Pasedena	Reduction in percentage of ownership interest of Resolution, Inc. (owner of GP)	Berylium Services, L.L.C., Bellbeacon, L.L.C., Vin Capital Resources, L.L.C.	Owners of General Partner (Changes were in the General Partner's LLCs' ownership structure for estate planning purposes)
94132	1/28/13	Paradise Oaks	Austin	Paradise Oaks Residence, L.P.	Paradise Oaks ICG LLC	Property Sale
96188	1/30/13	Oaks at Georgetown	Georgetown	Foundation for Affordable Housing III, Inc.	Foundation for Affordable Housing V, Inc.	General Partner Change
94041	2/20/13	The Bridges Apartments	Houston	One Oaklakes, Ltd.	Bridges Apartments, LP	Property Sale

R2

BOARD REPORT ITEM
HOME DIVISION
MAY 9, 2013

Status Report on the HOME Program Contracts and Reservation System Participants through April 2013, Calendar Year YTD

	Funded/Awarded for April		Funded/Awarded for Year		Setups for April		Setups for Year		Draws for April		Draws for Year	
Activity Type	**RSP**	**Contracts**	**RSP**	**Contracts**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**
CFD	$0	$0	$0	$0	$0	0	$0	0	$14,728	1	$28,520	2
CHDO Operating	$0	$0	$0	$50,000	$0	0	$0	0	$0	0	$37,500	3
Dev SF	$0	$0	$0	$0	$0	0	$472,150	5	$38,223	5	$133,009	11
HBA/Rehab	$191,800	$0	$723,801	$0	$201,800	11	$785,301	45	$194,142	19	$876,721	82
HRA	$1,097,886	$0	$5,016,705	$0	$2,484,690	29	$8,095,089	95	$1,806,462	69	$8,448,670	422
MFD	$0	$0	$0	$9,450,000	$6,640,000	6	$15,260,543	13	$2,070,498	13	$7,626,616	35
TBRA	$264,846	$0	$1,376,724	$0	$278,461	30	$1,461,854	142	$235,138	353	$1,386,925	1,977
Sub Totals:	$1,554,532	$0	$7,117,230	$9,500,000	$9,604,951	76	$26,074,937	300	$4,359,191	460	$18,537,960	2,532
Totals:	$1,554,532		$16,617,230									

CFD - Contract For Deed
CHDO - Community Housing Development Organization
HRA - Homeowner Rehabilitation
HBA/Rehab - Homebuyer Assistance with Rehab
MFD - Rental Housing Development
RSP - Reservation System Participant
TBRA - Tenant Based Rental Assistance

R3

BOARD REPORT ITEM

COMPLIANCE DIVISION

MAY 9, 2013

Report on the status of possible amendments to the Compliance Monitoring Rules

REPORT ITEM

At the April 11, 2013 Board meeting staff was instructed to host a roundtable to discuss possible changes to the rule. This roundtable was held on April 22, 2013. The main topic of discussion was the assessment of Uniform Physical Condition Standard (UPCS) inspection reports. Under the current rule, if a Development scores 70 or below (on a scale of 1 to 100), the finding "Major violations of the Uniform Physical Conditions Standards" is cited. If a Development scores between a 70 and 89, the finding "Minor Violations of the Uniform Physical Condition Standards" is cited.

Feedback from a number of attendees at the roundtable was that this does not adequately or appropriately capture the physical condition of property. As a result, the idea of forming a task force or work group to develop recommended standards for assessing acceptable property condition was proposed. The intent is for the work group to identify what they believe would constitute "major" and "minor" property condition violations.

Thirty five people have expressed an interest in participating in these work groups. TDHCA hosted a conference call/webinar on May 2, 2013 with interested participants to review the purpose and expectations. The Department has requested recommendations no later than May 31, 2013, which should provide ample time to bring proposed amendments to the Compliance Monitoring Rule to the June 13, 2013 Board meeting.

As directed by the Board, staff continues to hold in abeyance any scoring related to the fair housing disclosure notice form, and in conducting previous participation reviews disregard the finding failure to maintain or provide annual eligibility certification until these rules are adopted in final form.

R4

TDHCA Outreach Activities, April 2013

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
First Thursday Income Eligibility Training	Austin	April 4	Compliance	Training
HOME HBA, Persons w/Disabilities Training/Habitat for Humanity of Smith County	Austin	April 5	HOME	Training
First Thursday Income Eligibility Training	Amarillo	April 9	Compliance	Training
2013 Housing Tax Credit Applications Hearing	Lubbock	April 9	Multifamily Finance	Public Hearing
2013 Housing Tax Credit Applications Hearing	El Paso	April 9	Multifamily Finance	Public Hearing
HUD Housing and Community Resources Exchange	Fort Worth	April 9	Housing Resource Center	Presentation
TDHCA Overview Presentation/Crystal City Delegation	Austin	April 10	Public Affairs	Presentation
Housing Tax Credit Compliance Training	Amarillo	April 10	Compliance	Training
2013 Housing Tax Credit Applications Hearing	Austin	April 10	Multifamily Finance	Public Hearing
Housing and Health Services Coordination Council Meeting	Austin	April 15	Housing Resource Center	Participant
NeighborWorks Alliance of Texas	Austin	April 16	Single Family Housing	Presentation
2013 Housing Tax Credit Applications Hearing	Harlingen	April 17	Multifamily Finance	Public Hearing
2013 Housing Tax Credit Applications Hearing	Dallas	April 18	Multifamily Finance	Public Hearing
Council for Advising & Planning for Prevention & Treatment of Mental and Substance Use Disorders	Austin	April 18	Housing Resource Center	Participant
Promoting Independence Advisory Committee	Austin	April 19	Housing Resource Center	Participant
Farmworker Housing Conference	Austin	April 19	Multifamily	Participant
Groundbreaking/Falls Creek Ranch	Bryan	April 19	Neighborhood Stabilization	Remarks, Participant
2013 Housing Tax Credit Applications Hearing	Houston	April 22	Multifamily Finance	Public Hearing
Compliance Round Table	Austin	April 22	Compliance	Roundtable Hearing
HOME HRA, Contract for Deed Training/Alliance Border Collaborative	El Paso	April 22	HOME	Training
Housing Tax Credit Training	Tyler	April 23	Compliance	Training
HOME HBA, HRA, TBRA Webinar	Austin	April 24	HOME	Training
HOME contract for deed Training/CDC Brownsville, Cameron County	Brownsville	April 24	HOME	Training
Grand Opening/Amber Stone Apts	Beeville	April 24	Public Affairs	Remarks, Participant
Texas Apartment Association Education Conference	Austin	April 25	Compliance	Presentation
National Association of Homebuilder's Webinar	Austin	April 25	Compliance	Presentation
Grand Opening/Oak Creek Townhomes	Marble Falls	April 26	Public Affairs	Remarks, Participant
811 Team Meeting	Austin	April 29	Housing Resource Center	Participant

Internet Postings of Note, April 2013

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

HTC Applicable Percentages and Calculation of Underwriting Rates — *used to determine the allocation amount of the credits, as defined in Section 42(b) of the Internal Revenue Code:*
www.tdhca.state.tx.us/rea/index.htm#tools

Fair Housing Training Presentation — *providing a brief overview of the laws and resources available regarding fair housing in Texas:*
www.tdhca.state.tx.us/program-services/fair-housing/basics.htm

Fair Housing Resources — *detailing the names and contact information regarding local and state organizations to which questions regarding fair housing rights may be directed:*
www.tdhca.state.tx.us/program-services/fair-housing/resources.htm

Community Affairs Cross-Program Announcements: CSBG Planning Forums — *outlining forums to encourage topical discussions and gather feedback on proposed policies, rules, plans, reports, or other activities:*
www.tdhca.state.tx.us/community-affairs/announcements.htm

Nonprofit Owner-Builder Housing Provider: Certification Application — *to identify organizations with the capacity to administer the Department's Texas Bootstrap Loan Program:*
www.tdhca.state.tx.us/oci/bootstrap.jsp

Weatherization Assistance Program: PY2013 LIHEAP WAP Contract Implementation Announcements — *relating to outreach, application intake, unit assessments, and other administrative activities prior to June 3, 2013:*
www.tdhca.state.tx.us/community-affairs/announcements.htm

Request for Proposals: Property Management Services — *seeking qualified property management services for multifamily properties acquired by the Department (links to Comptrollers Office Web page):*
http://esbd.cpa.state.tx.us/bid_show.cfm?bidid=105365

2013 Investment and Interest Rate Swap Policies — *detailing guidelines for the use and management of all interest rate agreements:*
www.tdhca.state.tx.us/bond-finance/index.htm

Scoring Items Outside Applicant Self-Score Forms: April 18, 2013 — *reporting scores for applications in 2013 Housing Tax Credit cycle relating to cost of development per square foot and support or opposition from state elected officials:*
www.tdhca.state.tx.us/multifamily/htc/index.htm

Bond Finance: Quarterly Delinquency Reports — *detailing latest delinquency results for Single Family loans serviced by the Department's Master Servicers, Bank of America and US Bank:*
www.tdhca.state.tx.us/bond-finance/index.htm

Bond Finance: Single Family Rating Reports — *detailing latest Rating Agency Report for the Single Family Indenture or RMRB Indenture from either Moody's Investor Service or Standard and Poor's:*
www.tdhca.state.tx.us/bond-finance/index.htm

Bond Finance: Credit Rating/Single Family Indentures — *providing an overview of the credit ratings of the Department's Single Family, Residential Mortgage Revenue Bond, and Collateralized Mortgage Revenue Bond Indentures:*
www.tdhca.state.tx.us/bond-finance/index.htm

Bond Finance: Disclosure — *providing related information such as: bond balances, mortgage loan balances, mortgage-backed security pool numbers, investment balances, and Trustee contact information:* www.tdhca.state.tx.us/bond-finance/index.htm

Asset Management: Post Carryover Manual — *providing instructions for post carryover activities including, but not limited to, 10% Test, Construction Status Reports, Cost Certification, Amendments and Ownership Transfers:* www.tdhca.state.tx.us/asset-management/pca-manual.htm

2013 HOME Single Family Programs Contract for Deed Conversion NOFA — *detailing funding availability and applicant eligibility for funds to convert contracts for deed in colonias to warranty deeds:* www.tdhca.state.tx.us/home-division/nofas.htm

2013 HOME Single Family Development Activities NOFA — *detailing funding availability and applicant eligibility for funds for Community Housing Development Organizations to develop single family housing:* www.tdhca.state.tx.us/home-division/nofas.htm

2a

BOARD ACTION REQUEST

MULTIFAMILY FINANCE DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action regarding Preclearance requests for Community Revitalization Plans filed with Pre-Applications in the 2013 Competitive Housing Tax Credit Cycle

RECOMMENDED ACTION

WHEREAS, several applicants submitted requests for preclearance of community revitalization plans to the Department on or before January 8, 2013;

WHEREAS, each of those applicants seeks a determination by the Board that notwithstanding the fact that their submitted materials may not have addressed each of the matters set forth in the Qualified Allocation Plan ("QAP"), 10 TAC Chapter 11, they should still be found to have satisfied meaningfully and substantively that what was submitted fulfills the requirements of a revitalization effort and, therefore, supports eligibility for points under either §11.9(c)(6)(A) or §11.9(c)(6)(B)(i) of the Qualified Allocation Plan (QAP) ;

WHEREAS, staff reviewed each of these submissions and based on those submissions is unable to recommend that the board make determinations that the plans substantively and meaningfully satisfied a revitalization effort, notwithstanding the lack of one or more specific factors outlined in the QAP, all in accordance with §11.9(c)(6)(A)(iv), which provides a mechanism by which, for purposes of the 2013 application round only, the Board may, in a public meeting, determine whether or not such a preclearance is supported and should be granted.

NOW, therefore, it is hereby,

RESOLVED, that the list of pre-applications set forth below as "Not Recommended" by staff are each denied preclearance for the community revitalization plans submitted with their pre-applications as provided for under §11.9(c)(6)(A)(iv) of the QAP.

BACKGROUND

Under the 2013 QAP and Uniform Multifamily Rules applicants for Competitive Housing Tax Credits must seek preclearance from the Department for Community Revitalization Plans in which some QAP- required elements may not be present (§11.9(d)(6)(A)(iv)). To implement the preclearance process, staff created a supplement to the pre-application known as the Waiver, Preclearance, Disclosure, and Determination ("WPDD") Packet. Any Applicant seeking preclearance for a community

revitalization plan was required to submit the WPDD Packet during the pre-application acceptance period (provided the Applicant chose to submit a pre-application). Staff received 129 packets, of which 43 had requests for preclearance of community revitalization plans. Staff reviewed over 30 individual community revitalization plans from cities across the state, and in the course of these reviews found that the majority of the plans required additional due diligence and correspondence with Applicants and cities in order to fully understand each plan as submitted.

Staff examined several different aspects of each submission, including technical details such as evidence that any plan was adopted by the municipality in a process that allowed for public input and that the plan was in place by the January 8 deadline. However, staff also reviewed more substantive elements to assess whether the plan could be expected to meaningfully revitalize an area. The QAP directs staff to determine whether or not the plan, taken as a whole, could "reasonably be expected to revitalize the neighborhood and address in a substantive and meaningful way the material factors identified." Those material factors refer to a list of conditions (such as blighted structures, inadequate transportation, lack of local business, etc.) that the Department expected municipalities to identify as existing in a community and that would be cause for a city to adopt a revitalization plan. Additionally, under the direction of the QAP, staff considered the important distinction between revitalization and economic development. This level of review requires a true understanding of the plan itself. For instance, it includes an assessment of the target areas themselves and whether or not those areas identified in the plans actually need revitalization as well as an understanding of how the budget corresponds to achieving the objectives of the plan. In many cases, target areas are largely vacant, undeveloped, or sparsely developed land where new growth and development are occurring.

At the February and April Board meetings, staff recommended, and the Board granted, preclearance of nine (9) different plans associated with fifteen (15) different applications. Set out below is a list of eight (8) plans associated with eight (8) different applications. After an extensive review process staff still does not believe that the plans presented here substantively and meaningfully satisfy a revitalization effort as required by the QAP. The fact that staff has not been able to conclude that the plan "meaningfully satisfies a revitalization effort," as described by the QAP, should in no way be taken as a negative judgment or comment on the plan itself with regard to the purpose for which it was developed, or on the importance and benefit of the efforts that the cities have undertaken. The finding only relates to the extent to which the plans satisfy the requirements of the QAP. Some plans simply address the community or neighborhood needs in a manner more consistent with general economic development rather than targeted revitalization.

In order to address the fact that this type of review is significantly different from the review of other aspects of the application, staff invited all of the applicants listed here to meet in person to assist staff in understanding as fully as possible the submissions and how they related to the substantive attributes of a community revitalization plan as set forth in the QAP. Each applicant met with a panel of staff members which included at least one person from the legal division and another from a division

outside of multifamily finance in order to bring a broad perspective to the review. These submissions are not being recommended for preclearance for a variety of reasons. First, some of the submissions appeared not to be plans at all. It is important to understand that, when crafting the rules in the fall of 2012, staff heard public comment and responded by adding two options for obtaining these same points that did not involve actually having a community revitalization plan in place. In general, those options involved either a commitment of CDBG-DR funds or evidence of infrastructure improvements, although these options were only available to specific development types. Second, some of the plans appeared to be broader economic development plans instead of revitalization plans, and the rule specifically calls for staff to distinguish between these two concepts. The QAP also calls for staff to review the neighborhoods in the target areas in order to determine whether or not they possess characteristics that would call for a revitalization effort. Finally, the rules require staff to evaluate the extent to which a municipality is committed to revitalization, and this is done by an assessment of the plan budget. In some cases, the lack of a clear budget associated with the plan was a major reason for staff's recommendation to deny preclearance.

It is important to note that these recommendations are only for preclearance of the plans themselves and are not an assessment of points awarded to a particular application. While staff's review of the plans was extensive, certain aspects of the actual application that would make it eligible for points were not reviewed. For example, staff focused initially on whether the plan itself met the requirements and did not complete a full review of the Development Site's location within a target area of a given plan. Two additional points also may be awarded if an application submits additional documentation from the city or county that adopted the plan. These items must be submitted and are being reviewed as part of the standard full application reviews, which are ongoing.

Below is a list of the plans for which staff is recommending denial of preclearance. Staff's assessments of each particular plan and/or its associated application follow the lists. Each assessment reflected below is the result of collaboration between all members of the staff review committee that met with applicants. The entire submittals related to the request for CRP preclearance (less the forms generated by the Department) are included in an attachment as well. Staff recommends denial of preclearance of the plans on this list, and for these particular applications.

PRECLEARANCE NOT RECOMMENDED

Highway 6 Revitalization Efforts

13113	Reserve at Arcola Senior Living	Arcola

Southwest Neighborhood Revitalization Plan

13140	Villas at Justin	Justin

Springhill/377 Southeast Community Revitalization Plan

13152	KIRON at Aubrey	Aubrey

West/Southwest Sector Plan

13192	Shaenfield Apartments	San Antonio

Northside Sector Plan

13196	Emerald Village	San Antonio

Parks at Wynnewood Revitalization Plan

13234	Wynnewood Family Housing	Dallas

LRGVDC Disaster Recovery Housing Program Hurricane Dolly – Round 2.2 Target Areas

13281	Sunquest Apartments	Primera
13263	Sunland Apartments	Combes

Staff Assessment of Submission by Reserve at Arcola Senior Living, TDHCA #13113

The Applicant submitted a letter from the City of Arcola which described various projects in the area that involve infrastructure improvements. The letter also indicated that over $6 million had been expended on these projects and that they were completed in conjunction with other local jurisdictions. However, no actual plan was submitted. Although no target area was clearly articulated in the original submission, during a meeting with the Applicant staff reviewed a target area presented by the Applicant as well. The target area as described in the meeting is made up of primarily vacant land with only a handful of residences, a newly renovated city hall building, and a few blighted commercial structures. Far and away the predominant feature was large expanses of undeveloped land. Staff is of the belief that these projects are more akin to economic development typical of a growing city than to community revitalization. Moreover, while the city may be focusing its efforts in the area, there was no meaningful evidence in the submission of any overarching plan or opportunity for the public to comment.

Staff Assessment of Submission by Villas at Justin, TDHCA #13140

The Applicant submitted a resolution from the City of Justin adopting a community revitalization plan in December 2012 as well as the plan itself. While on its face the plan does appear to meet some of the requirements of the QAP, staff developed several concerns with the content after a thorough review and meeting with the Applicant. First, the plan lists factors that were presumably used in determining the target area and the strategies of the plan. Staff was unable to discern material or significant problems in the existing area which gave rise to a need for a concerted plan for revitalization. It did not appear there was any identified need for revitalization efforts in order for the city to be able to return the neighborhood to a vital state more in line with neighborhoods not requiring revitalization. Staff believed that the plan speaks more to economic development than to revitalization.

Secondly, staff was unable to determine from the submission record that the target area did, in fact, have in a material and substantive way the physical characteristics of a neighborhood in need of

revitalization. A large portion of the target area is either undeveloped land or has been recently developed. While the target area does include an older (1970s built) single family neighborhood,. Staff learned (through a site visit and from pictures presented by the Applicant) that the homes and the neighborhood itself were generally not in any apparent state of severe disrepair. The Applicant pointed to a few structures that were vacant or in some disrepair, but again staff saw no evidence of a prevalence of blighted or existing aging structures in the area, such that would be the subject of a revitalization plan. The Applicant pointed to a creek/greenbelt area as an environmental factor that makes development difficult, but this type of area is more often viewed by a community as a positive attribute. Staff acknowledges and commends the city for developing a parks plan to take advantage of this feature, but this effort is not consistent with the idea of revitalization but more so with economic development. There is also newly constructed commercial business along the highway, giving the sense that this area is experiencing economic development typical of a growing city rather than revitalization of a community that has deteriorate over time.

Finally, staff notes that one of the projects in the target area that makes up a substantial portion of the plan's budget. The City of Justin built a wastewater treatment plant in 2012, and this plant has been included in a portion of the plan's target area that lies on the opposite side of a major thoroughfare. While such a facility might serve the entire community, the siting of such a facility in proximity to housing, schools, and other features typical of a vibrant neighborhood, would seem more likely to be viewed as negatively impacting the immediately adjacent area. The Applicant pointed out that the plant is across the highway from the rest of the target area. If the city chose to separate the plant in some specific way, the appropriateness of inclusion of the plant costs in the budget becomes more tenuous. In addition, the wastewater treatment plant serves the entire city, not just the target area. If the plant were built solely or even primarily to serve and address an inadequacy in the target area, it would be more understandable to include it in the plan budget. Instead, the fact that it does serve the entire city reinforces staff's concern that it does not relate directly to revitalizing some adverse feature inherent in the plan area.

Staff Assessment of Submission by KIRON at Aubrey, TDHCA #13152

The Applicant submitted a resolution from the City of Aubrey adopting a community revitalization plan in January 2013 as well as the plan itself. While on its face the plan does appear to meet some of the requirements of the QAP, staff noted several concerns with the content of the plan after a thorough review and meeting with the Applicant. First, the plan lists criteria from the QAP that were presumably used in determining the target area and the strategies of the plan; however, the plan fails to identify any specific conditions existing in the target area that met these criteria, and staff was unable to discern material or significant revitalization needs in the target area which would give rise to a need for a concerted plan for revitalization. For example, the plan lists environmental conditions as a factor but does not provide evidence of a negative environmental characteristic in the target area. The plan also lists public education as a factor, but the entire school district has a recognized rating. The plan mentioned transportation as an issue as well, but after meeting with the Applicant staff determined that

this issue was really created by the school district's recent construction of a school and was not a result of the deterioration of existing infrastructure. Staff determined that the plan's focus was more on economic development than on revitalization.

With regard to the target area itself, it did not appear there was any identified need for revitalization efforts in order for the city to be able to return the targeted neighborhood to a vital state more in line with neighborhoods *not* requiring revitalization. Staff was unable to determine from the submission record that the target area did have in a material and substantive way the physical characteristics of a neighborhood in need of revitalization. A large portion of the target area is either undeveloped land or has been very recently developed. While the target area does include a few homes and structures in disrepair, staff learned (through a site visit and from pictures presented by the Applicant) that there was not a prevalence of blighted or existing aging structures in the area. The Applicant pointed to a sand pit as an environmental factor that makes development difficult, but this feature was not mentioned in the plan and does not appear to pose a threat to the quality of life for the residents in the area. Staff acknowledges and commends the city for its recent planning efforts in the area, but these efforts are not consistent with the idea of revitalization and are more consistent with economic development. Also, there is relatively newly constructed commercial business along the highway, giving the sense that this area is experiencing economic development typical of a growing city rather than revitalization of a community that has deteriorated over time.

Staff Assessment of Submission by Shaenfield Apartments, TDHCA #13192

The Applicant submitted the West/Southwest Sector Plan adopted by the City of San Antonio in 2011. The plan is one of five such plans that are incorporated as part of the Comprehensive Plan for the city. This is confirmed by a letter from the city which was also submitted with the request for preclearance. The sector plans, while adopted at different times, taken together encompass the entire city. The city was divided into sectors for planning purposes, and one plan is not distinguished from another. The Comprehensive Plan defines the Sector Plan as, "a comprehensive plan for a defined geographic area of the city that is larger than a neighborhood." Staff concluded that the plans for each sector would be in place regardless of any need for revitalization in one sector over the other and they do not provide an indication that they are intended to be revitalization plans. In addition, the Applicant claims that there is a $106 million budget associated with the plan. However, this figure, according to the Comprehensive Plan, is the portion of a larger bond proposal that was approved by voters in 2005 in order to expand the Northwest Vista College campus. Staff determined that approval of a bond proposal for a specific project such as this does not constitute a budget for a revitalization plan.

Staff Assessment of Submission by Emerald Village, TDHCA #13196

The Applicant submitted the North Sector Plan adopted by the City of San Antonio in 2011. The plan is one of five such plans that are incorporated as part of the Comprehensive Plan for the city. This is confirmed by a letter from the city which was also submitted with the request for preclearance. The

sector plans, while adopted at different times, taken together encompass the entire city. The city was divided into sectors for planning purposes, and one plan is not distinguished from another. The Comprehensive Plan defines the Sector Plan as, "a comprehensive plan for a defined geographic area of the city that is larger than a neighborhood." Staff concluded that the plans for each sector would be in place regardless of any need for revitalization in one sector over another and they do not provide an indication that they are intended to be revitalization plans. In addition, there was no evidence submitted of a budget that was associated with a revitalization plan.

Staff Assessment of Submission by Wynnewood Family Housing, TDHCA #13234

The Applicant submitted a resolution from the City of Dallas authorizing a number of actions related to support and funding for a redevelopment plan for the Parks at Wynnewood and the Wynnewood Village Shopping Center. The applicant also submitted evidence of a community charette that was held by *citydesignstudio,* the organization that designed the redevelopment of the project. Also included were letters from the city evidencing funding for the project. Staff determined that, while it appears that the city has contributed and intends to continue to contribute funds to this specific project, that there is not an actual budget associated with a community revitalization plan. Staff also determined, during a meeting with the applicant, that the target area of the plan encompasses only the shopping center and the proposed housing development along with additional phases of that same development. There are no provisions in the plan to undertake efforts that would have a revitalization impact on surrounding neighborhoods, and in fact, the vast majority of neighborhoods surrounding the mall would not be in need of any revitalization efforts. Moreover, while there may be a redevelopment plan in place, the process by which the plan was developed does not meet the requirements of the QAP which calls for the adopting municipality to perform an assessment of certain factors needing to be addressed, receive public comment on that assessment and the resulting plan, and subsequently adopt the plan as its own. Instead, in this case, community meetings were held to allow residents to express their own ideas about a specific project. The city then agreed by resolution to assist in funding the development of that project, the plan for the project was written independently (although purportedly taking the ideas of the community into consideration), and that plan was presented to the city. While the city may have expressed interest in redevelopment of the area around the shopping mall, even to the extent of providing funding, there was no evidence of an actual overarching plan that was presented to the public for comment.

Staff Assessments of Submissions by Sunquest Apartments, TDHCA #13263 and Sunland Apartments, TDHCA #13281

The Applicant submitted the Disaster Recovery Housing Program Plan established by the Lower Rio Grande Valley Development Council ("LRGVDC") in order to administer CDBG-DR funds in Willacy, Cameron and Hidalgo counties. The applicant explained in a letter also submitted with the request that the LRGVDC was the HUD grant recipient of Hurricane Dolly Round 2.2 Disaster Recovery funds and that almost $17 million of those funds would be used for rental housing activities.

Although §11.9(d)(6)(A)(II) of the Qualified Allocation Plan ("QAP") requires that CRPs submitted for points be adopted by the municipality or county in which the development site is located, the Applicant requests that, because the LRGVDC (a Council of Governments) is made up of representatives of counties and municipalities, that it be an eligible entity to provide such a plan. The Applicant also acknowledged that the application would not be eligible for points under §11.9(d)(6)(B)(ii), which allows applicants using CDBG-DR funds to access points, because the LRGVDC would not be able to issue commitments for CDBG-DR funds by the March 1, 2013 deadline required by the QAP. Staff determined that, regardless of the content of the plan, that the CRP presented was not adopted by the appropriate municipality in a process that allows for public comment as required by the QAP. In addition, the plan includes a number of different target areas over three counties, and there is no budget associated with any of these individual target areas. Staff believes that instead of seeking CRP points by way of a community revitalization plan, it would have been more appropriate for the Applicant to pursue points by obtaining a commitment of CDBG-DR funds. However, as previously stated, the Applicant fell short of the requirements of the QAP with respect to the deadline of the commitment of funds.

Highway 6 Revitalization Efforts, Arcola

Submission by Reserve at Arcola Senior Living, #13113

CITY OF ARCOLA

13222 HIGHWAY 6
ARCOLA, TEXAS 77583
281-431-0606
FAX 281-431-1523

January 8, 2013

Mr. Chris Applequist
Miller Valentine Group
2501 Parkview Drive
Ste. 317D
Fort Worth, TX 76102

Re: Revitalization of a portion of the City of Arcola, Texas (The Reserve at Arcola Senior Living)

Dear Mr. Applequist:

Please accept this letter to certify revitalization efforts undertaken by the City of Arcola for the portion of the City near State Highway 6, west of FM 521. For many years, the City has recognized the need to revitalize this portion of the City and the need to plan for it. Key projects affecting this portion of the City include:

(1) State Highway 6 Improvements. This included reconstruction and widening of State Highway 6 (and there was a sequent installation of medians and protected turn lanes). The primary sponsor was TxDOT, but the City was involved in the planning and implementation.

(2) South Post Oak Road. This included the construction of South Post Oak Road from State Highway 6 to McKeever Road and drainage facilities. This project was undertaken pursuant to an interlocal agreement between the City and Fort Bend County (copy attached as Exhibit A).

(3) Community Center. This included the construction of a community center on the City Hall site, 13222 State Highway 6. This was undertaken pursuant to a CDBG-funded project between the City and Fort Bend County (copy of the grant agreement is attached as Exhibit B).

(4) Water Distribution Line. This project involves the extension of a large water distribution line along State Highway 6 westward from near City Hall toward South Post Oak. This project is covered by an intergovernmental agreement between the City and Fort Bend County involving the use of EPA STAG grant funding (see map excerpt from the environmental document attached at Exhibit C).

These projects were approved by the City Council at public meetings, with extensive opportunity for public comments. The first three have been completed, and the fourth is under engineering design now. The estimated total cost of these projects would exceed $6,000,000.

We recognize that The Reserve at Arcola Senior Living will be an asset and an important contributor to the City's revitalization efforts for the portion of the City near State Highway 6, west of FM 521, because it will provide not only affordable, quality housing but also employment and a stimulus to commercial development.

Sincerely,

Evelyn Jones

Evelyn Jones, Mayor
City of Arcola, Texas

Exhibit A
(Interlocal agreement follows this page)

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

INTERLOCAL AGREEMENT BETWEEN FORT BEND COUNTY AND THE CITY OF ARCOLA

This INTERLOCAL AGREEMENT is made and entered into pursuant to the Interlocal Cooperation Act, Chapter 791 of the TEXAS GOVERNMENT CODE and Chapters 251.012 and/or 251.015 of the Texas Transportation Code, by and between FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas, acting by and through its Commissioners Court (hereinafter referred to as "County") and the CITY OF ARCOLA, a municipal corporation of the State of Texas, acting herein by and through its City Council (hereinafter referred to as "City.")

WHEREAS, County and City desire to cooperate on the extension of South Post Oak Road to connect State Highway 6 to McKeever Road and the improvement of McKeever Road, in Fort Bend County, Texas (hereinafter referred to as the "Extension and Improvement"); and,

WHEREAS, this Agreement relates to the Extension and Improvement, which are to be public roads; and it is distinctly understood and agreed by the parties that THIS AGREMENT DOES NOT AUTHORIZE THE CLOSING OR ABANDONMENT OF McKEEVER ROAD OR EXPANSION OF HOUSTON SOUTHWEST AIRPORT; AND

WHEREAS, the governing bodies of the City and County have duly authorized this Agreement.

NOW, THEREFORE, in consideration of the foregoing and further consideration of the mutual promises, covenants and conditions herein, the parties hereby agree as follow;

I.
INITIAL STEPS

A. Layout and Design.

The Extension and Improvement will be constructed as South Post Oak Road from SH 6 to McKeever Road as a four-lane divided concrete roadway with a raised median, curb and gutters, and open ditch drainage, transitioning to a three-lane concrete roadway as it approaches the McKeever Road intersection. McKeever Road will be constructed as a three-lane concrete roadway, 40' wide, with a curb (no closer to the current runway), and an open ditch drainage between South Post Oak and Steep Bank Trace as generally depicted on Exhibit A. West of the Steep Bank Trace intersection, McKeever Road will transition to a two-lane asphalt roadway with open ditch drainage. McKeever Road will be constructed as a two-lane, 30' wide asphalt roadway with open ditch drainage between South Post Oak and SH 6 along the existing alignment. Detailed plans and specifications will be prepared under the direction of the County Engineer and must be submitted and approved by the City before start of construction. The County Engineer is authorized to include additional and enhanced facilities in the plans and specifications, if funds are available for that purpose, without the approval of City. McKeever Road shall remain open and used as a public road along its entire length.

B. Property Owner Responsibilities.

(1) *Payment.* Upon completion of plans and surveys to the degree necessary to determine the right of way required, the County Engineer shall notify the owner(s) of the property described in Exhibit B (hereinafter referred to as "Property"), attached hereto and fully incorporated by reference herein, that the payment of $500,000 is required for construction of South Post Oak, and such payment shall be made within 30 days following the owner's receipt of notice. This payment will be held by the County in the special project account to be used only for the Extension and Improvement, as provided in this Agreement. It is understood and agreed that this payment is the maximum amount to be required to be paid by the owner(s) of this Property. If the payment is not made, neither the City nor the County is obligated to proceed further under this Agreement and this Agreement shall automatically terminate. If the construction of South Post Oak has not commenced within eighteen months of the signing of this agreement, the $500,000 will be returned to the owner(s) of the Property.

(2) *Other Actions.* The owner(s) of the Property are also responsible for taking all the following actions promptly following approval of the detailed plans and specifications by the County Engineer and the City:

(a) Dedication: Dedicate to the county the right-of-way for the Extension and Improvement across the Property (100 feet wide, plus any additional width that may be required for drainage). Dedication may be made by a recorded subdivision plat of the Property or other instruments acceptable to the City and the County. If approved by the County Engineer and the City, such additional width may be an easement for drainage purposes.

(b) Annexation: Take all action necessary to allow the Property to be annexed by the City (except for those portions of the Property that are already in the City's corporate limits). This action would include: (i) making, executing, acknowledging and delivering to the City petitions and supporting, documents that may be reasonably requested by the City or its attorneys for such annexation, and (ii) providing such additional items and assistance as the City or its attorneys may require to complete the annexation. This action would be taken in time to allow the annexation to be completed before the start of construction of the Extension.

C. Completion of Annexation.

Upon fulfillment of all the Property owner responsibilities mentioned above including, especially, completion of the annexation—the City hereby approves and consents to the construction and maintenance of the Extension and Improvement by the County. This paragraph shall remain in full force and effect for the term of this Agreement, including any extensions of that term, at the end of which the City's approval and consent may be revoked by the City Council, unless construction has already begun and is prosecuted to completion with reasonable diligence.

D. Tax Incentives.

Upon fulfillment of all Property owner responsibilities referenced in Section B above—including, especially, completion of the annexation—the City intends to consider providing tax abatements to the Property under the requirements of Chapter 312 of the TEXAS TAX CODE.

E. Other Funds.

The County has appropriated an amount not to exceed $4,500,000.00 for the Extension and Improvement. This sum shall be held in a special project account for the Extension and Improvement and shall be current revenues available to the County. Each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

F. Local Government's Responsibilities.

Upon request by the City, the design engineer will be required to provide to the City necessary engineering data for the notice, if any, required by the Federal Aviation Administration. City agrees to submit, if required, any notice of the Project to the Federal Aviation Administration. If the FAA finds that the Project would be a hazard to air navigation or requires changes to the Project, the City and County agree to meet and confer before proceeding further with the work. They may agree to modify the Project and confer further with the FAA.

G. Acceptance, Warranty & Repairs.

Before acceptance of the work, the County and the City will conduct a joint inspection of the Project with the construction phase engineers, and the County will require that the contractor provide any missing items and repair or replace any defective work before acceptance. The County and City will work together to make sure that the contractor performs its warranty and repair obligations, after acceptance.

II.
COMPLETION OF EXTENSION AND IMPROVEMENT

Upon: (i) the County's receipt of the $500,000 referenced in Section B(1) above from the Property owners, (ii) any necessary property acquisitions, and (iii) completion of the annexation mentioned above, and subject to availability of sufficient funds, the County shall proceed to complete the Extension and Improvement as soon as practicable.

III.
TERM

A. The term of this Agreement begins on the date approved by the last party hereto and shall extend for one (2) calendar years. On each anniversary, the term of this Agreement shall

automatically renew for a one-year period, unless, at least 90 days prior to an upcoming anniversary date, one party notifies the other of its intention to terminate this Agreement, in which case the Agreement shall expires the end of the existing term. The expiration of the term of this Agreement does not affect any party's obligations to pay costs incurred or committed prior to expiration.

B. It is expressly understood and agreed that this Agreement will have no force or effect until duly executed by both parties. Neither party is obligated to proceed unless the owner(s) of the Property submits a written commitment, in a form satisfactory to City and County, to make the payment and perform the other actions contemplated by Section I(B) of this Agreement.

IV.
MISCELLANEOUS

A. By entering into this Agreement, the parties do not intend to create any obligations, express or implied, other than those specifically set out in this Agreement.

B. Nothing in this Agreement shall create any rights or obligations in any party who is not a signatory to this Agreement.

C. City agrees and understands that: by law, the Fort Bend County Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients; the Fort Bend County Attorney's Office may not advise or approve a contract or other legal document on behalf of any other party not its client; the Fort Bend County Attorney's Office has reviewed this document solely from the legal perspective of its client; the approval of this document by the Fort Bend County Attorney's Office was offered solely to benefit its client; City and other parties should not rely on this approval and should seek review and approval by their own respective legal counsel.

D. Should any party be delayed or hindered in the performance of any of its obligations or duties under this Agreement, other than an obligation to pay money, because of a force majeure, then the party so delayed or hindered shall be excused from such delay or hindrance to the extent that it is caused by the force majeure. The term "force majeure", as used in the Agreement, includes, without limitation of the generality thereof: acts of God, strikes, lockouts, other personnel disturbances or job actions, acts of the public enemy, laws, regulations, orders of any kind of the government of the United States of the State of Texas or any civil or military authority, insurrections, riots, epidemics. Landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraining of government and people, civil disturbances, explosions, breakage or accidents to machinery or equipment, shortages of materials, equipment or supplies, or any other limitations of any party, whether similar to those enumerated or otherwise, which are not within the reasonable control of the party claiming such inability. If a party is affected by strike lockout or other personnel disturbance or job action, the Agreement does not compel the party to acquiesce to any demand or position of any personnel or other party, it being understood that the strike, lockout, disturbance or action would be a force majeure for the duration thereof.

E. This Agreement shall bind and benefit the parties only. It shall not confer any rights or benefits upon any non-party, nor may any non-party enforce this Agreement or sue for any damages under this Agreement.

F. No party shall terminate its performance under this Agreement because of a breach by the other party, unless: (i) the terminating party first delivers an effective notice of breach to the breaching party, (ii) the breach is not cured by the end of the cure period, and (iii) on or before the thirtieth day following the last day of the cure period, the terminating party sends an actual notice of termination setting a termination date, which date may not be sooner that the tenth day following receipt of the termination notice. To be effective, a notice of breach must: (1) identify the breach, giving enough details for the notified party to understand, investigate and cure, (2) state the sections and exact provisions of this Agreement which have been breached, (3) state all means of curing the breach known to the party sending the notice, and (4) designate a cure period of at least 30 days following receipt of the notice of breach. If a breach as already occurred, or if it is continuing in nature, it can be cured by taking reasonable action to prevent a recurrence. Except as limited by this Agreement, all remedies at law or in equity shall remain available to the parties.

G. No waiver or waivers of any breach (or any series of breaches) by any party hereto of any term, covenant, condition, or liability hereunder, or the performance by any party of any duty or obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches of any kind, under any circumstances. As used in this Agreement, "breach" includes default and all other circumstances in which a party does not perform as required by the Agreement.

H. Neither County nor City intends for any third party to obtain a right by virtue of this Agreement.

I. County and City understand and agree that County is an Independent Contractor and that at no time will County's employees, agents or assignees be deemed for any purpose to be employees or agents of City.

J. County and City understand and agree that City is an Independent Contractor and that at no time will City's employees, agents or assignees be deemed for any purpose to be employees or agents of County.

K. City waives all requirements for permits and fees that may be required of the County or the County's employees, agents or assignees for the project contemplated herein.

L. Any notice, communication, request, reply, or advice (in the Agreement, severally and collectively called "notice") herein provided or permitted to be given, made, or accepted by any party to any other party must be in writing an may be given: (i) by depositing the same in the United States mail, postpaid as registered or certified mail with return receipt requested, addressed to the party to be notified at the address required by this Agreement, or (ii) by physically delivering the same to the address of such party. Notice deposited in the mail in the manner described shall be presumed to be received on and the fourth day following the day it is so deposited. This presumption is rebuttable. For the purpose of notice, addresses of the parties, shall, until changed as hereinafter provided, be as set forth below:

Fort Bend County
301 Jackson, Suite 719
Richmond, Texas 77469
Attn: County Judge

City of Arcola
13222 Highway 6
Arcola, Texas 77583
Attn: Mayor

The parties shall have the right from time to time and at any time to change their respective addresses, and each shall have the right to specify as its address any other address by giving at least fifteen days written notice of the changed address to each other party.

V.
EXECUTION

A. This Agreement has been executed by the City and the County upon and by the authority of an order or resolution passed at a property constituted meeting of their respective governing bodies and shall be effective on the date of execution of the final party to the Agreement.

B. This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter. Any modifications concerning this instrument shall be of no force or effect, unless a subsequent modification in writing signed by all parties hereto.

C. The undersigned officers and/or agents are properly authorized to execute this contract on behalf of the Parties hereto, and each hereby certifies to the other that any necessary resolution or order extending such authority have been duly passed and are now in full force and effect. The signatories to this Agreement warrant that each has the authority to enter into this Agreement on behalf of the party represented.

FORT BEND COUNTY, TEXAS

Robert Hebert, Fort Bend County Judge

Date May 26, 2009

ATTEST:

Dianne Wilson, Fort Bend County Clerk

CITY OF ARCOLA

Mary Etta Anderson
Mayor

Date: May 13, 2009

ATTEST:

Sally Cantu
City Secretary

City of Arcola
Fort Bend County, Texas

Ordinance No. 05-12-09

AN ORDINANCE APPROVING AND AUTHORIZING AN INTERLOCAL AGREEMENT WITH FORT BEND COUNTY RELATING TO THE EXTENSION OF SOUTH POST OAK ROAD; AND CONTAINING FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS:

Section 1. An interlocal agreement with Fort Bend County (relating to the extension of South Post Oak Road and improvement of McKeever Road) is hereby approved and authorized, in substantially the form attached to this ordinance ("Interlocal Agreement"). The Mayor is authorized to complete, execute and deliver the Interlocal Agreement on behalf of the City.

Section 2. This ordinance and the Interlocal Agreement are adopted in accordance with the laws of the State of Texas (including, among others, Chapter 791 of the Texas Government Code) and shall be interpreted and construed in compliance therewith. To the extent necessary to carry out the Interlocal Agreement and to extend South Post Oak, all prior ordinances, resolutions, motions and other measures are hereby amended. Resolutions Nos. 05-17-05 and 07-12-05 are superseded and replaced by this ordinance and the Interlocal Agreement.

Section 3. If any word, phrase, clause, sentence, paragraph, section or other part of this ordinance or the application therof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this ordinance, nor the application of such work, phrase, clause, sentence, paragraph, section or other part of this ordinance to any other persons or circumstances, shall be affected thereby.

Section 4. The City Council officially finds, determines and declares that sufficient written notice of the date, hour, place and subject of each meeting at which this ordinance was discussed, considered or acted upon was given in the manner required by the Texas Open Meetings Act, as amended and that each such meeting has been open to the public as required by law at all times during such discussion, consideration and action. The City Council ratifies, approves and confirms such notices and the contents and posting thereof.

Section 5. This ordinance shall become effective immediately upon adoption and signature.

PASSED, ADOPTED AND SIGNED on May 12, 2009
Councilmembers Voting Aye: 5
Councilmembers Voting No: 0
Councilmembers Absent: 0

Attest: Sally Cantu
City Secretary (Seal)

Signed: Mary Etta Anderson
Mayor

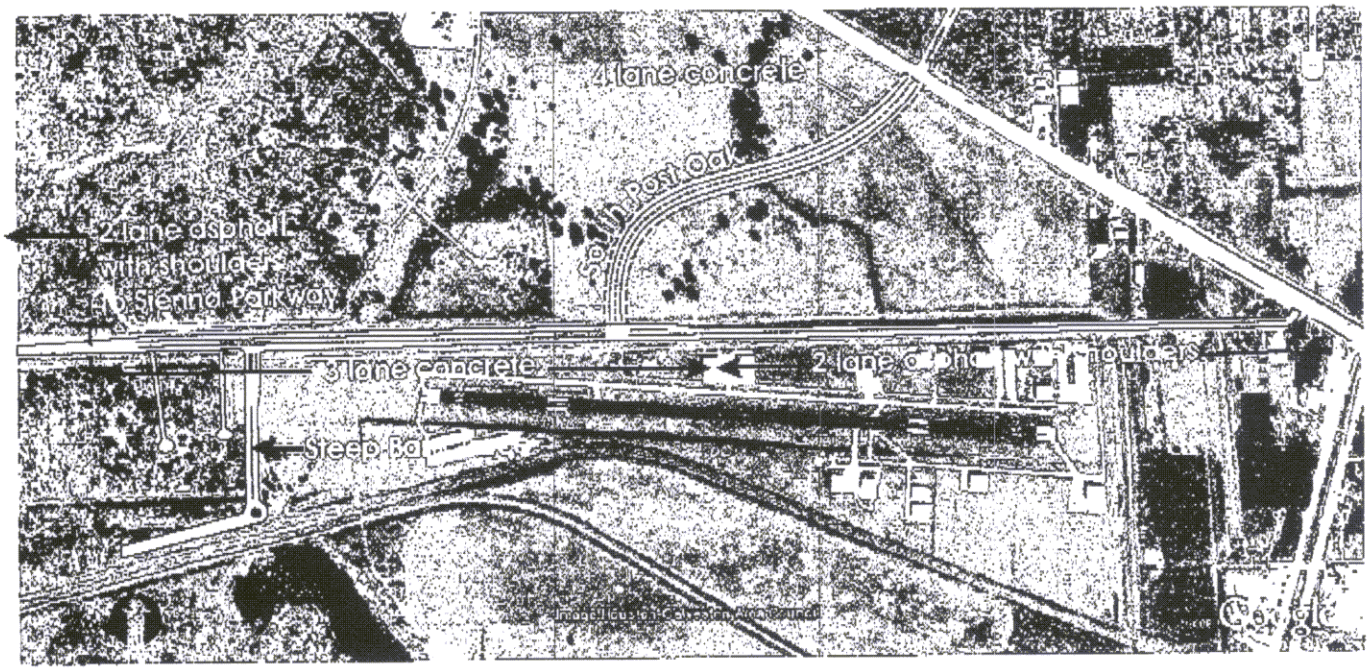

4 lane concrete
2 lane asphalt
with shoulders
to Sierra Parkway
3 lane concrete
2 lane asphalt with shoulders
Steep Rd

EXHIBIT A

Exhibit B, page 1

Exhibit B

The "Property" includes all of the land described by metes and bounds, below, and illustrated in the survey drawing which is attached (prepared by Charlie Kalkomey and dated 3/22/05), SAVE AND EXCEPT the "EXCLUSION AREA" area shown in the sketch entitled "PROPOSED S. POST OAK ROAD ALIGNMENT AND ANNEXATION AREA," which is attached (prepared by LJA Engineering & Surveying, Inc. and dated 7-12-2005).

CHARLIE KALKOMEY SURVEYING, INC.
1815 MONB AVENUE
ROSENBERG, TEXAS 77471
281 342-2033

CHARLIE KALKOMEY
REGISTERED PROFESSIONAL LAND SURVEYOR

CHARLES A. KALKOMEY
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD NOTES FOR A 211.109 ACRE TRACT OF LAND IN THE THOMAS BARNETT SURVEY, ABSTRACT 7, AND THE MOSES SHIPMAN LEAGUE, ABSTRACT 86, FORT BEND COUNTY, TEXAS, BEING COMPRISED OF THAT CERTAIN CALLED 98.1708 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 1999033788, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, THAT CERTAIN CALLED 69.8168 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 1999033784, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, AND THAT CERTAIN CALLED 43.1290 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 1999045887, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BASED ON THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST LINE OF STATE HIGHWAY 6, AND BEING SOUTH 60 DEGREES 55 MINUTES 22 SECONDS EAST (CALLED SOUTH 58 DEGREES 00 MINUTES 00 SECONDS EAST, ADJOINER CALLED SOUTH 60 DEGREES 55 MINUTES 22 SECONDS EAST).

BEGINNING at a 5/8 inch iron rod with TxDOT disk found for the north most corner of said called 98.1708 acre tract, same being the east corner of the adjoining residue of Reserve "B", Newpoint Estates Subdivision, Section 1, according to map or plat thereof recorded under Slide Numbers 1164A&B and 1165A&B, Plat Records, Fort Bend County, Texas, for the north most corner and Place of Beginning of the herein described 211.109 acre tract, said point being in the northwest right-of-way line of State Highway 6 (225-foot wide), and being the west corner of an adjoining called 3.296 acre tract (Parcel 1) recorded in Cause Number 17442, Civil Court Records, Fort Bend County, Texas, from which point a found 5/8 inch iron rod bears South 86 degrees 40 minutes 25 seconds East, 1.80 feet, and a found 5/8 inch iron rod bears North 80 degrees 25 minutes 40 seconds East, 1.95 feet;

THENCE South 60 degrees 55 minutes 22 seconds East (called South 58 degrees 00 minutes 00 seconds East, adjoiner called South 60 degrees 55 minutes 22 seconds East) along the northeast line of the herein described tract and the northeast line of said called 98.1708 acre tract, same being the southwest right-of-way line of State Highway 6, at 695.41 feet pass a 5/8 inch iron rod with TxDOT disk found on said line, at 1,195.10 feet pass a 5/8 inch iron rod found on said line, at 1,257.43 feet (called 1,256.76 feet) pass a ¾ inch iron pipe with cap marked "Kalkomey Surveying" set on said line for the east corner of said called 98.1708 acre tract, same being the north corner of said called 69.8168 acre tract, the west corner of an adjoining called 4.235 acre tract (Parcel 2) described in deed recorded under County Clerk's File Number 2000053293, Official Public Records, Fort Bend County, Texas, and the south corner of said adjoining called 3.296 acre tract (Parcel 1), from which point a found 5/8 inch iron rod bears South 83 degrees 23 minutes 14 seconds East, 1.10 feet, at 1,695.03 feet pass a 5/8 inch iron rod found on said line, at 2,195.01 feet pass a 5/8 inch iron rod found 0.31 feet right of said line, at

Exhibit 13, page 2

2,695.26 feet pass a 5/8 inch iron rod with TxDOT disk found on said line, at 3,733.42 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line for the east corner of said called 69.8168 acre tract, same being the north corner of said called 43.1290 acre tract, the west corner of an adjoining called 3.868 acre tract (Parcel 3) described in deed recorded under County Clerk's File Number 2000049372, Official Public Records, Fort Bend County, Texas, and the south corner of said adjoining called 4.235 acre tract (Parcel 2), from which point a found 5/8 inch iron rod bears South 32 degrees 13 minutes 55 seconds East, 1.25 feet, at 3,195.18 feet pass a 5/8 inch iron rod found 0.32 feet right of said line, at 3,695.08 feet pass a TxDOT disk found on said line, and continuing for a total distance of 4,111.48 feet (called 4,110.81 feet) to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line for the northeast corner of the herein described tract and the northeast corner of said called 43.1290 acre tract, same being the northwest corner of an adjoining called 1.04 acre tract described in deed recorded under County Clerk's File Number 2003130912, Official Public Records, Fort Bend County, Texas, the west corner of an adjoining called 0.470 acre tract (Parcel 5-A) described in deed recorded in Volume 2169, Page 1230, Official Records, Fort Bend County, Texas, and the south corner of said adjoining called 3.868 acre tract (Parcel 3), from which point a found 5/8 inch iron rod bears South 03 degrees 17 minutes 04 seconds East, 2.00 feet, said point also being in the common line of the Thomas Barnett Survey, Abstract 7, and the Manuel Escalero Survey, Abstract 170;

THENCE South 03 degrees 17 minutes 04 seconds East (called South 00 degrees 23 minutes 51 seconds East) along the east line of the herein described tract and the east line of said called 43.1290 acre tract, same being the west line of said adjoining called 1.04 acre tract, at 371.10 feet pass a 5/8 inch iron rod found on said line for the southwest corner of said adjoining called 1.04 acre tract, same being the northwest corner of an adjoining called 4.14 acre tract described in deed recorded under County Clerk's File Number 9517810, Official Public Records, Fort Bend County, Texas, and continuing for a total distance of 818.03 feet (called 816.33 feet) to a 5/8 inch iron rod found for the southeast corner of the herein described tract and the southeast corner of said called 43.1290 acre tract, being in the west line of said adjoining called 4.14 acre tract, and being in the north line of the adjoining Brazos River Authority called 200-foot wide strip (Briscoe Canal) recorded in Volume 494, Page 477, Deed Records, Fort Bend County, Texas, described in Volume 196, Page 209, Deed Records, Fort Bend County, Texas;

THENCE South 87 degrees 28 minutes 02 seconds West (called North 89 degrees 38 minutes 55 seconds West) along the south line of the herein described tract and the south line of said called 43.1290 acre tract, same being the north line of said adjoining Briscoe Canal, at 1,823.87 feet (called 1,823.87 feet) pass a ½ inch iron rod found on said line for the southwest corner of said called 43.1290 acre tract, same being the southeast corner of said called 69.8166 acre tract, at 3,402.47 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line for the southwest corner of said called 69.816 acre tract, same being the southeast corner of said called 98.170 acre tract, and continuing for a total distance of 4,270.42 feet (called 4,270.34 feet) to a 5/8 inch iron rod found for the southwest corner of the herein described tract and the southwest corner of said called 98.1708 acre tract;

Exhibit B, page 3

THENCE North 06 degrees 27 minutes 54 seconds West (called North 03 degrees 35 minutes 14 seconds west) along the west line of the herein described tract and the west line of said called 98.1708 acre tract, at 3.00 feet pass a 5/8 inch iron rod found on said line for the southeast corner of the adjoining Lot 7, Block 3, of said adjoining Newpoint Estates Subdivision, Section 1, at 709.30 feet pass a 5/8 inch iron rod found 0.15 feet left of said line, at 1,314.74 feet pass a 5/8 inch iron rod found 0.35 feet left of said line, at 1,912.65 feet pass a 5/8 inch iron rod found 0.33 feet left of said line, at 2,384.77 feet pass a 5/8 inch iron rod found 0.30 feet left of said line, and continuing for a total distance of 2,973.29 feet (called 2,973.41 feet) to a 5/8 inch iron rod found for the northwest corner of the herein described tract and the northwest corner of said called 98.1708 acre tract, same being the northeast corner of said adjoining Lot 1, and being in the south line of Darby Lane (60-foot wide) according to map or plat thereof of said Newpoint Estates Subdivision, Section 1;

THENCE North 87 degrees 04 minutes 19 seconds East (called North 89 degrees 56 minutes 43 seconds East) along the northerly line of the herein described tract and the northerly line of said called 98.1708 acre tract, same being the south line of said Darby Lane, at 217.46 feet pass a 5/8 inch iron rod found on said line for the west corner of the aforementioned adjoining residue of Reserve "B", Newpoint Estates Subdivision, Section 1, and continuing for a total distance of 962.12 feet (called 964.48 feet) to the Place of Beginning and containing 211.109 acres of land, more or less.

For reference and further description see Survey Plat No. 4500-01-FB prepared by the undersigned on same date.

STATE OF TEXAS REGISTERED CHARLIE KALKOMEY 1399 LICENSED LAND SURVEYOR

Charlie Kalkomey, R.P.L.S.
Texas Registration Number 1399
March 22, 2005

Job Number 4500-01-FB

F:\Surveying\Fort_Bend\4500-01-FB\Field notes\Cal98.1708 acre 211.109acre.doc

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2005 Jun 02 03:14 PM 2005063788

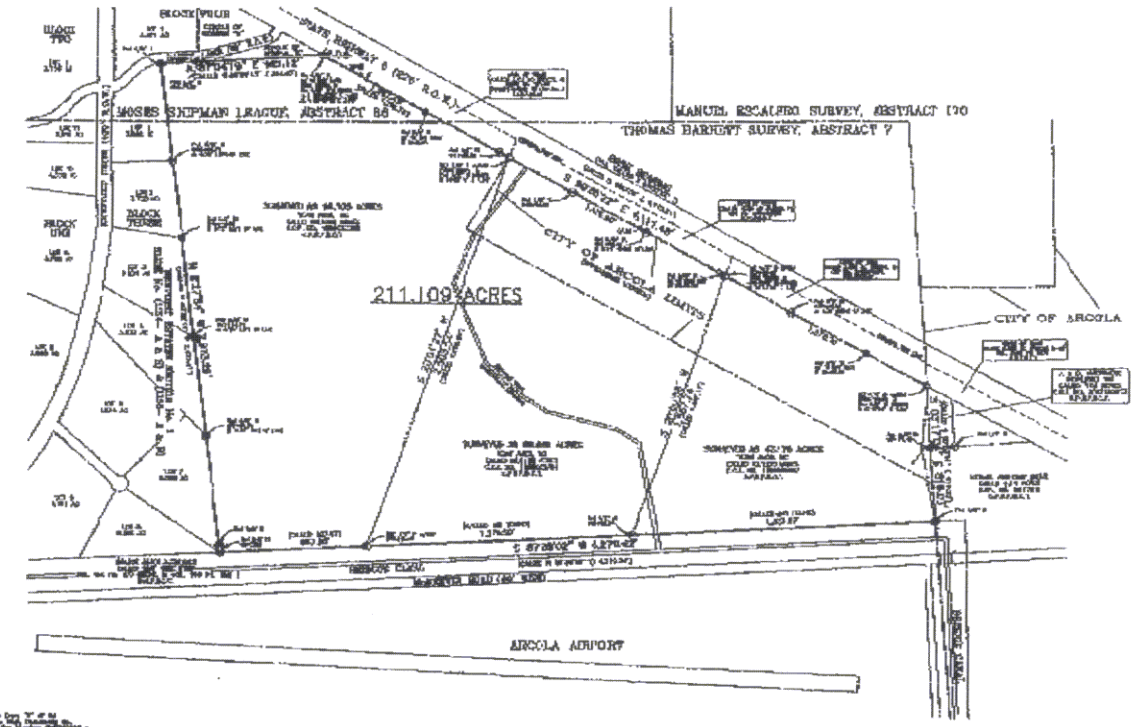
CK $48.00

Dianna Wilson, Ph.D. COUNTY CLERK

FT BEND COUNTY TEXAS

FORT BEND COUNTY, TEXAS

THOMAS BARNETT SURVEY, ABSTRACT 7



SURVEY

OF A 211.109 ACRE TRACT OF LAND IN THE THOMAS BARNETT SURVEY, ABSTRACT 7, AND IN THE MOSES SHIPMAN LEAGUE, ABSTRACT 86, FORT BEND COUNTY TEXAS.
BEING COMPRISED OF THAT CERTAIN CALLED 98.1138 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 1999031786, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS
THAT CERTAIN CALLED 69.0188 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 1999031784, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS
AND THAT CERTAIN CALLED 43.3280 ACRE TRACT DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 1999045987, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS

Exhibit B, page 4

Exhibit B
(CDBG agreement follows this page)

AGREEMENT

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This Agreement is by and between the City of Arcola, a body corporate and politic under the laws of the State of Texas (hereinafter referred to as City) and Fort Bend County, a body corporate and politic under the laws of the State of Texas (hereinafter referred to as County).

WITNESSETH:

WHEREAS, the County has submitted a Community Development Block Grant to the U. S. Government, application number B-11-UC-48-0004, which has been approved by the U. S. Government through the U. S. Department of Housing and Urban Development:

WHEREAS, the City did agree to cooperate to be included in the grant application; and,

WHEREAS, included in the approved grant application is the build-out and construction of renovation of approximately 6,500 sq. ft. of existing warehouse space in a building attached to the rear of Arcola City Hall to be used as a Multi-purpose Community Center, hereinafter referred to as the "Project"; and,

WHEREAS, the County is the grantee named in the grant charged with compliance of the federal laws, rules, and regulations relating to the expenditure of funds received from the U. S. Government pursuant to the approved Community Development Block Grant application; and,

WHEREAS, the City is not familiar with such federal laws, rules, and regulations relating to the expenditure of U. S. Government funds under the Community Development Block Grant application; and,

WHEREAS, the County desires to assure compliance with such laws, rules, and regulations relating to the expenditure of funds under the Community Development Block Grant application; and,

WHEREAS, the County and City mutually agree as to the need to expedite this project as quickly as possible;

NOW, THEREFORE, the County and City do mutually agree as follows:

I.

SCOPE OF AGREEMENT

1.01 The County and City agree to construct the Project in accordance with the guidelines, rules, and regulations required by the U. S. Department of Housing and Urban Development (hereinafter referred to as HUD).

1.02 The project involves the design/build for renovation of approximately 6,500 sq. ft. of existing warehouse space in a building attached to the rear of Arcola City Hall. The renovated space will be used as a Multi-purpose Community Center. It will house a computer lab, youth programs, restrooms, a kitchen and senior citizen programs. The building is located at the rear of Arcola City Hall – 13222 Hwy 6. Improvements include installing plumbing, electrical, insulation, sheetrock and ceiling tiles.

1.03 The project will be constructed in a manner according to all applicable building codes.

II.

DUTIES OF THE COUNTY AND CITY

2.01 Within thirty (30) days after the Agreement is executed by both parties, the County will solicit request for proposals from engineers or construction contractors to perform design-build for the project. The County will notify the City when a firm has been selected.

2.02 The County shall be responsible for the administration of the contracting process, with the Commissioners Court approving the award of the contract. The County shall fund the Project as set forth in this Agreement.

2.03 Upon selection of the firm, the County will proceed with plans and specifications.

2.04 Within fifteen (15) days after approval of the plans by the County, the County will authorize the contractor to proceed with construction.

2.05 The City and the County, through its Community Development Department Director, may by prior written agreement mutually agree to re-allocate the funds to new line items created in the budget.

III.

TIME OF PERFORMANCE

3.01 The services performed under this Agreement shall begin upon execution of this Agreement and end December 31, 2012.

IV.

PROJECT COSTS

4.01 For and in consideration of the Project as herein set forth, the County agrees to fund project costs not to exceed the total sum One Hundred Fourteen Thousand Four Hundred Five and no/100 ($114,405.00) as set forth in the Budget for CDBG Funds, which shall be in full and total compensation for payment of all expenses allowed under this Agreement and the Grant Agreement with HUD.

CDBG Budget

Design and Construction	$114,405.00
Total CDBG Funds	$114,405.00

4.02 The County shall not be liable for the payment of expenses or costs, which are not allowable under the terms of this Agreement and the Grant Agreement with HUD.

V.

PAYMENT

5.01 It is expressly agreed and understood that the total amount to be paid by the County under this Agreement shall not exceed One Hundred Fourteen Thousand Four Hundred Five and No/100 Dollars ($114,405.00).

VI.

SOURCE OF FUNDING

6.01 The County has no County funds for the costs of goods and services to be rendered under this Agreement. It is expressly agreed and understood that this Agreement is predicated upon and conditioned on the County receiving funds for the purpose of paying the entire obligation of the County under this Agreement from funds to be received from the U. S. Department of Housing and Urban Development, by virtue of Grant B-11-UC-48-0004, entitled Community Development Block Grant. Accordingly, notwithstanding anything herein to the contrary, the maximum liability of the County under the terms and provisions of this Agreement shall not exceed $114,405.00 or the amount actually received by the County from HUD pursuant to the Block Grant.

6.02 The City admits knowledge of the fact that the County's obligation hereunder for payment of compensation and costs, if any, is limited to Federal funds received pursuant to the Grant Agreement in connection with the Community Development Block Grant Program of the U. S. Department of Housing and Urban Development, and that unless and until adequate funds have been received by the County under the Grant Agreement to pay for the project, the County shall have no obligation to the City.

VII.

AGREEMENT DOCUMENTS

7.01 This Agreement includes the following exhibits and such exhibits are attached hereto and made a part hereof for all purposes:

Exhibit A - CDBG Program Requirements
Exhibit B - Certification for Contracts, Grants, Loans and Cooperative Agreements

7.02 This Agreement and the attached exhibits represent the entire Agreement between the County and the City, and there are no other effective agreements, representations or warranties between the County and the City that are not contained in the Agreement Documents.

VIII.

NOTICE

8.01 Unless otherwise provided in this Agreement, any notice provided for or permitted to be given must be in writing and delivered in person or by depositing same in the United States mail, postpaid and registered or certified, addressed to the party to be notified, with return receipt requested, or by delivering the same to an officer of such party. Notice deposited in the mail as described above shall be conclusively deemed to be effective, unless otherwise stated in this Agreement from and after the expiration of three (3) days after it is so deposited.

8.02 For the purpose of notice, the addresses of the parties shall, until changed as hereinafter provided, be as follows:

If to the County, then to:

Honorable County Judge and Commissioners Court
Fort Bend County
301 Jackson, Suite 740
Richmond, Texas 77469

If to the City, then to:

Honorable Mayor and City Council
City of Arcola
13222 Highway 6
Arcola, Texas 77583

8.03 Each party shall have the right, from time to time at any time, to change its respective address and each shall have the right to specify as its new address, provided that at least fifteen (15) days written notice is given of such new address to the other party.

IX.

RIGHTS OF TERMINATION

9.01 The City or the County, by and through its Director of the Fort Bend County Community Development Department, may terminate this Agreement without cause at any time by giving thirty (30) days written notice to the other party.

IX.

EXECUTION

This Agreement shall become effective upon execution by County.

FORT BEND COUNTY:

Robert E. Hebert, County Judge — Date

ATTEST:

Dianne Wilson, County Clerk

APPROVED AS TO FORM:

Assistant County Attorney — Date 1/31/2012

APPROVED: COUNTY PROJECT MANAGER

Marilynn Kindell, Director
Fort Bend County Community Development Department

CITY OF ARCOLA:

By Mayor — Date 2/2/2012

ATTEST:

City Secretary

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of $114,405.00 to accomplish and pay the obligation of the Fort Bend County under this contract.

Robert E. Sturdivant, County Auditor

EXHIBIT A

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM REQUIREMENTS

I.

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

The Contractor shall comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and Title 24 Code of Federal Regulations Part 1. In accordance with the Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination under any program or activity for which the Contractor receives Federal financial assistance. The Contractor will immediately take any measures necessary to comply with Title VI. If any real property or structure is thereon provided or improved with the aid of Federal financial assistance, this clause shall obligate the owner, or in the case of any transfer of such property, any transferee, to comply with the requirements and restrictions contained in this clause for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. The Contractor will further comply with federal regulations, 24 CFR Part 1, which implement the act.

II.

FAIR HOUSING REQUIREMENTS

The Contractor shall comply with the Fair Housing Act (42 U.S.C. 3601-20) and implementing regulations at 24 CFR Part 100, Part 109, and Part 110. No person in the United States shall, on the basis of race, color, religion, sex, national origin, handicap or familial status, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with CDBG funds.

III.

EXECUTIVE ORDER 11063

The Contractor shall comply with Executive Order 11063 as amended by Executive Order 12259 and as contained in 24 CFR Part 107. Contractor will take all action necessary and appropriate to prevent discrimination because of race, color, religion (creed), sex, or national origin, in the sale leasing, rental, or other disposition of residential property and related facilities (including land to be developed for residential use), or in the use or occupancy thereof, if such

property and related facilities area, among other things, provided in whole or in part with the aid of loans, advances, grants, or contributions agreed to be made by the Federal Government.

IV.

SECTION 109 OF THE COMMUNITY DEVELOPMENT ACT OF 1974

The Contractor shall comply with Section 109 of the Community Development Act of 1974, in that no person in the United States shall on the ground of race, color, religion, national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with CDBG funds.

V.

EXECUTIVE ORDER 11246

The Contractor shall comply with Executive Order 11246, as amended by Executive Order 12086, and the regulations issued pursuant thereto (451 CFR Chapter 60) which provides that no person shall be discriminated against on the basis of race, color, religion, sex, or national origin in all phases of employment during the performance of Federal or federally-assisted construction contracts.

Contractor agrees that contractors and subcontractors on Federal or federally-assisted construction contracts shall take affirmative action to ensure fair treatment in employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay, or other forms of compensation and selection for training and apprenticeship.

VI.

RELOCATION, ACQUISITION & DISPLACEMENT

The Contractor agrees to comply with 24 CFR 570.606 relating to the acquisition and disposition of all real property utilizing grant funds, and to the displacement of persons, businesses, nonprofit organizations and farms occurring as a direct result of any acquisition of real property utilizing grant funds. The Contractor agrees to comply with applicable Grantee Ordinances, Resolutions, and Policies concerning displacement of individuals from their residences.

VII.

SECTION 3 OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968

The Contractor shall comply with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

A. The Contractor shall, to the greatest extent feasible, give opportunities for training and employment to lower-income residents of the County and shall award contracts for work in connection with the Project to business concerns that are located in or owned in substantial part by persons residing in the County.

B. The Contractor shall include the phrase in paragraph A in all contracts for work in connection with this project.

VIII.

LEAD-BASED PAINT

The Contractor agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, and in particular Sub-Part B thereof. Such regulations pertain to all HUD-assisted housing and require that all owners, prospective owners, and tenants or properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning.

IX.

USE OF DEBARRED, SUSPENDED OR INELIGIBLE CONTRACTORS

The Contractor shall not use assistance to directly or indirectly employ, award contracts to, or otherwise engage the services of, or fund any contractor or subcontractor during any period of debarment, suspension or placement in ineligibility status under provisions of 24 CFR Part 24.

X.

UNIFORM ADMINISTRATIVE REQUIREMENTS AND COST PRINCIPALS

The Contractor and its agencies or instrumentalities, and subrecipients shall comply with the policies, guidelines, and requirements of 24 CFR Part 85 and OMB Circulars A-87, A-110 (implemented at 24 CFR Part 84), A-122, A-133 (implemented at 24 CFR Part 45), and A-128[2] (implemented at 24 CFR Part 44) as applicable, as they relate to the acceptance and use of Federal funds under this part. The applicable sections of 24 CFR Parts 84 and 85 are set forth at 570.502.

XI.

CONFLICT OF INTEREST

A. No member of or delegate to the Congress of the United States, and no resident Commissioner, shall be admitted to any share or part of this Agreement or to any benefit direct or indirect which arises from the Agreement.

B. In accordance with 24 CFR Part 570.611, no persons described in paragraph C who exercise or have exercised any functions with respect to CDBG activities or who are in a position to participate in a decision making process or gain inside information with regard to CDBG activities, may obtain a personal or financial interest or benefit from, or have any interest in any contract, subcontract, or agreement or the proceeds thereunder, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter.

C. The requirements of paragraph B apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the County, Contractor, and of any designated public agency, or subrecipient under 24 CFR Section 570.20 which receives funds under the CDBG grant agreement with HUD.

XII.

ELIGIBILITY RESTRICTIONS FOR CERTAIN RESIDENT ALIENS

The Contractor agrees to abide by the provisions of 24 CFR 570.613 with respect to the eligibility restrictions for certain resident aliens. Certain newly legalized aliens, as described in 24 CFR Part 49, are not eligible to apply for benefits under covered activities funded by the programs listed in this part of the regulation. The Grantee shall provide the Contractor with any guidelines necessary for compliance with that portion of the regulation.

XIII.

ARCHITECTURAL BARRIERS ACT AND AMERICANS WITH DISABILITIES ACT

The Contractor agrees to comply with any federal regulations issued pursuant to compliance with the Architectural Barriers Act of 1968 (42 U.S.C. 4151-4157) which requires certain Federal and Federally funded buildings and other facilities to be designed, constructed, or altered in accordance with the standards that insure accessibility to, and use by, physically handicapped people. The Contractor also agrees to comply with any federal regulations issued pursuant to compliance with the Americans with Disabilities Act (42 U.S.C. 12131 U.S.C. 155, 201, 218 and 225) which provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, State and local government services, and

telecommunications. The Grantee shall provide the Contractor with any guidelines necessary for compliance with that portion of the regulation in force during the term of this Agreement.

XIV.

MINORITY AND WOMEN'S BUSINESS ENTERPRISES

The Contractor shall comply with Executive Orders 11625, 12432, and 12138. Consistent with HUD's responsibilities under these Orders, the Contractor must make efforts to encourage the use of minority and women's business enterprises in connection with funded activities.

XV.

DISCRIMINATION ON THE BASIS OF AGE OR HANDICAP

The Contractor shall not discriminate on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 61-1-07) and implementing regulations at 24 CFR part 146. The Contractor shall not discriminate against handicapped individuals under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8.

XVI.

RECORDS FOR AUDIT PURPOSES

Without limitation to any other provision of this Agreement, the Contractor shall maintain all records concerning the Project that will facilitate an effective audit to determine compliance with program requirements. Records shall be kept for three (3) years from the expiration date of the Agreement. The Contractor will give the County, HUD, and the Comptroller General of the United States, the General Accounting Office or any of their authorized representatives access to and the right to examine, copy or reproduce all records pertaining to the acquisition and construction of the Project and the operation of the Project. The right to access shall continue as long as the records are required to be maintained.

XVII.

DRUG FREE WORKPLACE ACT OF 1988

The Contractor shall comply with the Drug Free Workplace Act of 1988 and certify that it will maintain a drug-free workplace in accordance with the requirements of 24 CFR part 24, subpart F.

XVIII.

REVERSION OF ASSETS

The City shall ensure that any real property under the City's control that was acquired or improved in whole or in part with CDBG funds will be used to meet one of the national objectives in 24 CFR 570.208 until five years after expiration of this agreement.

EXHIBIT B

Certification for Contracts, Grants, Loans
And Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making for entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Executed this 2 date of February, 20 12

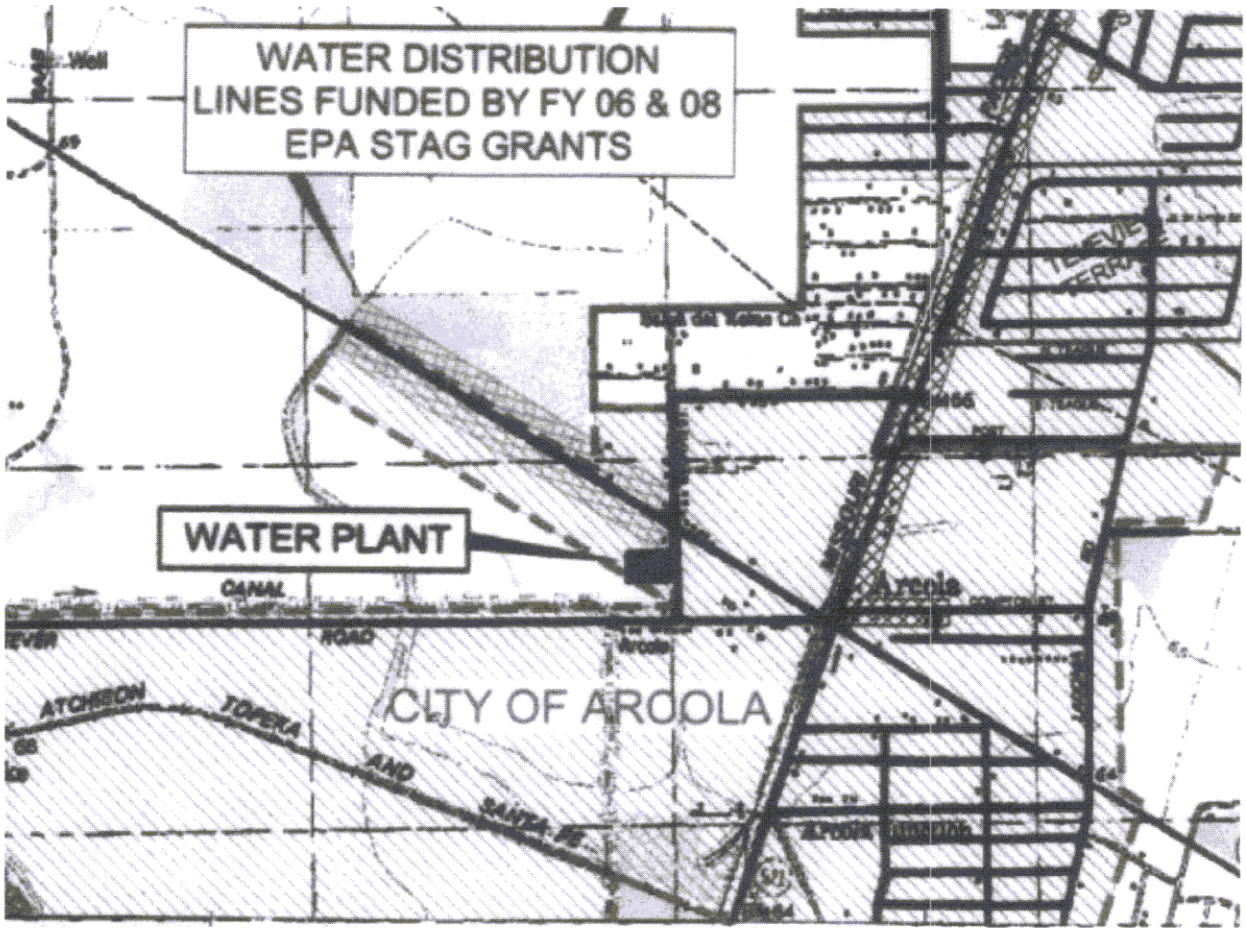
By Mary Etta Anderson
(Signature)

Mary Etta Anderson
(Typed or printed name)

Mayor
(Title, if any)

Covered Action: COMMUNITY DEVELOPMENT BLOCK GRANT
(Type and identity of program, project or activity)

Exhibit C
Excerpt from Environmental Document for EPA-STAG Grant



Southwest Neighborhood Revitalization Plan, Justin

Submission by Villas at Justin, #13140

RESOLUTION 444-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS
DESIGNATING AN AREA IN THE CITY FOR REVITALIZATION

Whereas, the City Council of the City of Justin, Texas, desires to adopt a revitalization plan that reflects and consolidates its ongoing efforts to strengthen and expand housing, and induce redevelopment and new development activities in the southwest area of the City.

Whereas, it necessary and in the best interest of the City to designate such area for community revitalization.

NOW THEREFORE BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

Section 1. That the City hereby designates an area within the City for revitalization located south of FM 407, north of John Wiley Road, west of FM 156 and east of Boss Range Road as depicted on the attached site plan. This area will be hereinafter named the Southwest Neighborhood.

Section 2. That the City Council finds that it is in the City's best interest to consolidate into one plan its ongoing efforts in the target area intended to strengthen and expand housing and area schools in and around the targeted neighborhoods by improving infrastructure and providing and enhancing parks and other recreational facilities while inducing redevelopment and planning for future growth of commercial and retail developments that will support and provide job opportunities to the current and future residents of these targeted neighborhoods.

Section 3. That the City Council hereby approves and adopts the Southwest Neighborhood Revitalization Plan, which plan recognizes existing and ongoing revitalization and improvement efforts within the Southwest Neighborhood. The Plan was adopted and funded pursuant to a process that allowed for public input and comment.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS ON THIS THE 17th day of December, 2012.

Greg Scott

Greg Scott, Mayor
City of Justin

ATTEST:

Kim Strange

Kim Strange, City Secretary

CITY OF JUSTIN

SOUTHWEST NEIGHBORHOOD REVITALIZATION PLAN

BACKGROUND

The City of Justin is located at the intersection of Farm to Market Road 407 (FM 407) and Farm to Market Road 156 (FM 156) and is five miles northwest of Grapevine Lake in southwestern Denton County, Texas. The land area of the City of Justin is approximately 2.19 square miles and based on the 2010 census the estimated population is 3,300. Much of the east city limit boundary line follows along the FM 156 highway right-of-way and the Burlington Northern Santa Fe (BNSF) railroad corridor. A significant portion of the original town of Justin is located on the east side of the railroad corridor and the Meadowlands subdivision is located east of that, forming the eastern edge of the City. Justin has rolling terrain extending from the Oliver Creek on the north to Denton Creek on the east. Trail Creek traverses the center of town and flows to the east into Denton Creek. Justin has experienced development pressures resulting from rapid growth in Denton County in the past decade and this trend is intensifying. The City has been working to plan for the growth in a targeted and meaningful way that conforms with its comprehensive vision for the City as set forth in its Future Land Use Plan. This targeted approach includes focusing on the underserved and underdeveloped southwest side of the City and an area that now includes a portion of the City's Old Town, and single family neighborhood southwest of Old Town, including the recently completed residential developments of Reatta Ridge and Hardeman Estates Additions. The City believes it is appropriate to adopt a revitalization plan that reflects and consolidates its ongoing efforts to strengthen and expand housing and area schools in and around these neighborhoods by improving infrastructure and providing and enhancing parks and other recreational facilities to this area while planning for commercial and retail developments that will support and provide job opportunities to the current and future residents of these targeted neighborhoods.

NEIGHBORHOOD REVITALIZATION TARGET AREA

The revitalization area is located south of FM 407, north of John Wiley Road, west of FM 156 and east of Boss Range Road that includes a portion of the City's Old Town and the single family neighborhoods southwest of Old Town including Hardeman Estates Addition and the Reatta Ridge Addition, adjacent public parks and recreational areas and certain undeveloped land in the immediate area of the existing neighborhoods (the Southwest Neighborhood). A map of the revitalization area is attached hereto as **Exhibit A**.

PLANNING FACTORS

The Southwest Neighborhood area has been targeted by the City for revitalization for the following reasons:

- Proximity and performance of area schools. The entire City of Justin and its ETJ is located within the Northwest Independent School District (NWISD) with Justin Elementary School, being the only school located within the Southwest Neighborhood area;
- Lack of parks and recreational facilities to support the revitalization efforts and long term sustainability of such efforts within the Southwest Neighborhood area;
- Proximity and creation of local businesses and employment opportunities. The Southwest Neighborhood is located near several large employment centers including the Texas Motor Speedway, one of the largest sports stadiums in America and the new GE locomotive manufacturing plant 3 miles south of the Southwest Neighborhood at FM 156 and Hwy. 114. The City's goals for the area also includes improvement efforts intended to stimulate commercial and retail development activity along FM 156 and the eastern edge of the targeted area; and
- Transportation improvement that has historically been inadequate to support the rapid growth in Justin and the surrounding area.

STRATEGIES

The City's revitalization strategies are intended to address each of the factors for targeting the Southwest Neighborhood for revitalization. These strategies include water and sewer infrastructure improvements, funding development of parks, open space and recreational facilities, participation in roadway improvements and widening of existing roads, and replacement and construction of new housing.

1. <u>Water/Wastewater Infrastructure</u>

The City has recently completed the construction of a new wastewater treatment plant that can process approximately 600,000 gallons of sewer per day with the ability to expand to 800,000 gallons. This new plant and future expansion potential is intended to primarily serve the growth and redevelopment efforts within the Southwest Neighborhood Area. Additionally, the City engaged a consultant to provide a comprehensive water and sewer study. The study is intended to provide the City with information that it needs to determine further infrastructure requirements within the Southwest Neighborhood needed to support ongoing revitalization including in and around the Old Town area of the City and those future land uses near FM 156 where the City is envisioning higher density residential and commercial development.

2. Park and Recreational Improvements

The City recognizes that parks and open space create a high quality of life that generates strong schools and attracts tax-paying businesses and residents to a community. The City has invested significantly towards improving the parks and recreational facilities within the Southwest Neighborhood Area in accordance with the Parks and Open Space Plan adopted by Justin City Council in June of 2007 (the Parks Plan). The improvements include the newly completed Justin Community Park next to Justin Elementary School that contains baseball and soccer fields, basketball courts, ½ mile of walking trails and playgrounds, and upgrades to the neighborhood parks of Bishop Park and Reatta Ridge Park. These parks and associated open space and recreational facilities are designed to stimulate the City's renewal efforts within the Southwest Neighborhood. Pursuant to the Parks Plan, the City anticipates its participation in future growth and expansion of the park improvements within the Southwest Neighborhood that will include connections between the three existing parks and the Trail Creek greenbelt/trail system. A map depicting the location of the parks is attached hereto as **Exhibit B**.

3. Road Widening and Transportation Improvements

The Texas Department of Transportation (TXDOT) is in the process of widening FM 156 to four lanes. FM 156 is located on the eastern edge of the Southwest Neighborhood. In coordination with the ongoing state highway improvements, the City contemplates higher density residential and commercial development along FM 156 and the eastern edge of the Southwest Neighborhood. The City has designed and planned for the construction of Centre Boulevard so that it will have a full median break on FM 156 to accommodate the future uses adjacent to this road system which will include a multifamily residential development. As these roads are completed and development occurs, the City will continue to expand and connect the park elements between Bishop Park and Reatta Ridge Park to further enhance and support the newly constructed housing within this area of the Southwest Neighborhood.

4. Housing

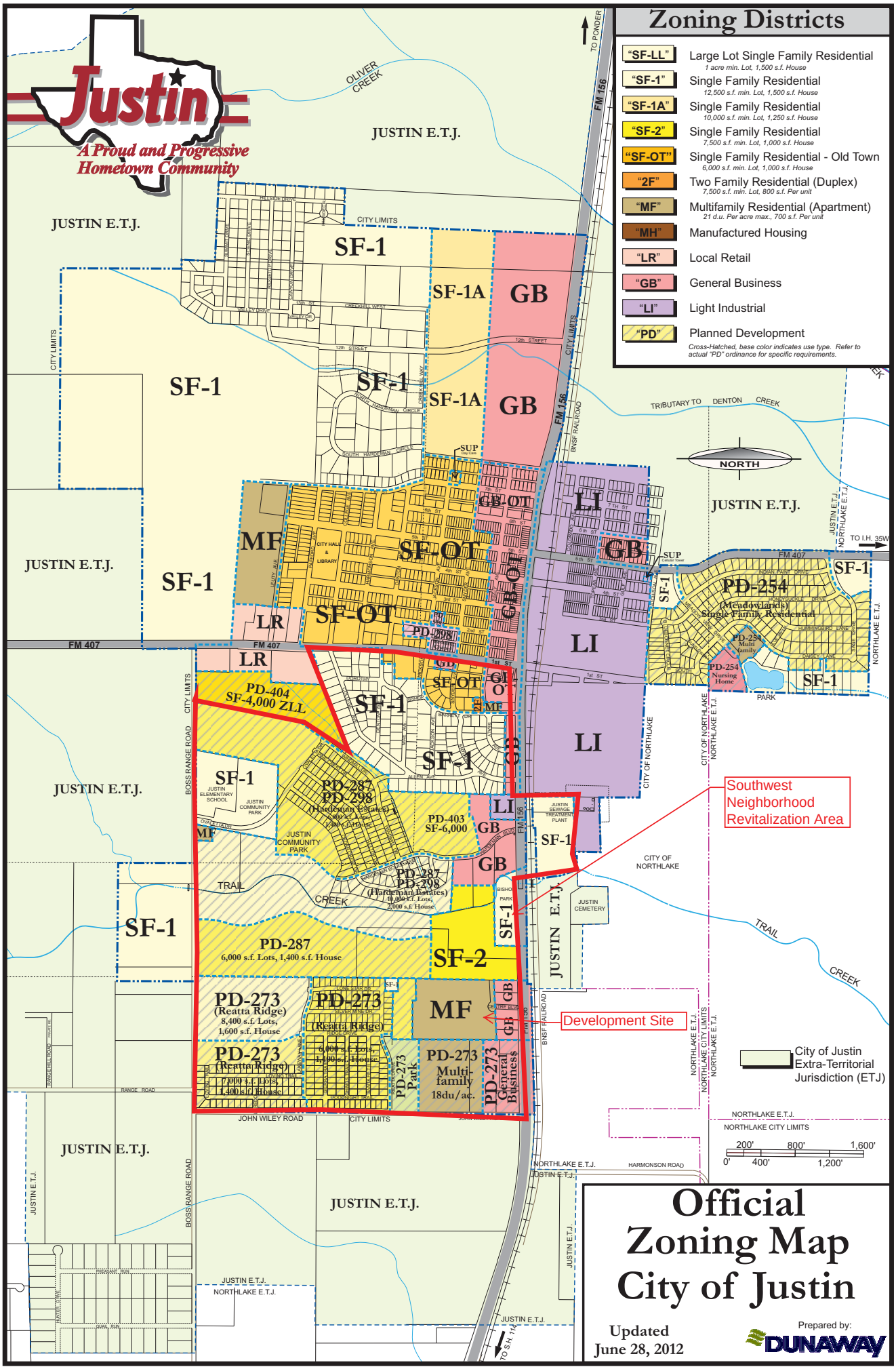
A critical element of the City's renewal efforts in the Southwest Neighborhood includes expansion and replacement of housing. The city continues to strive for a balance of housing and envisions and has planned for the location of both single family and affordable rental housing in

the Southwest Neighborhood as reflected on the zoning map attached hereto as **Exhibit A**. Housing of all types that accommodates various income levels is a necessary component of the plan for the Southwest Neighborhood. The City plans incentivize such housing activity through a variety of strategies to improve the neighborhood that include support of housing rehabilitation and new construction, supporting high-quality schools, commercial district improvements, upgrades to the transportation and underground infrastructure in coordination with TXDOT, continuation of improvement to parks and open space and other activities as set forth in this revitalization plan for the Southwest Neighborhood. The aim of these development investments is to improve the quality of these targeted neighborhoods for those who live there, and at the same time, induce new investments, which in turn will further improve the neighborhood's quality.

TIMELINE AND BUDGET

The City has already begun to implement several of the initiatives described in this plan for the Southwest Neighborhood prior to its adoption. The City is committed to this ongoing effort. Attached hereto as **Exhibit C** is a budget that details funds committed by the City to revitalize the Southwest Neighborhood and the City has no reason to believe that the funding for the full implementation of the plan will not be met by the City.

EXHIBIT A


Justin
A Proud and Progressive Hometown Community
Zoning Districts
"SF-LL" Large Lot Single Family Residential
1 acre min. Lot, 1,500 s.f. House
"SF-1" Single Family Residential
12,500 s.f. min. Lot, 1,500 s.f. House
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7,500 s.f. min. Lot, 800 s.f. Per unit
"MF" Multifamily Residential (Apartment)
21 d.u. Per acre max., 700 s.f. Per unit
"MH" Manufactured Housing
"LR" Local Retail
"GB" General Business
"LI" Light Industrial
"PD" Planned Development
Cross-Hatched, base color indicates use type. Refer to actual "PD" ordinance for specific requirements.
JUSTIN E.T.J.
OLIVER CREEK
CITY LIMITS
FM 156
TO PONDER
SF-1
SF-1A
GB
SF-OT
GB-OT
LI
MF
LR
PD-404
SF-4,000 ZLL
PD-287
PD-298
(Hardeman Estates)
10,000 s.f. Lots, 2,000 s.f. House
PD-403
SF-6,000
PD-287
6,000 s.f. Lots, 1,400 s.f. House
SF-2
PD-273
(Reatta Ridge)
8,400 s.f. Lots, 1,600 s.f. House
PD-273
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6,000 s.f. Lots, 1,400 s.f. House
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PD-273 Park
PD-273 Multi-family 18du/ac.
PD-273 General Business
PD-254
(Meadowlands)
Single Family Residential
PD-254 Multi Family
PD-254 Nursing Home
PARK
CITY HALL & LIBRARY
JUSTIN ELEMENTARY SCHOOL
JUSTIN COMMUNITY PARK
JUSTIN SEWAGE TREATMENT PLANT
JUSTIN CEMETERY
BISHOP PARK
TRAIL
CREEK
TRIBUTARY TO DENTON CREEK
NORTH
TO I.H. 35W
FM 407
BOSS RANGE ROAD
JOHN WILEY ROAD
HARMONSON ROAD
BNSF RAILROAD
CITY OF NORTHLAKE
NORTHLAKE E.T.J.
NORTHLAKE CITY LIMITS
Southwest Neighborhood Revitalization Area
Development Site
City of Justin Extra-Territorial Jurisdiction (ETJ)
0' 200' 400' 800' 1,200' 1,600'
Official Zoning Map City of Justin
Updated June 28, 2012
Prepared by: DUNAWAY

EXHIBIT B

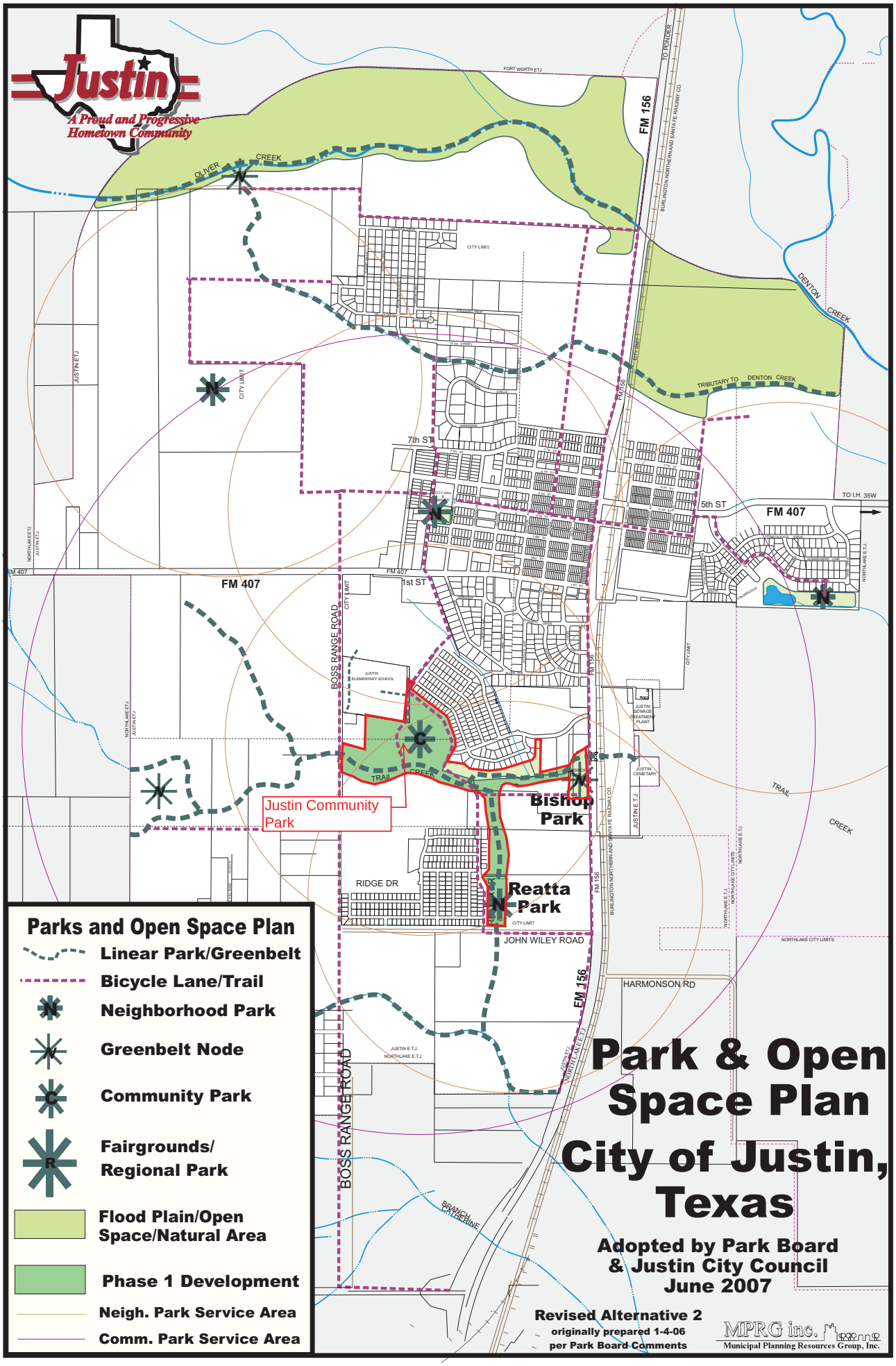

Justin
A Proud and Progressive Hometown Community
Park & Open Space Plan
City of Justin, Texas
Adopted by Park Board & Justin City Council
June 2007
Revised Alternative 2
originally prepared 1-4-06
per Park Board Comments
MPRG inc.
Municipal Planning Resources Group, Inc.
Parks and Open Space Plan
Linear Park/Greenbelt
Bicycle Lane/Trail
Neighborhood Park
Greenbelt Node
Community Park
Fairgrounds/ Regional Park
Flood Plain/Open Space/Natural Area
Phase 1 Development
Neigh. Park Service Area
Comm. Park Service Area
Justin Community Park
Bishop Park
Reatta Park
FM 156
FM 407
BOSS RANGE ROAD
7th ST
5th ST
1st ST
RIDGE DR
JOHN WILEY ROAD
HARMONSON RD
OLIVER CREEK
DENTON CREEK
TRIBUTARY TO DENTON CREEK
TRAIL CREEK
BRANCH CATHERINE
FORT WORTH ETJ
TO PONDER
TO I.H. 35W
CITY LIMIT
JUSTIN ETJ
NORTHLAKE ETJ
JUSTIN ELEMENTARY SCHOOL
JUSTIN SEWAGE TREATMENT PLANT
JUSTIN CEMETARY
BURLINGTON NORTHERN AND SANTA FE RAILWAY CO.
NORTHLAKE CITY LIMITS

EXHIBIT C

BUDGET

SOUTHWEST NEIGHBORHOOD
REVITALIZATION PROJECTS AND EXPENDITURES

PROJECT	TYPE	FUNDING
Preparation of Parks Plan	Study - 2007	$65,000
Justin Community Park	Land Acquisition Engineering Costs Completion of Park and Improvements	$500,000 $250,000 $1,200,000
Bishop Park	Upgrades	$24,500
Reatta Ridge Park	Upgrades	$32,000
Preparation of Water and Sewer Master Plan Study	Study - Ongoing	$100,000
Wastewater Treatment Plant	Engineering Costs Completion of Plant - 2012	$ 240,000 $2,700,000
Lift Station and Waterline System (Hardeman Blvd. @ Hwy 156)	Upgrades	$280,000 - Projected
Centre Blvd.	Completion of Improvements	$500,000 - Projected
Ovelette Street	Transportation	$800,000

NOTE: This budget depicts the actual funds spent or planned to be spent on the described improvements and does not take into consideration the projected economic value and future development growth in the revitalization area resulting from such expenditures.

Justin

A Proud and Progressive Hometown Community

December 18, 2012

AMCAL Multi-Housing, Inc.
30141 Agoura Road, Suite 100
Agoura Hills, CA 91301
Attn: Kecia Boulware, Project Manager

Re: Villas of Justin, a proposed multifamily development

Dear Ms. Boulware,

In connection with your pre-application into the Texas Department of Housing and Community Affairs, we hereby certify that the Southwest Neighborhood Revitalization Plan was adopted by the City of Justin. The plan and the activities set forth in the Plan were adopted and funded pursuant to a process that allowed for public input and comment. The funding and activities under the plan have already commenced, and the City of Justin has no reason to believe that the overall funding for the full and timely implementation of the plan will be unavailable.

Please let us know if you have any questions or comments.

Sincerely,

Mike Evans
Manager, City of Justin

P.O. BOX 129 • JUSTIN, TEXAS 76247 • (940) 648-2541

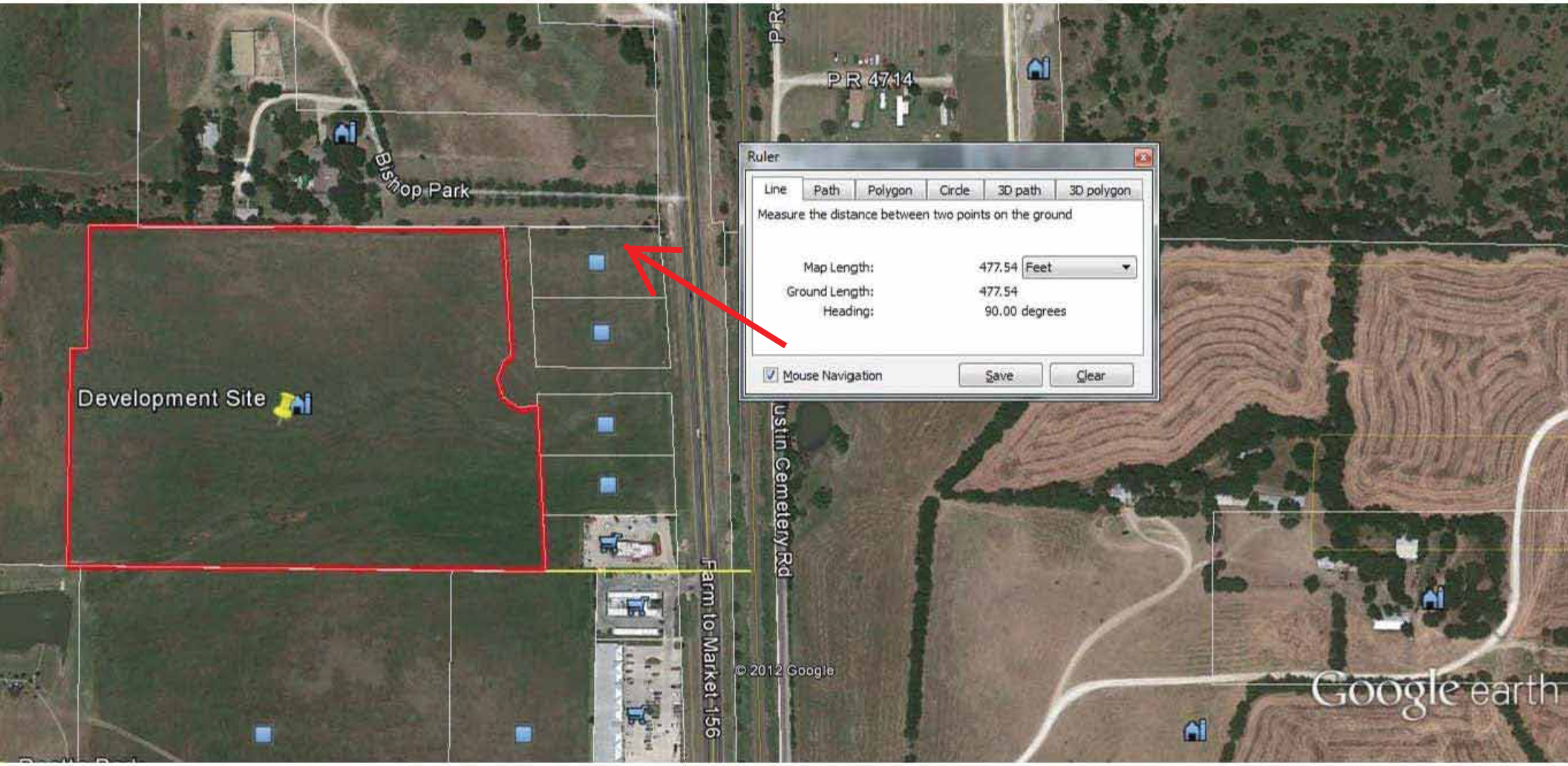
Part II. Undesirable Area Features – Supporting Documentation

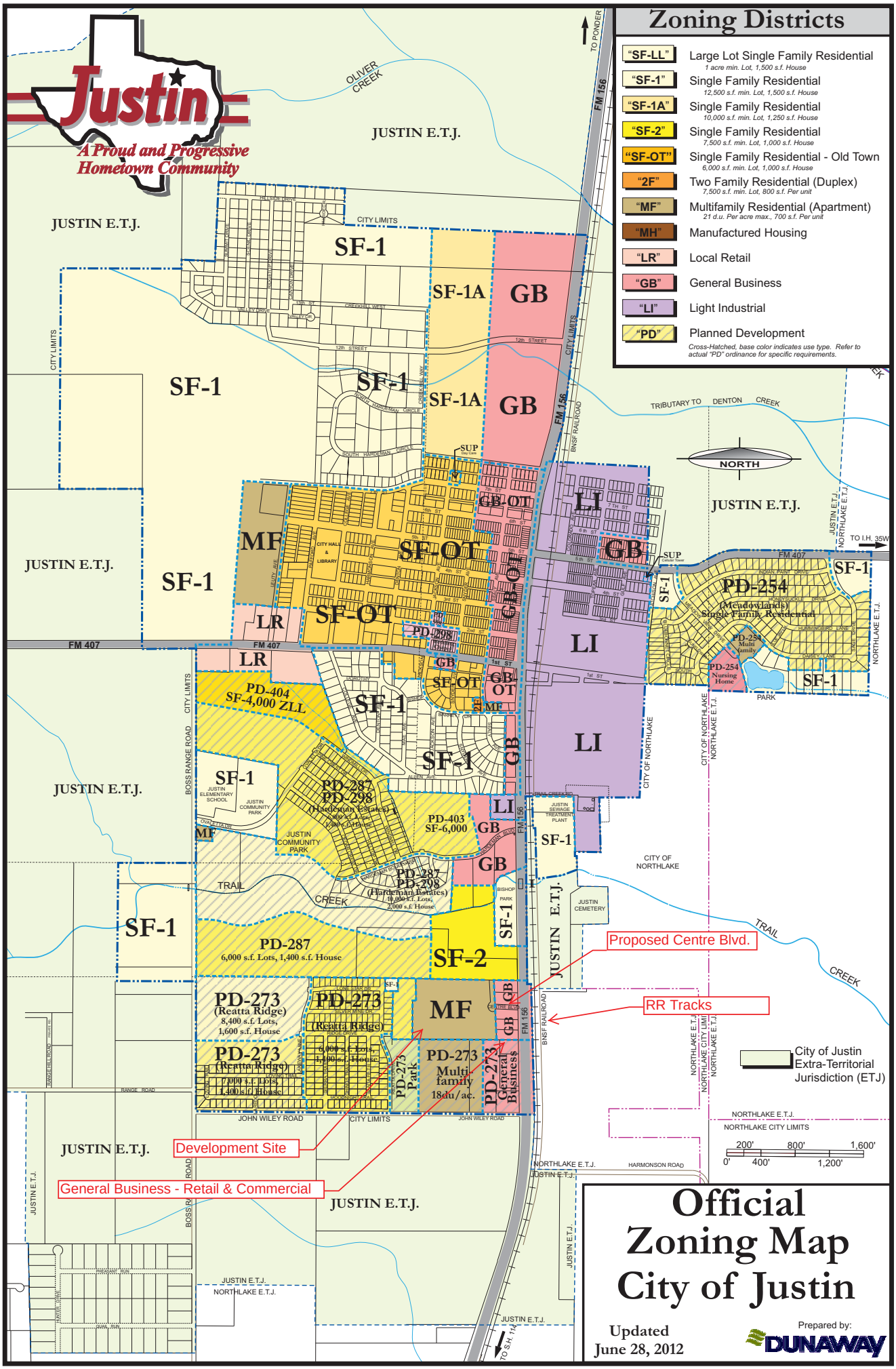
The Villas at Justin will be located approximately 477 feet west of an active Railroad Track, which tracks are located east of FM 156, a state highway. TXDOT is currently widening and improving FM 156 from 2 to 4 lanes which will put the Development Site further away from the tracks. Additionally, the Development site is located behind an existing retail shopping center and undeveloped tracts of land that are currently zoned "General Business" for additional retail and commercial uses. Please see attached maps illustrating:

- Proximity of the Site to the RR Tracks; and
- Location of the Site, General Business Tracts, Proposed Centre Blvd.

The Development Site is in a High Opportunity area, and there is no reason to believe that the railroad tracks will negatively impact the development or occupancy of Villas at Justin or any future uses adjacent to and in front of the site. Please see attached evidence that the site qualifies under the High Opportunity Index pursuant to §11.9(c)(4) of the QAP:

- Census Tract Map
- Evidence of Medium Income/Percentage of Poverty
- Evidence of Elementary School Rating – Justin Elementary is in Northwest ISD, a recognized school district.


Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length:
477.54
Feet
Ground Length:
477.54
Heading:
90.00 degrees
Mouse Navigation
Save
Clear
Bishop Park
Development Site
PR 4714
Farm to Market 156
Justin Cemetery Rd
© 2012 Google
Google earth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0' 200' 400' 800' 1,200' 1,600'
Official Zoning Map City of Justin
Updated June 28, 2012
Prepared by: DUNAWAY

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West/Southwest Sector Plan, San Antonio

Submission by Shaenfield Apartments, #13192

WPDD – PRECLEARANCE REQUEST

SHAENFIELD APARTMENTS

Web Address of Plan

www.sanantonio.gov/planning/npud/library.aspx

Page References too Large for Cell

- adverse environmental conditions (refer to §11.9(d)(6)(A)(i)(II)(-a-));

  Pages: 28-31 and A-12

- presence of inadequate transportation;

  Pages: 12, 33, 34, 63 and A-11

- lack of accessibility to and/or presence of inadequate health care facilities, law enforcement and fire fighting facilities, social and recreational facilities, and other public facilities comparable to those typically found in neighborhoods containing comparable but unassisted housing;

  Pages: 68, 75 and A-55

- presence of significant crime

  Pages: 18, 66, 76 and A-15

- presence, condition, and performance of public education

  Pages: 22-23 and A52-54

- presence of local business providing employment opportunities;

  Pages: 17, 65, A-45 and A-63

- The adopted plan specifically addresses how the providing of affordable rental housing fits into the overall plan and is a necessary component thereof.

  Pages: 19-21, A-13, A-16, A-77

- The adopted plan describes the planned sources and uses of funds to accomplish its purpose.

  Pages: 17, A-20 & A-53 (linear creek funding and Community College Funding)

City of San Antonio, Texas

Department of Planning and Community Development

January 7, 2013

Cameron Dorsey
Director, Housing Tax Credits
Texas Department of Housing and Community Affairs
PO Box 13941
Austin, TX 78711

RE: Shaenfield Apts – 10585 Shaenfield Rd.

Dear Mr. Dorsey:

The property described above is located within the West/Southwest Sector Plan, a component of the City of San Antonio's Comprehensive Plan. The subject property is classified as *Suburban Tier* in the West/Southwest Sector Plan's Future Land Use Map. The West/Southwest Sector Plan was adopted by San Antonio's City Council on April 11, 2011, via ordinance no. 2011-04-11-0331. The process to approve the plan and resolution allowed for extensive public input and comment.

For more information regarding the West/Southwest Sector Plan, please visit http://www.sanantonio.gov/planning/npud/WestSouthwestSector/pdf/WSW_Document_20110421.pdf.

Should you have any further questions, feel free to contact me at 210.207.5889. Thank you.

Cordially,

Christopher J. Looney, AICP
Assistant Director
Department of Planning and Community Development

WPDD – PRECLEARANCE REQUEST

SHAENFIELD APARTMENTS

Web Address of Plan

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Cordially,

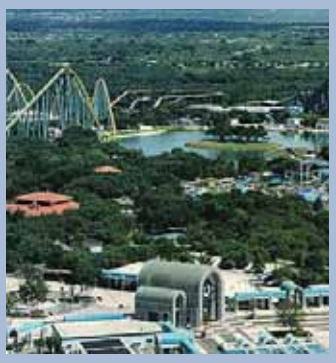
Christopher J. Looney, AICP
Assistant Director
Department of Planning and Community Development

Amended April 21, 2011

City of San Antonio

West\ Southwest Sector Plan

Shaping the Future of San Antonio



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April 21, 2011

West/Southwest Sector Plan

Shaping the Future of San Antonio

City of San Antonio

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Foreword

By 2035, Bexar County is projected to have a population of approximately 2.1 million residents. This represents over half a million new residents added to the San Antonio area as forecasted by the San Antonio - Bexar County Metropolitan Planning Organization over the next 25 years. Accommodating this growth, in a manner that will meet the community's present needs without compromising the ability of future generations to meet their own needs, will require the collective efforts of all who have a stake in the planning area's future:

- *Citizens, who want an efficient transportation system, safe neighborhoods, quality schools, and job opportunities;*
- *Developers, who want to satisfy market demand for markets in residential units, retail, office, and industrial space;*
- *Companies, who want to locate or expand to a strong community that provides a high quality of life for their employees; and*
- *Public and private utility and service providers, who utilize this blueprint to guide their future planning needs and service investments.*

The Sector Plan is a strategic instrument that is one of several key planning tools used to promote a vibrant, attractive, and valued community fabric. The West/Southwest Sector Plan is one of five Sector Plans in the City, and contributes, in a unique way, to a prosperous San Antonio region. Each Sector was developed through a collaborative process that enabled individuals and organizations to share views about current community conditions and to work together to set future priorities. While market, physical and environmental factors impact continuing growth, this planning process has

addressed a full array of key issues related to transportation; utilities and storm water infrastructure; economic development; housing; community services and education; parks and natural resources; land use, urban design and historic preservation; and military compatibility.

Consistent with the Comprehensive Master Plan Framework, the Sector Plan reflects a long-range outlook over the next 25 years. While the Comprehensive Master Plan Framework offers general guidance for growth and development within the metropolitan region, the Sector Plan provides specific strategies and recommendations that address the unique needs within its defined sub-region.

The Sector Plan has been crafted to allow flexibility to address changes in community circumstances and priorities that may occur over time. The Plan will be updated every five (5) years to correspond to changes taking place in and around San Antonio. Although this document reflects outcomes of extensive community dialogue, continued effort will be needed to achieve the vision and supportive strategies. Ongoing community assistance will be required for successful strategy implementation.

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Executive Summary

The West/Southwest Sector Plan is intended to be a guide for everyone involved in making the planning area a great place to live, work, and play. The Plan will be used by City staff in recommending the appropriate land use designations for specific areas of the West/Southwest Sector, assist the development and real estate community in understanding the desired future development or outcomes for specific areas, and aid the Planning Commission and City Council in evaluating the merits of development proposals and capital investment within specific areas.

Through the implementation of this document, the Sector Plan provides an overall vision to achieve the community's shared values. Recommended strategies are presented to guide transportation; utilities and storm water infrastructure; economic development; housing; education; community services; parks and natural resources; land use, urban design, and historic preservation; and military compatibility. An action plan is presented to identify the proposed partnerships to ensure this plan achieves the desired goals supported by the many residents, workers and others with a stake in the continued success and prosperity of the West/Southwest Sector.

The vision for the West/Southwest Sector is built on the key values and issues identified by stakeholders.

West/Southwest Sector Vision Statement

The West/Southwest Sector Plan will guide development to promote and reflect a sustainable growth plan for urban and rural areas in which the diverse resources - cultural, agricultural, military, historic, natural, recreational, and economic - are preserved and balanced to enable prosperity for all who live here today and will live here tomorrow.

Document Organization

The West/Southwest Sector Plan is divided into six chapters: Planning Into Practice, West/Southwest Sector Planning Area, Sector Plan Elements, West/Southwest Sector Adopted Neighborhood and Community Plans, Sector Action Plan, and Appendix. The following is a brief overview of the contents of each chapter.

- ***Chapter I: Planning Into Practice*** provides an introduction and context for the West/Southwest Sector Plan. It discusses the relationship of the West/Southwest Sector Plan to the City's Comprehensive Master Plan.
- ***Chapter 2: West/Southwest Sector Planning Area*** restates the vision for the West/Southwest Sector and provides a description of the boundary and existing profile of the planning area.
- ***Chapter 3: West/Southwest Sector Plan Elements*** provides information for the various elements included as part of the West/Southwest Sector Plan. A brief discussion of the existing conditions provides a foundation for the goals and strategies. The nine Plan Elements are organized as follows:
    - *Transportation*
    - *Utilities and Storm Water Infrastructure*
    - *Economic Development*
    - *Housing*
    - *Education*
    - *Community Services*
    - *Parks and Natural Resources*
    - *Land Use, Urban Design, and Historic Preservation*
    - *Military Compatibility*
- ***Chapter 4: West/Southwest Sector Adopted Neighborhood and Community Plans*** provides a summary of each of the four adopted plans within the West/Southwest Sector. Each summary describes the major plan concepts, its supportive land use plan if applicable, and consistency with the West/Southwest Sector Plan.
- ***Chapter 5: West/Southwest Sector Action Plan*** provides a list of the strategies and identifies entities to undertake each strategy in order to implement the Sector Plan's goals.

- ***Appendix*** provides supplemental material for the West/Southwest Sector Plan, including Acknowledgements, Public Involvement Process, Planning Area Profile, Glossary, Planning Commission Resolution, and City Council Ordinance.

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City of San Antonio

Chapter 1: Planning Into Practice

Shaping the Future of San Antonio

Putting plans into practice is an important step to ensure that the goals and strategies of the Sector Plan are still as relevant today as when they were initially proposed.

Relationship of Plans

Sector plans are a new addition to the City's planning toolbox. Sector plans, neighborhood plans, community plans, and several functional city-wide plans are adopted as components of the City's Comprehensive Master Plan. The City's Comprehensive Master Plan Framework document provides all-encompassing, broad, long-range goals and policies to guide decision making and evaluation of City programs and initiatives. City-wide Functional Plans focus on whole areas or systems, such as the environment, transportation, and parks. A sector plan is a long-range guide for the future growth, conservation, and redevelopment of physical aspects on a sub-regional level. The Plan is a vision of the future based upon stakeholder input, projected population, current and future infrastructure, and key criteria. The Plan will be updated every five years.

Community plans are developed for areas with a population greater than 10,000 people and include multiple neighborhoods. Neighborhood plans cover a smaller area and may include at least one neighborhood unit. When proposing a project, applicants need to know which plan applies to them, and how their project is consistent with the plan.

By virtue of the plan adoption process, all proposed projects must be determined consistent with the Comprehensive Master Plan as the initial condition for approval. It is recommended that all adopted sector, community and neighborhood plans be consulted for context regardless of project scale. In the case of future land use recommendations, the most specific plan (neighborhood, community, or sector plan) should be consulted. A neighborhood plan may be more specific than a community plan; a community plan may be more specific than a sector plan. Where a neighborhood or community plan does not currently exist, then the Sector Plan should be consulted.

All of the City's plans are vital to understanding the connective vision and desires of area stakeholders. The investment of time in reviewing plans that are focused on different geographic scales and topics offers an enhanced understanding of area conditions and issues.

Development Process

When a contractor, builder or property owner applies for a building permit, the first step in the development process is to review the applicant's zoning standards (if any) that apply to the property. Zoning districts detail what types of uses are permitted on the site as well as regulations for building standards, such as height and building location. The Texas Local Government Code allows cities and towns to adopt zoning regulations in order to protect and promote the health, safety, and general welfare of the public. Most Texas counties do not have zoning enforcement authority, unless expressed in Texas Legislation. Texas counties (over 250,000 population) may extend and enforce fire codes in the extraterritorial jurisdiction (ETJ). The County Fire Marshall's Office will issue building permits for structures in the ETJ that comply with the fire codes. In addition, municipalities may extend subdivision, irrigation, scenic corridors, signs/billboards regulations, and nuisance ordinances in the ETJ. If the applicant's property is within the ETJ, zoning standards do not apply and the applicant can proceed with the requirements detailed in the Unified Development Code (UDC), see *Figure 1.1, West/Southwest Sector Plan Role in Development Process*.

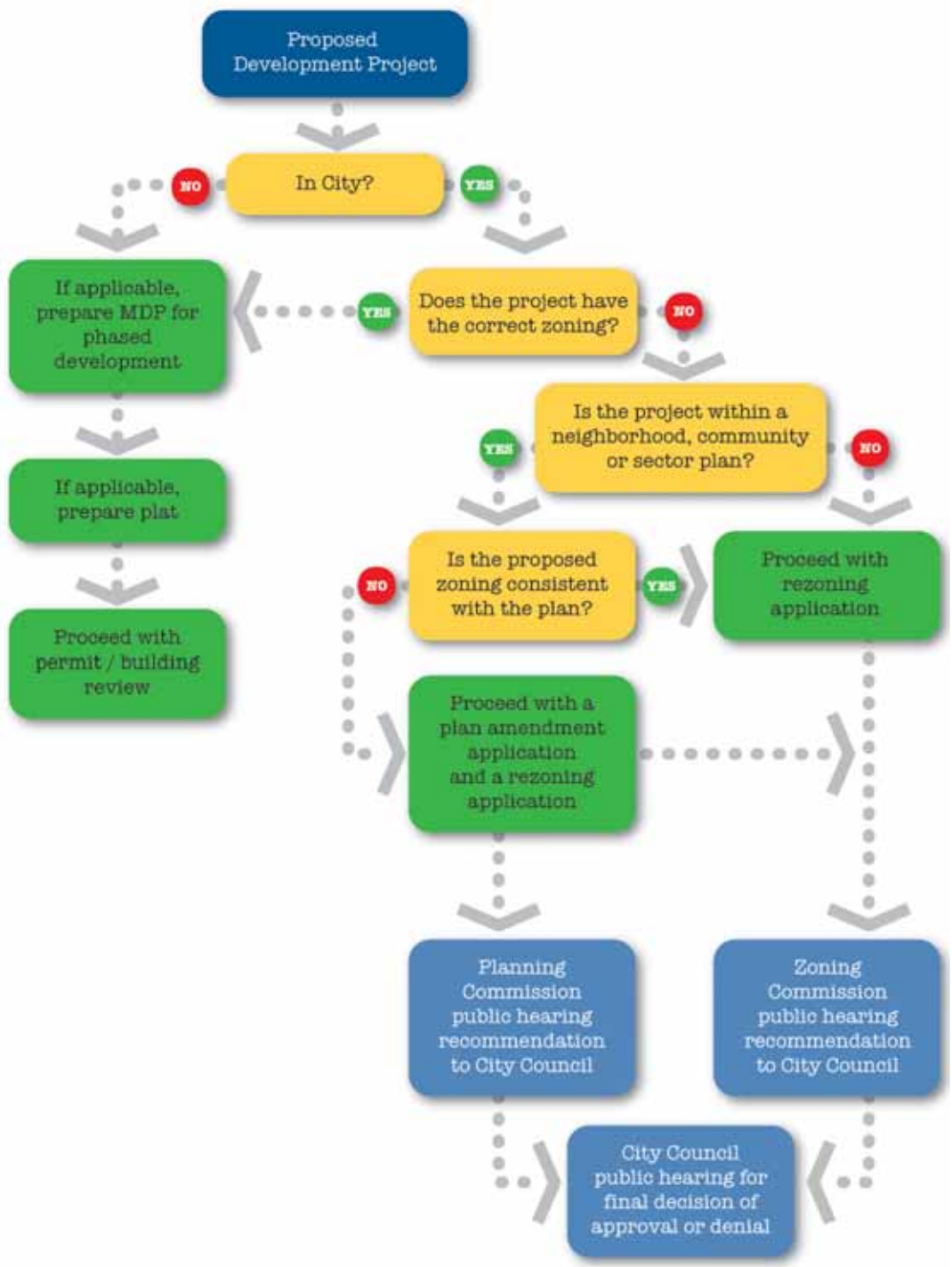
If the current zoning allows for the property or structure on the property to be occupied, developed, renovated, or expanded for a proposed project, then permits may be issued as long as the proposal meets the building and zoning requirements detailed in the UDC. The following examples are for demonstrative purposes only:

For example: A property owner proposes to build a small office building on a parcel that is zoned Neighborhood Commercial (NC). City Planning and Community Development Department staff determine that the building plans are consistent with the NC zoning district and a zoning change is not required for the proposed use. Permits for the small office are issued to the property owner or contractor to construct and operate the office building following procedures for review and inspections identified in the UDC.

In cases where the current zoning does not allow for the proposed project or development, the property owner or a designated representative may apply for a zoning change. The applicable land use plan (i.e., sector, neighborhood, or community) will be reviewed when an application is made to change the current zoning. If the request is inconsistent with the land use plan, the request cannot be approved unless an amendment is made changing the land use designation to one which is consistent with the proposed zoning change, see *Figure 1-1: West/Southwest Sector Plan Role in the Development Process*.

For example: A property owner has a parcel that is currently zoned Residential Single Family (R-6) in the Suburban Tier land use designation. The property owner is requesting a zoning change to General Commercial (C-3) in order to construct a large commercial outlet store. The Suburban Tier land use designation is primarily low to medium density residential with commercial uses that are supported at the community or neighborhood level. The highest commercial use that the Suburban Tier corresponds to is Commercial (C-2). Therefore, the zoning change request is determined to be inconsistent with the land use plan. In order for the property owner to be approved for the C-3 zoning, the Sector Land Use Plan must be amended from the Suburban Tier to the Regional Center land use designation. The Regional Center land use designation is characterized as a power center which includes a mix of multi-family residential uses and big box retail stores.

Figure 1-1: West/Southwest Sector Plan Role in the Development Process



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Chapter 2: West/Southwest Sector Planning Area

Shaping the Future of San Antonio

This chapter provides a foundation for the nine Sector Plan Elements which are introduced in Chapter 3. This information includes:

- *Plan Boundary*
- *Profile at a Glance*
- *Vision*
- *Goals and Strategies Overview*

Plan Boundary

The West/Southwest Sector is one of five sectors in the City. It is comprised of approximately 203,183 acres or 317 square miles of land. The West/Southwest Sector abuts the cities of Helotes, Leon Valley, and Von Ormy. The Sector is generally bounded by Highway 16, Culebra Road, and Grissom Road to the north; General McMullen, the east boundary of Port San Antonio, and Pleasanton Road to the east; Loop 410 and IH-35 to the south; and the City of San Antonio's Extraterritorial Jurisdiction (ETJ) boundary to the west, see *Figure 2-1: West/Southwest Regional Location*.

Profile at a Glance

The current socioeconomic characteristics of the planning area present both challenges and opportunities for development in the planning area. The residents of the Sector reflect a young population with slightly lower averages in income levels and educational attainment than all Sectors combined.

An extended profile of the planning area is in the Appendix: Area Profile/Demographics. Key facts of the planning area are summarized in *Table 2-1: West/Southwest Sector Profile*.

Figure 2-1: West/Southwest Sector Regional Location

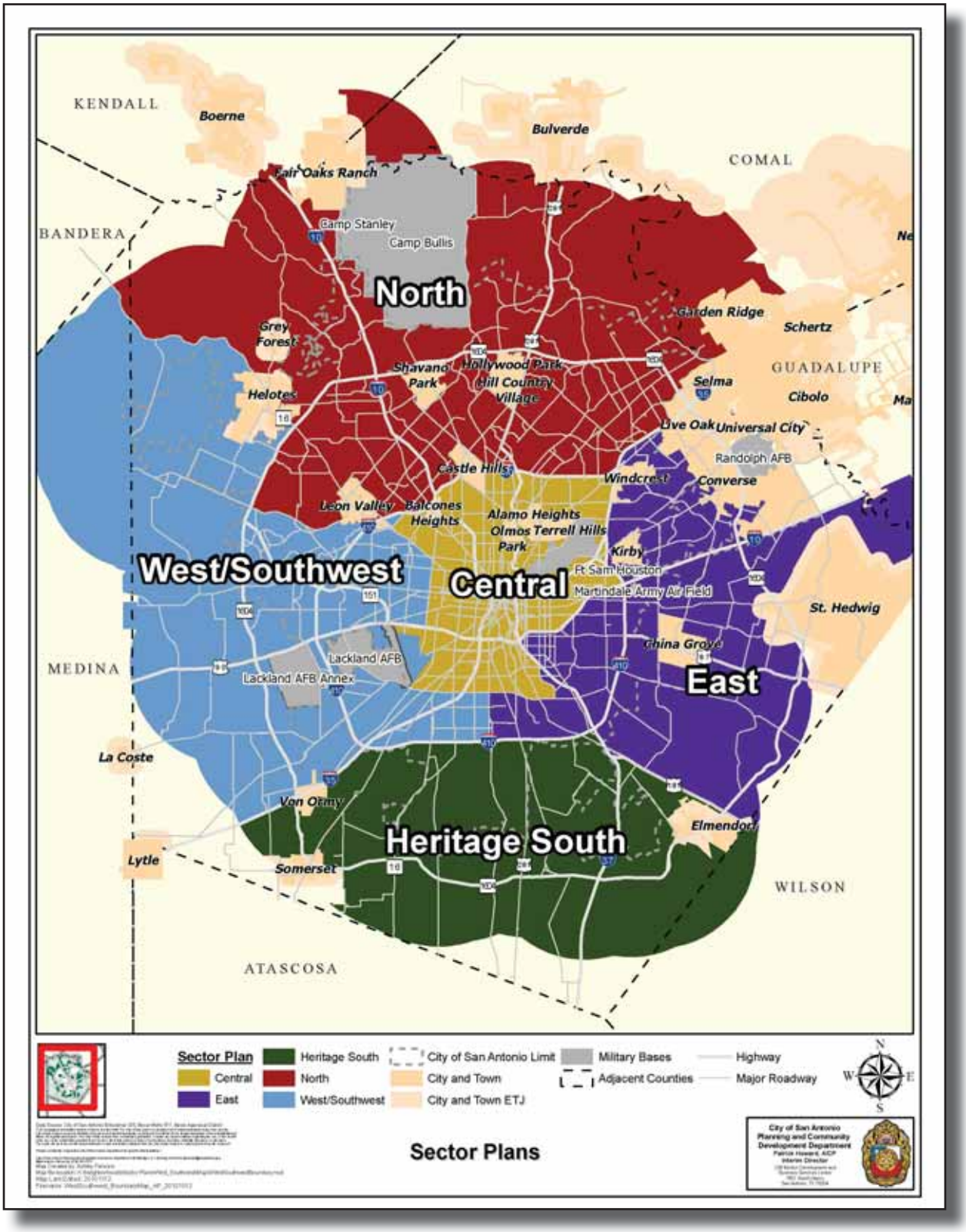

Figure 2-2: West/Southwest Sector Boundary

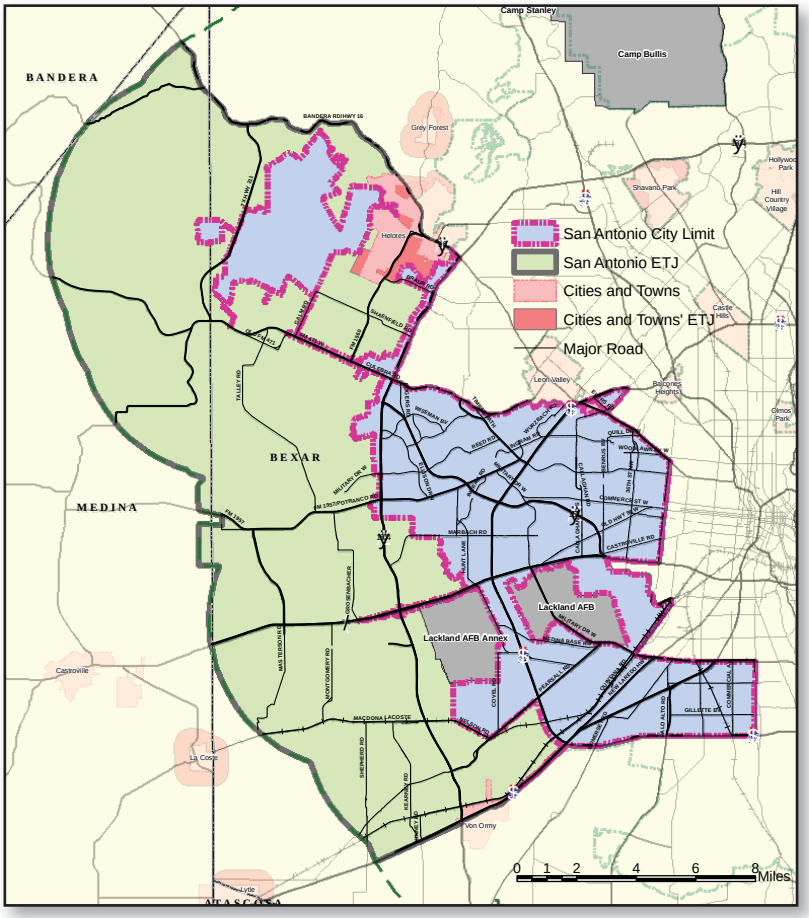

Table 2-1: West/Southwest Sector Profile

Planning Area Facts (2008)	
Size of the Sector:	317 square miles (gross)
Population:	322,410
Employed:	125,857
Median Age:	30.6 years
Ethnicity:	White 18.2%, Hispanic/Latino 72.9% Black/African American 5.7% Native American 0.3% Asian 1.5% Other 1.5%
Education:	Bachelors 8.6%, Masters 3.5%
Median Household Income:	$42,346
Median Housing Value:	$94,924

Source: U.S. Census, Claritas, January 2010

Vision

During the course of the Sector planning process, a series of Sector Planning Team and public meetings were conducted. Several meetings were dedicated to identifying issues, values, and assets with stakeholders in the planning area. An issue is an item of concern needing to be addressed and a value is a physical asset or existing quality of the community that is important. Assets were also identified and located within the planning area through a mapping exercise. The resulting map and values/issues are contained in the Appendix: Public Involvement Process. This process helped to identify what the community and stakeholders consider to be important in the Sector and the areas that they felt needed improvement to achieve the community's desired direction. One of the objectives of the value and issue identification process was to develop and gain community support for an overarching Vision Statement for the West/Southwest Sector.

West/Southwest Sector Vision Statement

The West/Southwest Sector Plan will guide development to promote and reflect a sustainable growth plan for urban and rural areas in which the diverse resources - cultural, agricultural, military, historic, natural, recreational, and economic - are preserved and balanced to enable prosperity for all who live here today and will live here tomorrow.

Goals and Strategies Overview

The creation of realistic and interrelated strategies is based upon goals that correspond with identified values, issues, and community assets expressed by the community during the planning process. Goals and strategies communicate a common understanding of the broad range of plan elements that guide community development activities within the planning area.

> **Goal:** A broad, flexible, long range aim that achieves the desired result.
>
> **Strategy:** A succinct statement that prescribes a course of action to implement its respective goal.

The intent of these goals and strategies is to provide a common reference point for informed decision making by residents, business owners, property owners, public entities, and development interests that fosters both consistency and predictability. The goals and strategies are intended to help guide their respective actions. The Goals and Strategies are presented within each of the plan elements in Chapter 3.

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City of San Antonio

Chapter 3: West/Southwest Sector Plan Elements

Shaping the Future of San Antonio

The West/Southwest Plan Elements Chapter provides guidance for elected and appointed decision makers to promote quality growth in the Sector. This chapter is presented in the following nine sections:

- *Transportation*
- *Utilities and Storm Water Infrastructure*
- *Economic Development*
- *Housing*
- *Community Services*
- *Education*
- *Parks and Natural Resources*
- *Land Use, Urban Design, and Historic Preservation*
- *Military Compatibility*

Each section is organized in a standard approach to foster ease of reference. This standard approach is identified and summarized below:

- *Overview - Provides brief background information and describes several key issue areas.*
- ***Goals and Strategies** - Provides the guiding statements to manage future growth in the West/Southwest Sector*

Transportation

Overview

Transportation planning is important to accommodate future growth.

Currently, the West/Southwest Sector contains a diverse street system. Much of the eastern portion of the Sector, particularly the area located east of Loop 410, has been developed with a street grid network. To the west of Loop 410, there exist more post-World War II style suburban street networks (winding local roads and cul-de-sacs). The City's Major Thoroughfare Plan (MTP) designates several proposed arterials throughout the Sector, especially in the western portion.

There is a desire among the West/Southwest stakeholders for a more multi-modal street system with a high degree of connectivity, which will help create travel options for motorists, pedestrians, bicyclists, and people of all physical abilities. To accomplish this multi-modal vision for the future, the following goals and strategies were developed.

Transportation Goals and Strategies

Goal TRAN-1	**Affordable alternative transportation options exist to lessen congestion, improve air quality and public health, and minimize impact on the environment**

Strategies:

- TRAN-1.1 Support coordination between the VIA Long Range Comprehensive Transportation Plan (which explores light rail, bus rapid transit, etc.) and the West/Southwest Sector Land Use Plan
- TRAN-1.2 Support additional funding to implement the VIA Long Range Comprehensive Transportation Plan
- TRAN-1.3 Expand transit options/frequency in areas identified by VIA's Long Range Comprehensive Transportation Plan
- TRAN-1.4 Encourage high densities along transit corridors identified by VIA in order to make transit more cost effective and efficient
- TRAN-1.5 Integrate hike and bike trails that connect housing areas with shopping, employment centers, and other destinations
- TRAN-1.6 Support regional intercity rail with connections in the West/ Southwest Sector
- TRAN-1.7 Encourage use of existing Park and Ride facilities and consider additional facilities in low density areas at appropriate transportation nodes where access to mass transit is unavailable

Goal TRAN-2	***Transportation planning, construction, and maintenance is coordinated with area stakeholders and public/private transportation entities***

Strategies:

- TRAN-2.1 Develop a one-stop information resource for on-going and future transportation projects as well as all transportation plan documents
- TRAN-2.2 Ensure all transportation entities, including utility providers and San Antonio River Authority (SARA), are working together to implement transportation plans

Goal TRAN-3	***Vehicular road network is well connected, efficient, and provides multiple route options***

Strategies:

- TRAN-3.1 Encourage high connectivity ratios for residential and commercial developments through the use of a grid or otherwise well-connected street system that includes local, collector, and arterial streets
- TRAN-3.2 Ensure that new residential subdivisions offer multiple access points in and out of the subdivision

Goal TRAN-4	*Roadway design is compatible with the character of the surrounding area*

Strategies:

TRAN-4.1 Promote context sensitive street design standards

TRAN-4.2 Promote design standards for corridors, which transition from urban to rural areas, that will preserve scenic views

TRAN-4.3 Preserve natural open spaces along corridors and parkways

TRAN-4.4 Designate and preserve historic bridges and routes

TRAN-4.5 Discourage billboards and distracting signs

TRAN-4.6 Encourage the use of Sign Master Plan Development Agreements and other sign consolidation incentives to reduce the number, height, and message area of free-standing signs

Goal TRAN-5	*Pedestrian and bicycle facilities, and roadways are safe and well maintained*

Strategies:

TRAN-5.1 Use complete street design concepts for both retrofits and new construction when and where appropriate

TRAN-5.2 Promote the construction and maintenance of pedestrian and bicycle facilities where appropriate, especially in older neighborhoods

TRAN-5.3 Ensure ADA compliance on street and sidewalk projects

TRAN-5.4 Include drainage improvements in street reconstruction projects

TRAN-5.5 Promote the timely clean up of debris from roadways (especially after a storm)

Utilities and Storm Water Infrastructure

Overview

In the West/Southwest Sector, SAWS and BexarMet are the major water providers. SAWS is also the major wastewater provider and CPS Energy is the major energy utility provider.

Storm water and utilities were given high priority by the community. This priority is reflected in three goals: storm water runoff is effectively managed to prevent flooding and to reduce water runoff pollution; watersheds are regionally managed to protect water quality, floodplains, and wildlife habitat; utility investments and improvements are coordinated and based on adopted land use policies.

The first two goals reflect the fact that the Sector contains approximately 34 square miles of floodplains, lakes, rivers, and creeks, and 63 low water crossings in the City limits. The third strategy reflects the community's desire to ensure the efficient location of new infrastructure as the area develops.

Utilities and Storm Water Infrastructure Goals and Strategies

Goal UTI-1	*Watersheds are regionally managed to protect water quality, floodplains, and wildlife habitat*	
Strategies:	UTI-1.1	Ensure development projects do not adversely affect one or more watersheds
	UTI-1.2	Support the Bexar Regional Watershed Management Group and implement the group's recommendations
	UTI-1.3	Adopt coordinated drainage watershed management plans for each watershed by working with Bexar and surrounding counties, City of San Antonio, San Antonio River Authority, San Antonio Water Systems, and the Bexar Regional Watershed Management Group
	UTI-1.4	Include area residents in discussions of future storm water infrastructure projects and development of watershed management plans

Goal UTI-2	*Storm water runoff is effectively managed to prevent flooding and to reduce water runoff pollution*

UTI-2.1 Ensure the natural rate of storm water flow pre-development is the same as post development

UTI-2.2 Utilize low impact development and best management practices to minimize impervious cover

UTI-2.3 Maintain natural drainage ways and minimize alterations of natural floodplains and stream channels where appropriate

UTI-2.4 Increase the number of pocket parks and open spaces to provide permanent pervious cover so that rain water can percolate into the ground

UTI-2.5 Promote the retention of existing trees on developing properties

UTI-2.6 Discourage development within 100-year floodplain

UTI-2.7 Foster joint planning, land acquisitions, and capital improvement projects between Bexar County and the City of San Antonio

UTI-2.8 Increase inspections and maintenance of retention/detention areas

Goal UTI-3	*Utility investments and improvements are coordinated and based on adopted land use policies*

Strategies:

UTI-3.1 Requests for expansion of Certificate of Convenience and Necessity (CCN) for sewer and water should be consistent with the West/Southwest Sector Land Use Plan

UTI-3.2 Include area residents in discussions regarding the expansion/improvements of infrastructure

UTI-3.3 Consider new funding strategies to extend utility services to existing urban and suburban residential areas that are not served by central sewer or water services

UTI-3.4 Discourage the provision of central water and sewer systems to rural areas where it would allow for high density residential development next to established farms and ranches

UTI-3.5 Explore the use of utility rights of way as open space, parks, and hike/bike trails where appropriate

UTI-3.6 Encourage placing utility lines underground where feasible to increase walkability and to provide an aesthetically pleasing environment

Economic Development

Overview

The West/Southwest Sector has grown consistently in the past decade and will continue to generate opportunities for future economic development. The Sector contains many of the nation's largest corporations' data centers, including Microsoft, Lowe's, and Valero, which are located along Highway 151. Due to the abundant supply of reasonably priced electricity, the area along Highway 151 will continue to attract data centers and call centers.

Not only are data centers moving into the area along Highway 151, but large medical facilities are moving into the area as well. CHRISTUS Santa Rosa Health System located a full-service health care campus with state of the art technology on approximately 100 acres fronting Highway 151. Methodist Healthcare System of San Antonio owns approximately 50 acres near the northeast corner of Loop 1604 and Highway 151 as well as approximately 5 acres at the southeast corner of Highway 151 and Military Dr. West. This area has the potential to become a counterpart to the medical center and has already become a major employment center.

The information security field and information technology field also have a large presence in the West/Southwest Sector. The National Security Agency (NSA) located its data-mining headquarters in the old Sony microchip plant just west of Loop 410 and east of Potranco Road. The headquarters for the 24th U.S. Air Force, which deals with a great share of the Air Forces' information security operations, and the Air Force Intelligence, Surveillance and Reconnaissance Agency (AFISRA) operate in the Sector. The cyber security field will only continue to grow as more sensitive information is stored on computers, such as trade secrets, proprietary information, personal identifiable information, and classified information.

The Southwest Research Institute, located to the east of Loop 410 and north of Highway 151, and the Texas Research Park, located at the southwest corner of Potranco and Highway 211, employ many people dedicated to the advancement of science. Employees of the Southwest Research Institute specialize in the creation and transfer of technology in engineering and the physical sciences. The Texas Research Park is composed of several organizations dedicated to the advancement of health care through the development process of drug therapies. Both the Research Institute and Research Park reside on well over 500 acres and expect to expand their facilities in the future.

Due to the above, as well as the continued success and growth of Lackland Air Force Base and Port San Antonio (discussed further in the Appendix), the Sector Planning

Team and community anticipate continued interest, continued growth, and more diverse economic opportunities in the Sector. The community wants to continue supporting the expansion of existing businesses and the establishment of future businesses and ensure they are compatible and sustainable with existing and developing residential areas.

Economic Development Goals and Strategies

Goal ED-1	*The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities*	
Strategies:	ED-1.1	Locate business offices near existing residential areas within the Sector
	ED-1.2	Provide opportunities for live/work locations
	ED-1.3	Stimulate and support increased activity of existing businesses
	ED-1.4	Continue to support the expansion of research institutes, including colleges, and medical facilities, data centers, cyber security facilities, and distribution centers
	ED-1.5	Continue to support Palo Alto and Northwest Vista Colleges' specialized training programs that serve the industries in the Sector

Goal ED-2	*Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities*	
Strategies:	ED-2.1	Revitalize existing older commercial nodes and corridors through existing economic and reinvestment programs, such as, but not limited to, Neighborhood Commercial Revitalization, Tax Increment Financing (TIF), and Corridor Overlay Districts
	ED-2.2	Coordinate funding for revitalization opportunities with Neighborhood and Sector plans
	ED-2.3	Design commercial nodes as town centers to promote the mix of activities for live, work, and play

	ED-2.4	Consider rezoning corridors and nodes to permit the mix of uses
	ED-2.5	Continue to manage the peak traffic periods along major corridors so that businesses are accessible

Goal ED-3	*The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods*	
Strategies:	ED-3.1	Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
	ED-3.2	Explore creating new tax increment reinvestment zones (TIRZ) adjacent to existing employment centers within Loop 410 in the Sector
	ED-3.3	Foster partnerships with businesses to promote the beautification and clean-up of existing neighborhoods, utilizing programs offered by, but not limited to, Keep San Antonio Beautiful and City of San Antonio Solid Waste Department
	ED-3.4	Continue to utilize/increase code enforcement and other programs to address crime and graffiti

Goal ED-4	*Infill and redevelopment opportunities are well planned and incentivized within Loop 410*	
Strategies:	ED-4.1	Encourage high quality site and building design and best management practices for new and existing developments
	ED-4.2	Utilize TIRZ and the Inner City Reinvestment/Infill Policy (ICRIP) to incentivize improvements to existing sites
	ED-4.3	Connect employment centers to bicycle and pedestrian paths
	ED-4.4	Encourage upgrades to existing infrastructure within Loop 410
	ED-4.5	Promote the burying of utility lines where feasible

Housing

Overview

Currently, there are approximately 88,467 housing units in the West/Southwest Sector. This represents 15% of all housing units in all Sectors (approximately 575,000 housing units total). The current housing stock is a mix of both single and multi-family housing. Single-family housing is the predominant housing type. Housing in the eastern portion of the Sector is generally older than housing in the western portion where the bulk of the new homes are being constructed.

Population projections by the MPO indicate an increase in Bexar County of approximately 200,000 households by 2035 (500,000 people and approximately 2.6 people per household). It is reasonable to assume that the West/Southwest Sector will attract a large portion of those new households. The goals and strategies reflect a desire for a diverse housing stock in the West/Southwest Sector to provide options for future residents.

The 2008 median housing value was approximately $137,138 compared to an average $145,313 in all Sectors combined. The strategies suggest a need for a housing stock with varied price ranges.

The West/Southwest Sector Land Use Plan encourages a variety of housing densities such as high (less than 1/2 acre which necessitates central water and sewer) and large lot (greater than 1/2 acre in rural areas and greater than 10 acres in agricultural and farm areas). In addition to large lot housing, another option is conservation subdivisions, which include dense housing nodes with dedicated open space. This option, for those who choose it, balances the best of urban living with natural beauty.

Lastly, as is vital in all Sectors of our region, sustainable building of new and existing housing is emphasized in the strategies. Also, as is important to all Sectors, encouraging the use of housing affordability and repair programs offered by the City and the County can be very useful to maintain a high quality housing stock for current and future residents of the area.

Housing Goals and Strategies

Goal HOU-1	*Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan*	
Strategies:	HOU-1.1	Promote quality design and construction for new housing
	HOU-1.2	Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
	HOU-1.3	Preserve rural homesteads as part of the mix of housing choices
	HOU-1.4	Encourage quality housing for senior citizens

Goal HOU-2	*New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments*	
Strategies:	HOU-2.1	Provide multi-modal connections between new residential developments and existing community facilities
	HOU-2.2	Encourage business and property owners to utilize the incentives offered for inner city reinvestment and infill development
	HOU-2.3	Work with SAWS, CPS Energy, Bexar County, CoSA Public Works, and CoSA CIMS to upgrade existing infrastructure
	HOU-2.4	Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

Goal HOU-3	*Housing is well maintained to help ensure the long-term viability of neighborhoods*	
Strategies:	HOU-3.1	Re-invest in existing residential neighborhoods
	HOU-3.2	Increase and promote services to help low-income property owners complete minor home repairs and bring properties up to code
	HOU-3.3	Increase code enforcement where needed

Goal HOU-4	*New and existing housing incorporates green building technology to improve energy efficiency and reduce resource consumption*	
Strategies:	HOU-4.1	Promote the use of sustainable building concepts and best management practices in the siting and construction of houses to take advantage of conditions such as wind patterns, sun exposure, etc.
	HOU-4.2	Encourage new homes and new housing developments to be LEED and LEED ND certified and homeowners to participate in San Antonio's Green Building program sponsored by Build San Antonio Green
	HOU-4.3	Continue to provide incentives that encourage homeowners to improve their homes with green technology
	HOU-4.4	Continue to promote and support SAWS and other water providers' conservation programs to improve water use efficiency
	HOU-4.5	Encourage xeriscaping, the planting of native species, and the use of water harvesting systems to reduce water use
	HOU-4.6	Promote the re-use of materials

Education

Overview

A successful educational system comprised of primary, secondary, and post-secondary opportunities will support and compliment the professional and technical demands of the West/Southwest Sector and regional employers. The Sector is served by a variety of educational and training opportunities. School districts represented in the Sector include Edgewood ISD, Harlandale ISD, Lackland ISD, Medina Valley ISD, North Side ISD, San Antonio ISD, South San ISD, and South West ISD. Additionally, St. Mary's University, Northwest Vista College, and Palo Alto College are located within the Sector area and provide vocational training and post-secondary educational opportunities.

While a strong public school system and educational opportunities are a priority, stakeholders also recognize the importance of creating educational partnerships within the Sector. A successful institutional partnership will promote the collaboration of public and private resources with community facilities, workforce development training, and the business community. These partnerships will also support the expansion of educational services and opportunities within the Sector. Further, an emphasis on affordable workforce development and training will encourage additional business investments in the community while attracting growing and emerging industries.

Maintaining and improving infrastructure near schools is also prioritized. Capital improvements and other maintenance projects located near schools should be prioritized to provide safe and unobstructed routes to the schools and institutions. These projects should also maintain compatibility with the existing character of adjacent and surrounding neighborhoods.

Education Goals and Strategies

Goal EDU-1	*Strong public schools and educational partnerships exist in the West/Southwest Sector*	
Strategies:	EDU-1.1	Encourage the various independent school districts to site: elementary schools within residential neighborhoods within walking distance; middle schools at the periphery of residential neighborhoods where they are served by a collector street and bicycle networks; and high schools on the edge of residential neighborhoods, in locations served by a collector or arterial street, transit service, and pedestrian and bicycle networks
	EDU-1.2	Expand collaboration among educational partners, such as local school districts, private education organizations, the San Antonio Public Library System, YMCA, surrounding cities, Bexar County, and Medina County to serve youth with after-school programs, extended day care programs, day camps, and educational opportunities
	EDU-1.3	Promote the accessibility of affordable educational experiences, receiving skills certification, earning a high school diploma and graduating with a college degree

Goal EDU-2	*Educational and community facilities are designed to be shared by students and non-students*	
Strategies:	EDU-2.1	Encourage the sharing of school facilities by promoting partnerships between various entities
	EDU-2.2	Support and encourage adaptive reuse of existing buildings for community and educational purposes
	EDU-2.3	Offer continuing education opportunities at school facilities for general and life-long learning

Goal EDU-3	*Capital improvement and maintenance projects located near schools are prioritized*	
Strategies:	EDU-3.1	Provide safe and accessible routes to schools
	EDU-3.2	Promote and improve bike lanes and sidewalks throughout the neighborhoods

Goal EDU-4	*University and college campuses expand to serve future populations while maintaining compatibility with adjacent neighborhoods*

EDU-4.1 Support appropriate development and redevelopment efforts around the university and colleges

EDU-4.2 Encourage multi-modal transportation accessibility to the university and colleges

EDU-4.3 Promote the establishment of Alamo Colleges' satellite campuses where appropriate

Goal EDU-5	*Quality and affordable workforce development and vocational training are encouraged and accessible*

EDU-5.1 Focus workforce development and training programs on growing and emerging industries

EDU-5.2 Foster partnerships among the business community and educational institutions for workforce development efforts

EDU-5.3 Promote vocational training programs with recognized certifications and transferable college credits

Community Services

Overview

The Community Services section includes the discussion of public safety, health care, and other services within the West/Southwest Sector. Collectively, these facilities provide the foundation for a high quality of life for West/Southwest Sector residents, workers, and visitors.

Stakeholders have identified the need to promote health care services and facilities within the Sector area. Specifically, residents in rural areas experience a deficiency in medical and health provider services. Promoting affordable health care facilities within the Sector and encouraging more providers to locate in rural areas will provide additional health care opportunities to underserved areas of the Sector.

The City of San Antonio operates eight fire stations within the City limits of the West/Southwest Sector. Five volunteer fire stations serve the remainder of the Sector located in the extraterritorial jurisdiction (ETJ). An efficient level of service for emergency responses is important to growing areas within the Sector. Encouraging new facilities to be built near high growth areas, providing an improved level of service and response time, and educating residents on the various emergency service options in the urban and rural areas are important community service goals for the Sector.

Libraries and community gathering sites are also important assets to the West/Southwest Sector area. New facilities should be conveniently located and accessible to all residents and youth oriented community centers should be promoted and prioritized. Sector stakeholders also support the continued implementation of the San Antonio Bicycle Master Plan and Linear Greenways program that offer bicycle route connectivity to neighborhoods and community facilities.

Locating satellite animal care facilities, constructing new off-leash dog parks in existing and/or new park facilities, and promoting responsible pet ownership is important to the welfare of the Sector. Additional facilities and possible modifications to existing parks and facilities will help to address animal control issues within the West/Southwest Sector.

Community Services Goals and Strategies

Goal COM-1	*A network of quality, affordable health care services and facilities is conveniently located and available to all residents*	
Strategies:	COM-1.1	*Encourage the establishment of additional affordable health care providers in the area*
	COM-1.2	Provide additional medical services in rural areas and extend services where needed
	COM-1.3	Continue to support University Health System Trauma Services located in the Medical Center and used by the most critically-injured patients from Bexar and surrounding counties

Goal COM-2	*Police and emergency services provide an efficient level of service*	
Strategies:	COM-2.1	Continue to address and evaluate the need for additional emergency facilities and services near high growth areas
	COM-2.2	Provide adequate level of police and emergency services for urban and rural residents (response times will vary due to distances traveled by emergency vehicles)
	COM-2.3	Educate residents on the differences between emergency service providers in urban and rural areas
	COM-2.4	Organize farm owners associations for mutual aid in case of emergencies

Goal COM-3	*A variety of community gathering sites are conveniently located and accessible to all residents*	
Strategies:	COM-3.1	Locate new community gathering sites, such as libraries and community centers, near existing neighborhoods
	COM-3.2	Promote and increase the number of youth-oriented community centers and programs
	COM-3.3	Continue to implement San Antonio's Bicycle Master Plan and the Linear Greenways program to connect people on bikes with neighborhoods and community facilities
	COM-3.4	Encourage more farmers markets and community gardens

Goal COM-4	*Responsible pet ownership and animal care services are promoted*	
Strategies:	COM-4.1	*Encourage education programs that emphasize responsible pet ownership*
	COM-4.2	Construct new off-leash dog parks in existing and/or new park facilities
	COM-4.3	Consider locating a satellite animal care facility in the northern part of the Sector near an accessible, visible area
	COM-4.4	Continue to enforce compliance with Chapter 5, Animals, of the City Code
	COM-4.5	Continue to promote low cost / no cost spay and neutering services

Goal COM-5	*Brush and bulky items are disposed of properly and regularly*	
Strategies:	COM-5.1	Encourage access to affordable disposal services to help discourage illegal dumping
	COM-5.2	Promote monitoring of illegal dumping
	COM-5.3	Continue to implement code enforcement for illegal dumping

Parks and Natural Resources

Overview

The West/Southwest Sector has very unique natural features. One of the most important features found within the Sector is the Edwards Aquifer Recharge Zone, which is partially located in the northern portion of the Sector. The Edwards Aquifer supplies the majority of San Antonio residents with drinking water. West/Southwest Sector stakeholders expressed the need to preserve the Edwards Aquifer to ensure that there is an adequate and healthy supply of water for current and future residents of San Antonio.

The Edwards Aquifer is located underneath the Edwards Plateau. The Plateau exhibits a range of topographical relief causing very steep slopes. Developing on steep slopes is typically more costly than in lower sloped areas. Development must be built in a sensitive manner to integrate it within the natural environment as well as making it structurally sound.

The landscape of the Edwards Plateau is ideal habitat for several federally listed threatened and endangered species in Bexar County. Endangered species known to exist in the area, including the northern part of the Sector, include two small song birds, the Golden-cheeked Warbler and the Black-capped Vireo, six endangered plant species, and nine karst invertebrates often referred to as "cave bugs". The main threat to endangered species is loss of habitat. Bexar County and the City are working on a regional habitat conservation plan, known as the Southern Edwards Plateau Habitat Conservation Plan, to balance the conservation needs of rare plants and animals with the demand for economic growth and development.

The West/Southwest Sector contains over 200 creeks, which correspond to a number of floodplains. San Antonio has a history of flooding. Floodplain areas are particularly prone to serious flooding during rainfall events. A major cause of floods is impervious cover, which impedes rainwater from draining into the ground causing it to run across surfaces and pool in low lying areas. There are approximately 32 low lying areas just within the City limits of the Sector alone. Stakeholders expressed a strong desire to protect floodplains through best management practices.

Approximately 40 established parks are located or partially located within the Sector. The largest park for the Sector is Government Canyon State Natural Area. The Canyon is a highly sensitive ecosystem, providing habitat for wildlife species and protection for the Edwards Aquifer. The Canyon also provides wonderful recreational opportunities for residents. The Leon Creek Greenway, comprised of approximately 17 miles of trail, is partially within the Sector and provides multi-use recreational trails to San Antonio residents. Parks and open space provide recreational opportunities to residents, provide connections and trails to area destinations, and provide protection for sensitive environmental features.

Parks and Natural Resources Goals and Strategies

Goal NR-1	*Floodplains, watersheds, steep slopes and hill tops, viewsheds, wildlife habitat, open spaces, and natural features are protected, preserved, and managed*	
Strategies:	NR-1.1	Develop a strategic natural resource protection plan for the Sector that encompasses the items listed in the goal
	NR-1.2	Encourage the preservation of large tracts of land and/or cluster development or utilize conservation easements
	NR-1.3	Incorporate creeks with parks and open space whenever possible to help protect the creeks and floodplains as well as to provide linear connectivity
	NR-1.4	Coordinate with multiple agencies to incentivize maintenance of natural areas
	NR-1.5	Preserve floodplains and wildlife habitat
	NR-1.6	Expand Government Canyon State Natural Area, provide a buffer around it for appropriate development, and encourage the purchase of conservation easements on land around Government Canyon
	NR-1.7	Support the City's tree ordinance to enhance the tree canopy
	NR-1.8	Explore the establishment of parks within the Country Tier and within existing floodplains

Goal NR-2	*Edwards Aquifer Recharge and Contributing Zones and other groundwater sources are protected*	
Strategies:	NR-2.1	Utilize best management practices on construction sites to preserve water quality
	NR-2.2	Encourage cluster developments and conservation subdivisions
	NR-2.3	Continue working with and implementing programs of the Texas Commission on Environmental Quality (TCEQ) to prevent non-point (i.e. water runoff, precipitation, drainage, etc.) source pollution
	NR-2.4	Encourage property owners to maintain existing septic tanks and water wells
	NR-2.5	Consider increasing the amount of land required for septic tanks
	NR-2.6	Discourage blasting of limestone over the Aquifer

	NR-2.7	Enhance San Antonio Water System's (SAWS) public education campaign regarding residential landscaping, which will help reduce runoff and improve water quality

Goal NR-3	*Parks are located within a reasonable walking distance (10-20 minutes) from every neighborhood within an urbanized area*

Strategies:	NR-3.1	Identify locations for future parks and open space and encourage / incentivize land donations for them
	NR-3.2	Encourage the development of regional parks within the rural areas of the Sector
	NR-3.3	Ensure new residential developments provide green space for the residents
	NR-3.4	Explore opportunities to acquire land for pocket parks within existing neighborhoods or between neighborhoods that do not have a park within close proximity
	NR-3.5	Adequately maintain parks to assure safety, accessibility, and security as well as expand existing parks as appropriate
	NR-3.6	Include additional recreational uses within neighborhood and community parks, such as playgrounds, tennis courts, jogging trails, and picnic pavilions
	NR-3.7	Explore the use of drainage rights of way to provide for safe pathways to parks as well as installing sidewalks and street lights where needed
	NR-3.8	Continue to follow the Parks and Recreation Department's System Strategic Plan (2006-2016), San Antonio River Authority's (SARA) San Antonio River Basin Plan for Nature-Based Resources, and SARA's watershed master plans

Goal NR-4	*Linear Greenways Program continues to expand and connect communities*	
Strategies:	NR-4.1	Continue to provide funding for the purchase of land along creeks and for the construction, maintenance, and security of hike/bike trails along creeks
	NR-4.2	Move forward to acquire land and design/construct trail projects to extend the Leon Creek Greenway Project
	NR-4.3	Support and fund the Westside Creeks Restoration Project
	NR-4.4	Explore the use of utility easements to provide trails between greenways so that all linear greenways connect
	NR-4.5	Implement a maintenance schedule program of existing linear greenways
	NR-4.6	Promote linear greenways as bicycle and pedestrian pathways, to keep citizens active, and to reduce illegal dumping in creeks

Goal NR-5	*Dark skies are protected to support Lackland's training missions and to decrease light pollution*	
Strategies:	NR-5.1	Apply the lighting overlay zoning district around Lackland AFB and Lackland Annex
	NR-5.2	Require new commercial and residential developments to utilize low intensity and down-shielded lighting
	NR-5.3	Retrofit street lights to down-shielded light fixtures
	NR-5.4	Encourage retrofitting commercial property lights to down-shielded light fixtures

Land Use, Urban Design, and Historic Preservation

Overview

The West/Southwest Sector includes some of the largest and fastest growing neighborhoods, commercial nodes, and employment centers in the region. The prairies and gently rolling hills found within the West/Southwest Sector have made this part of the San Antonio metropolitan area a desirable location for expansive single-family residential neighborhoods, vast corporate and institutional campuses, destination hotels and resorts, and full-service retail centers. This diversity of uses and the sheer magnitude of expected future development in the West/Southwest Sector necessitates careful land use planning and thoughtful urban design. As the developed area continues to grow and extend further from the central city, it becomes even more important to guide development to areas where it is desired. By guiding growth to areas where it is desired, we can protect environmentally sensitive areas, preserve land for agricultural production, and enhance quality of life while also providing opportunities for the growth and expansion of our economic engines. Planning for quality design is just as important as planning for the use of land. As density and population increases, so to does the importance of context-sensitive urban design to ensure the long-term viability of the places where we live, work, and play.

151/410 Mixed Use Center

Example of weaving the old with the new. Town Center(1/4 mile, 100acres) with mixed use pedestrian oriented development with pedestrian linkage to existing neighborhoods, schools and open spaces.

The West/Southwest Sector Plan promotes the concept and development of pedestrian oriented nodes at roadway intersections. Pedestrian oriented nodes offer dense and compact polycentric development patterns. These patterns create walkable, mixed-use environments. One of the primary reasons for promoting pedestrian oriented nodes is to assist in the revitalization and redevelopment of deteriorating, under-utilized transportation corridors and obsolete commercial centers. The figure to the left provides an example of a location where pedestrian oriented node development patterns can be utilized.

The land use and urban design goals focus on: creating a land use pattern that emphasizes compatibility between uses and protects neighborhoods and businesses from incompatible uses; promoting healthy lifestyles through the design of the built environment; creating dynamic mixed-use commercial nodes; preserving scenic corridors; protecting established farms and ranches; preserving historic sites and buildings; and maintaining the character of our rural communities. Each goal includes a set of strategies that articulate some of the actions required to achieve the desired outcomes.

Land Use, Urban Design, and Historic Preservation Goals and Strategies

Goal LU-1	*Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses*

Strategies:

LU-1.1 Limit encroachment of commercial uses into established low-density residential areas

LU-1.2 Limit the encroachment of residential uses into established agricultural and industrial areas when the establishment of new residential uses would interfere with the operation of existing or planned agricultural or industrial uses

LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby

LU-1.4 Allow for greater densities in neighborhoods adjacent or proximate to existing and planned activity centers and pedestrian oriented commercial nodes. Density should decrease as the distance from the activity center increases

LU-1.5 Utilize pedestrian shed analysis to determine the full extent of activity centers and upgrade infrastructure within activity centers to support greater density, increase walkability, and increase transit ridership

Goal LU-2	*The built environment of neighborhoods and communities encourage and facilitate healthy lifestyles*

Strategies:

LU-2.1 Ensure that residents in urban, suburban, and rural areas have access to healthy, affordable foods and restaurants

LU-2.2 Encourage the establishment of community gardens, farmers markets, and open space for access to locally grown vegetables and opportunities for recreational activities

LU-2.3 Provide accessible pedestrian routes to and from daily destinations, such as neighborhood parks, local convenience stores, and neighborhood schools/libraries

Goal LU-3	*Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community*

Strategies:

LU-3.1 Consider re-zoning corridors in accordance with the West/Southwest Sector Land Use Plan

LU-3.2 Consider the creation of corridor plans for all major corridors within the Sector, such as, but not limited to, Culebra, Potranco, Talley, Highway 90, and Highway 211

LU-3.3 Support the use of the special zoning districts (e.g. form based zoning district and mixed-use district) and other innovative development and land use planning tools to enhance corridors and create pedestrian oriented nodes

LU-3.4 Retrofit the streetscape on existing corridors to add street trees, wide sidewalks, planting strips (between the sidewalks and vehicle travel lanes), and dedicated bike lanes as appropriate

Goal LU-4	*Scenic transportation corridors are identified and protected to preserve their cultural, aesthetic, and natural value*

Strategies:

LU-4.1 Continue to identify high-value scenic, metropolitan, and gateway transportation corridors

LU-4.2 Develop context-sensitive site and building design standards for new construction in cooperation with property owners and area stakeholders

LU-4.3 Establish working groups with representatives from local municipalities, counties, and the state to preserve corridors that cross through multiple jurisdictions

Goal LU-5	*Pedestrians are provided safe and accessible routes*

Strategies:

LU-5.1 Develop pedestrian route designs specific to urban, suburban, and rural areas that are responsive to the different ways that pedestrian routes are used

LU-5.2 Separate sidewalks from vehicle travel lanes on major arterials with a planting strip or parking lane to protect pedestrians from high-speed vehicular traffic

Goal LU-6	*Tools are developed and strategies implemented so that established farms/ ranches can be preserved*

Strategies:

- LU-6.1 Support "buy local" initiatives that increase demand for locally grown foods and support local farmers and food producers
- LU-6.2 Establish and support programs that teach younger generations about the importance of food production and help them begin careers in farming and ranching
- LU-6.3 Support initiatives that protect food producers from encroachment by new development
- LU-6.4 Offer incentives/development credits to landowners and developers through programs such as transfer of development rights to help preserve working farms and ranches
- LU-6.5 Incentivize infill development in urban and suburban areas to lessen development pressure on agricultural areas

Goal LU-7	*Historic sites and structures are rehabilitated, maintained, preserved, and utilized to promote the area's character for years to come*

Strategies:

- LU-7.1 Provide incentives to encourage historic preservation and re-use
- LU-7.2 Focus on programs that identify potential buyers / users of historic structures and sites and connect them with willing sellers / leasers
- LU-7.3 Incorporate historic sites / structures into local marketing campaigns (i.e. chamber of commerce, tourism board) to emphasize the history, heritage, and culture of the West/Southwest Sector

Goal LU-8	*Established rural communities maintain their rural character*

Strategies:

- LU-8.1 Maintain very low density in the far northwest and southwest parts of the ETJ and unincorporated areas, include the use of conservation subdivisions to balance development with the preservation of open space
- LU-8.2 Encourage context sensitive roadway design in rural areas
- LU-8.3 Incentivize higher density development to be located within Loop 410

Tiers and Centers are the Land Use Components of the West/ Southwest Sector Land Use Plan

The West/Southwest Sector Land Use Plan has been prepared based on the concept of Centers and Tiers. The intent of this concept is to allow for a range of compatible residential and non-residential uses within each Tier and Center. Tiers and Centers allow for a range of appropriate densities and intensities that can achieve compatibility and respond to market opportunities. Each Center and Tier utilized within the Sector Land Use Plan considers the character of the existing land use pattern, existing and proposed transportation networks, and the presence of environmental resources.

The overview of each Center and Tier and its land use guidance is presented below. There are seven Tiers, five Centers and one Overlay. The "related zoning districts" within the descriptions of each Tier and Center are those that best meet the land use descriptions for that specific Tier or Center. Special zoning districts such as MXP, IDZ, TOD, ED, AE, PUD, FBZD, etc. may have a broad range of applicability within the Sector. Requests for these special districts should be evaluated on a case by case basis. Generally, lower density or intensity uses may be accommodated in most Tiers and Centers although they are not listed as a related zoning district.

Tiers	Centers	Overlay
Natural Tier	Mixed Use Center	Military Influence Overlay Area
Country Tier	Regional Center	
Rural Estate Tier	Specialized Center	
Suburban Tier	Civic Center	
General Urban Tier	Military Center	
Urban Core Tier		
Agribusiness Tier		

Natural Tier

RESIDENTIAL: None

NON-RESIDENTIAL: Limited
Generally: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses

RELATED ZONING DISTRICTS:
RP, G

SUMMARY: *The Natural Tier includes parks, designated natural areas, and recreational areas. It is dispersed throughout the entire Sector in a pattern that acknowledges the natural drainage system and adjacent parks and open spaces, and provides opportunities for active and passive recreation.*

Country Tier

RESIDENTIAL: Rural Homestead
Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres.

NON-RESIDENTIAL: Agriculture, Commercial
Generally: Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate

RELATED ZONING DISTRICTS:
RP, FR

LOCATION: Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.

Rural Estate Tier

RESIDENTIAL: Low Density Residential Estate

Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL: Neighborhood Commercial

Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate

RELATED ZONING DISTRICTS:

RP, RE, R-20, O-1, NC, C-1, RD

LOCATION: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Suburban Tier

RESIDENTIAL: Low to Medium Density

Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

NON-RESIDENTIAL: Neighborhood and Community Commercial

Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

RELATED ZONING DISTRICTS:

NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Suburban Tier *(continued)*

LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

General Urban Tier

RESIDENTIAL: Medium to High Density

Generally: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

NON-RESIDENTIAL: Community Commercial

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

RELATED ZONING DISTRICTS:

R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Urban Core Tier

RESIDENTIAL / NON-RESIDENTIAL: Mixed Use

Generally: High density detached, attached multi-family such as mid to high rise apartment buildings, lofts, condos. Mixed use blocks and buildings with a high concentration of attached office, hotels, and retail / services in mid to high rise buildings are appropriate

RELATED ZONING DISTRICTS:

D, FBZD, TOD, MXD, MPCD

LOCATION: The Urban Core serves a mix of residential and commercial uses. The compatibility of these uses in a dense urban environment is dependent upon the urban design of the buildings and the public realm. The street pattern should be conducive to pedestrians, bikes, cars, and have appropriate access for commercial vehicles. In this environment, the form of the development takes precedence over the location of the use.

Agribusiness Tier

RESIDENTIAL: Farm Homestead

Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses. Farm worker housing is appropriate.

NON-RESIDENTIAL: Agriculture and Light Industry

Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate

RELATED ZONING DISTRICTS:

FR, I-1, MI-1, BP, L, RP

LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials.

Mixed Use Center

RESIDENTIAL: Very High Density
Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Community Commercial, Office, Mixed Use
Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses

RELATED ZONING DISTRICTS:
MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

LOCATION: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

Regional Center

RESIDENTIAL: High Density
Generally: Attached single family and multi-family housing; Mid-High rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Regional Commercial, Office
Generally: "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

Regional Center *(continued)*

RELATED ZONING DISTRICTS:
MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and bicycles should be able to travel safely within the development. Transit is encouraged.

Specialized Center

RESIDENTIAL: None

NON-RESIDENTIAL: Heavy Industrial, Business / Office Park
Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

RELATED ZONING DISTRICTS:
0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

LOCATION: Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Civic Center

RESIDENTIAL:
Generally: Dormitories and/or student housing

NON-RESIDENTIAL: Office, Educational, Governmental, Religious
Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations

Military Center

RESIDENTIAL:
Generally: Permanent or temporary housing for military personnel and civilians on military installations

NON-RESIDENTIAL:
Generally: Federal or state military installations and uses associated with military readiness and related military services and offices

RELATED ZONING DISTRICT: MR

Military Influence Overlay Area

RESIDENTIAL:
Generally: See Military Compatibility goals and strategies

NON-RESIDENTIAL:
Generally: See Military Compatibility goals and strategies

RELATED ZONING DISTRICTS: MAOZ, MLOD, MSAO

West/Southwest Sector Plan Amendments

The West/Southwest Sector Plan has been prepared to address the needs of the Planning Area, existing development pattern, considerations of the natural environment, and opportunities for growth over the next five to ten years. As such, physical, market and development conditions will continue to evolve within the Planning Area. Over the next five to ten years, any of these variables are expected to undergo any number of changes and can result in plan amendments. Amendments should only be considered after careful review of the request, findings of fact in support of the request, and a public hearing by the Planning Commission and City Council.

The required findings of fact should include, but may not be limited to:

- *The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.*
- *The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.*
- *The amendment must uphold the vision for the future of the West/ Southwest Sector Plan.*
- *The amendment will not adversely impact a portion of, or the entire Planning Area by:*
    - *Significantly altering acceptable existing land use patterns, especially in established neighborhoods.*
    - *Affecting the existing character (i.e., visual, physical and functional) of the immediate area.*
    - *Creating activities that are not compatible with adjacent neighboring uses and, particularly, the mission of Lackland AFB.*
    - *Significantly alter recreational amenities such as open space, parks, and trails.*

It shall be the burden of the party requesting the amendment to prove that the change constitutes an improvement to the West/ Southwest Sector Plan and that all its goals and strategies have been met under the proposed amendment.

Figure 3-1: Land Use Plan

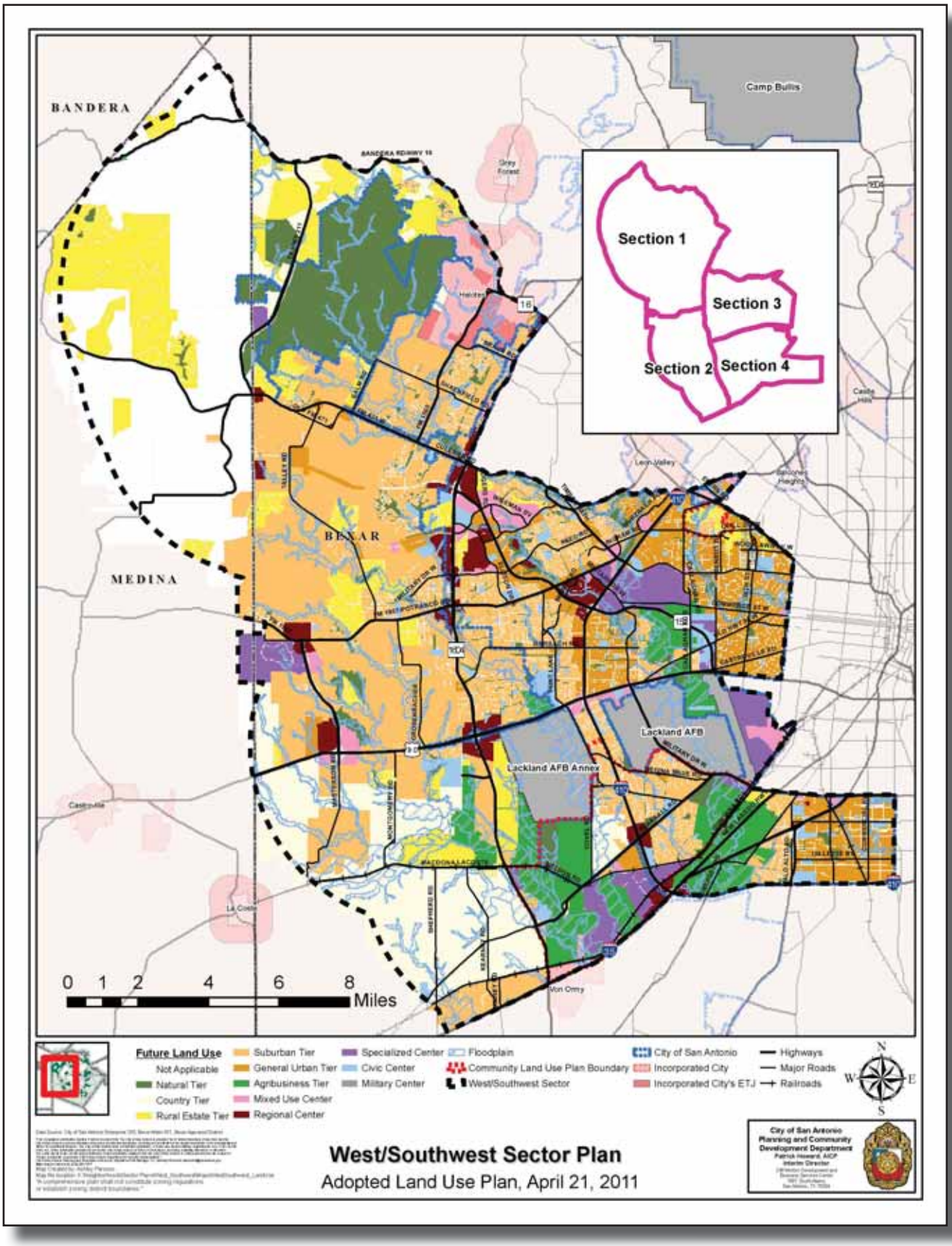


Figure 3-2: Section 1 of Land Use Plan

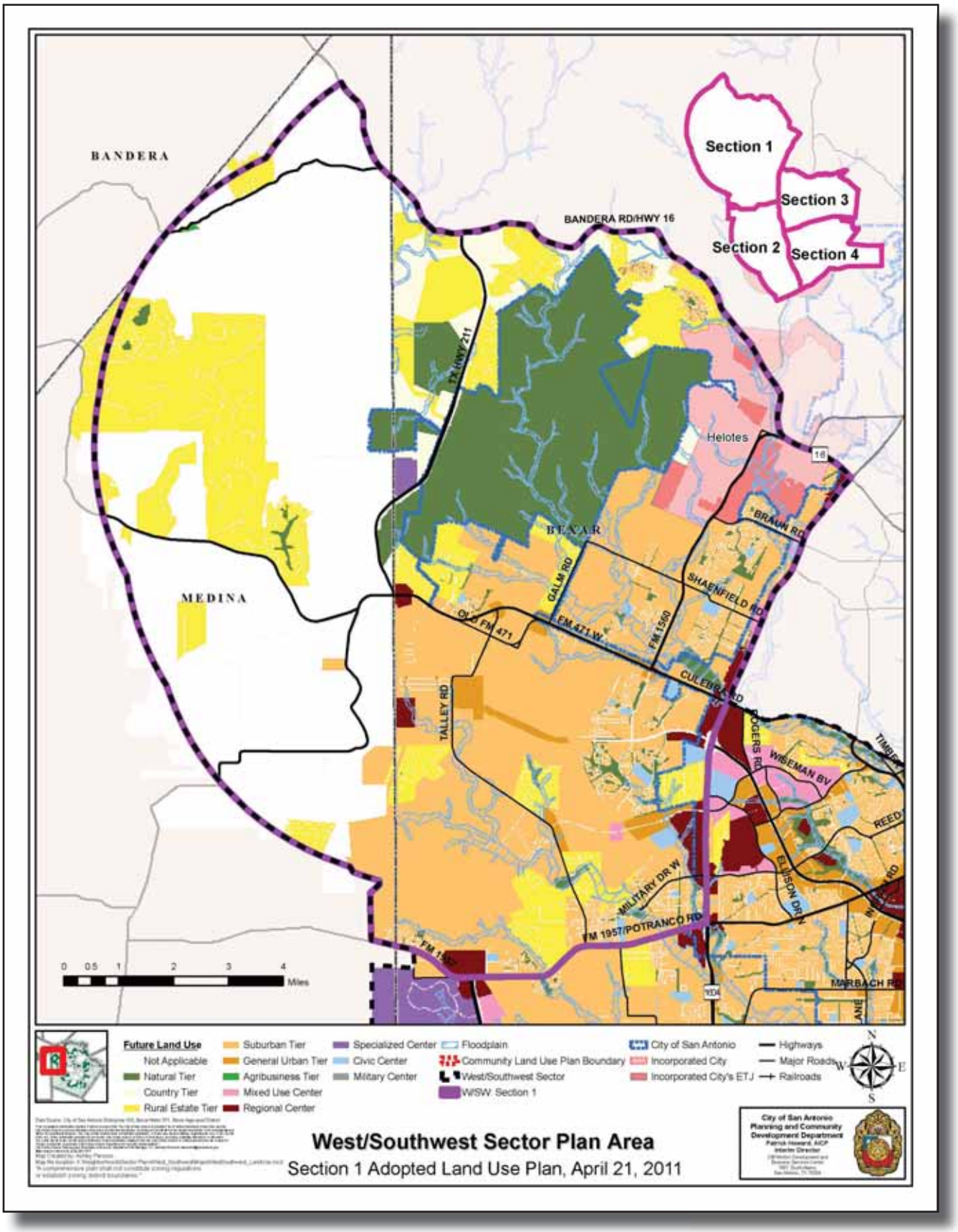


Figure 3-3: Section 2 of Land Use Plan

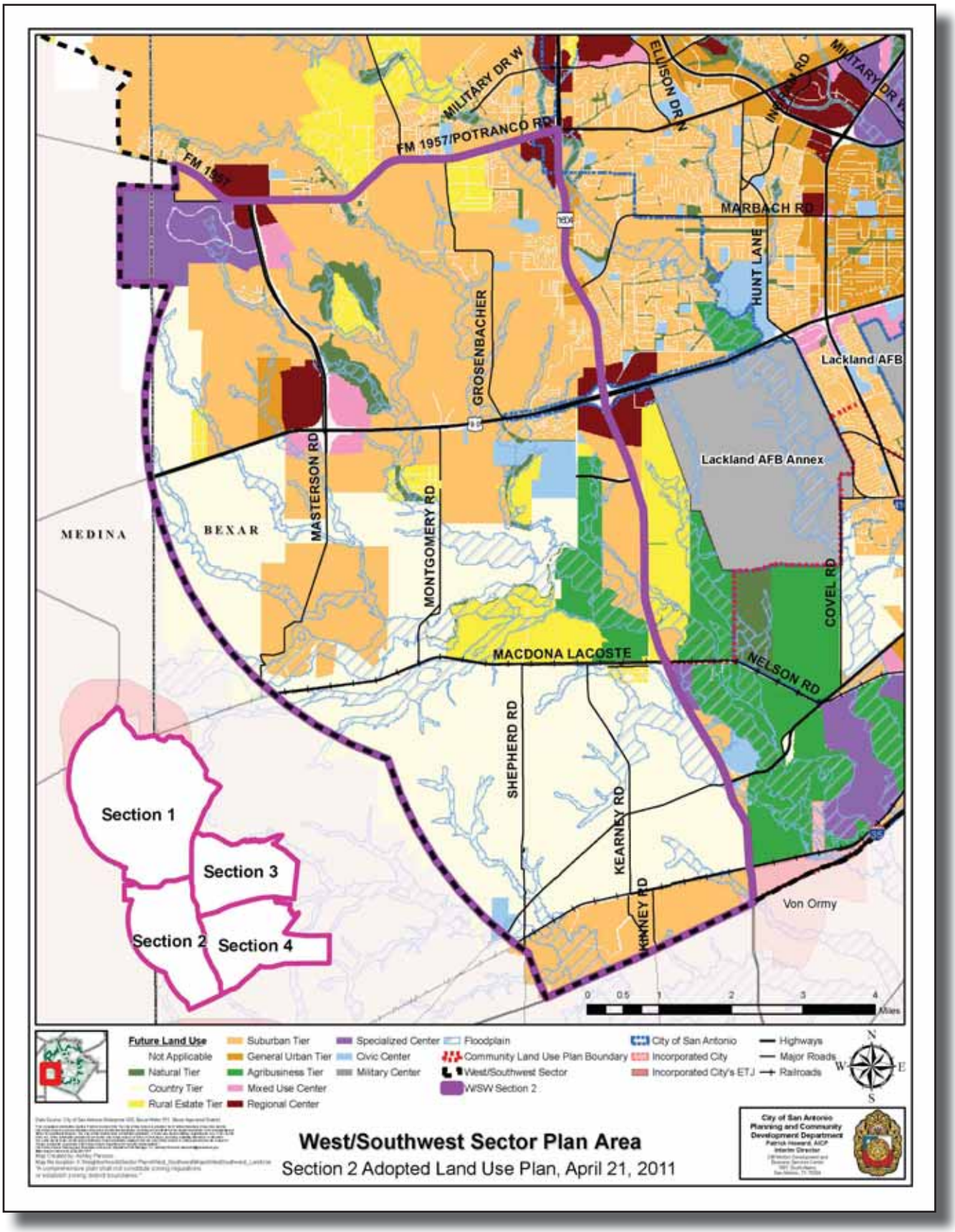


Figure 3-4: Section 3 of Land Use Plan

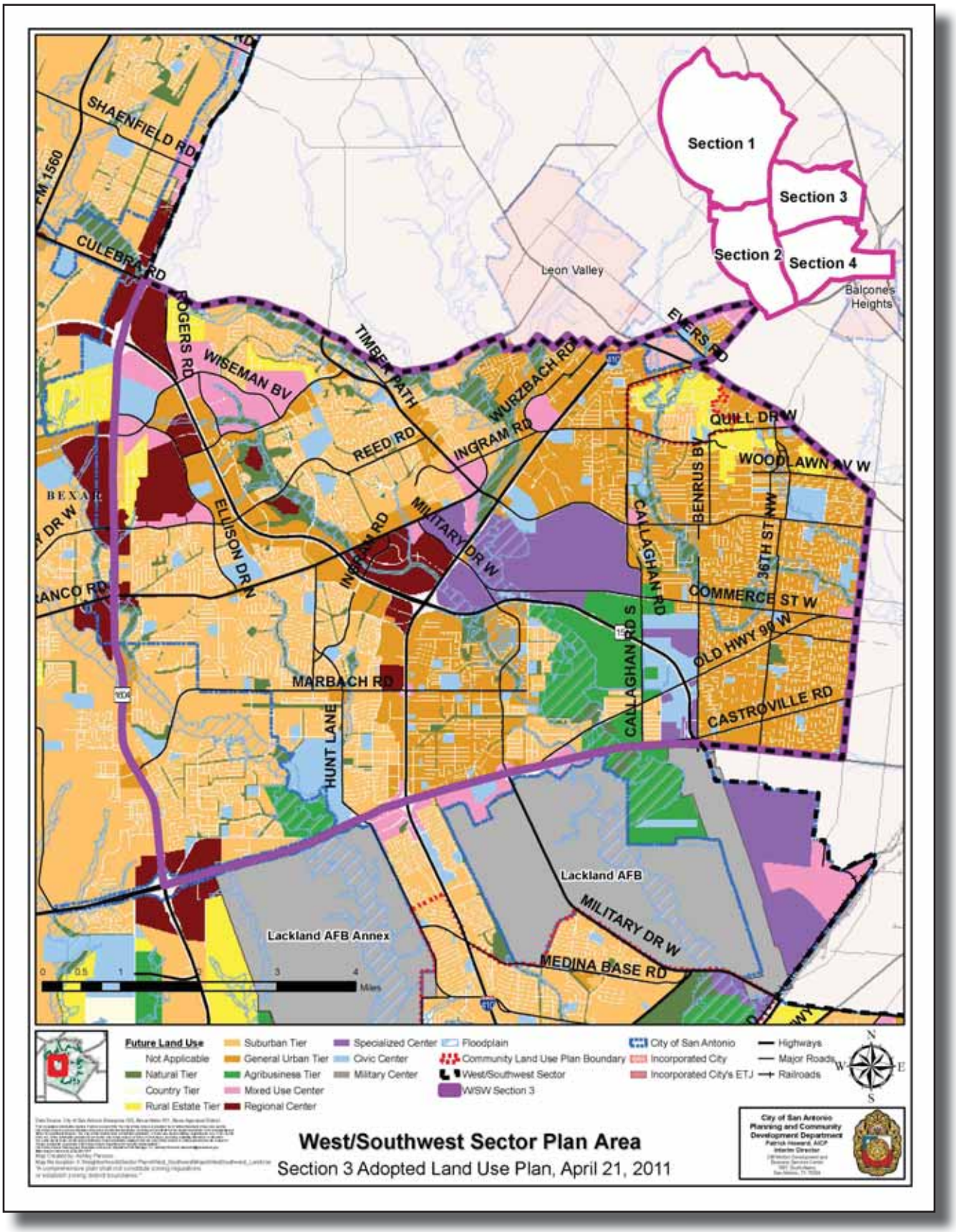
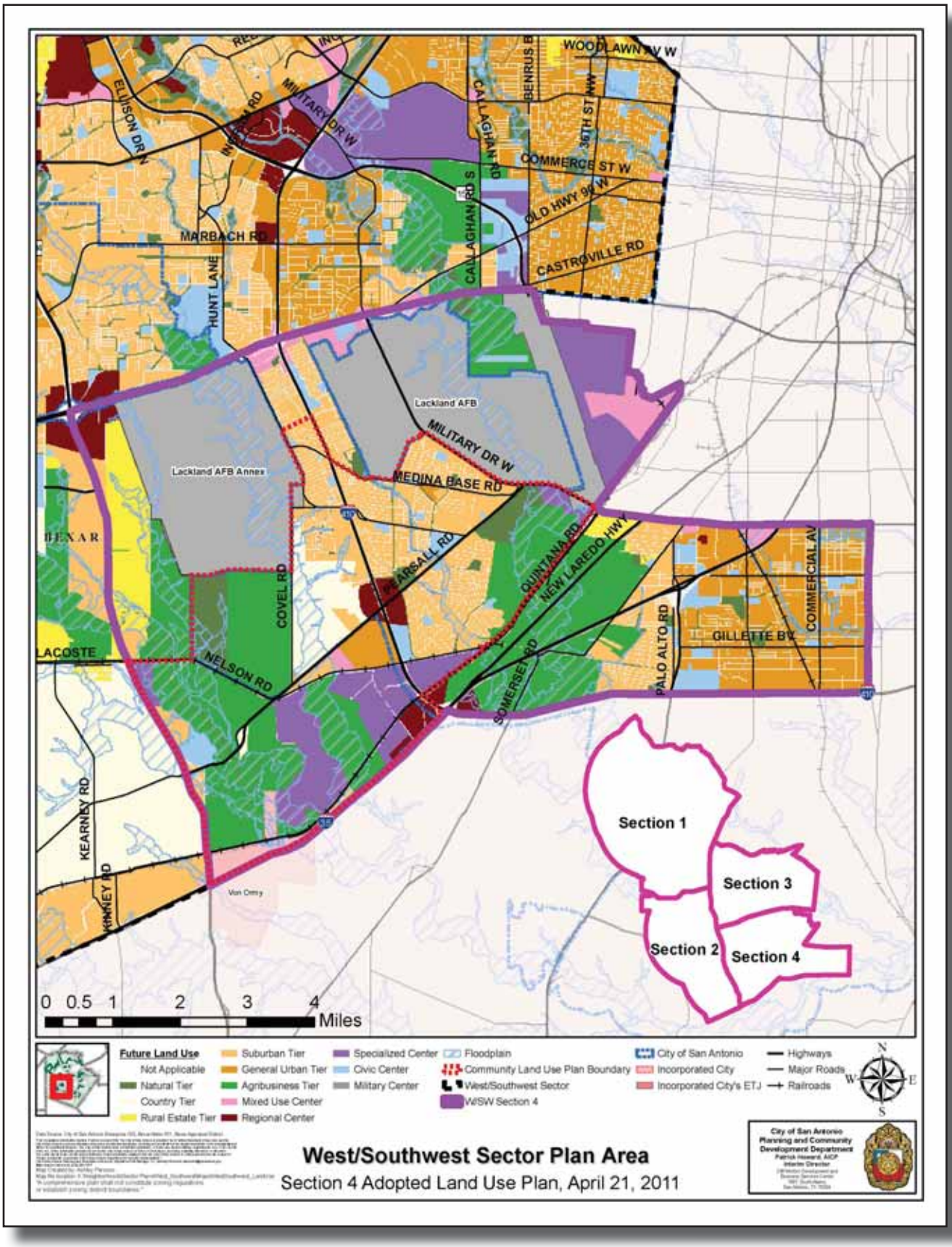


Figure 3-5: Section 4 of Land Use Plan



Military Compatibility

Overview

Lackland Air Force Base (AFB) is located in the southern portion of the West/Southwest Sector Plan area. The base serves as the only site for enlisted air force basic military training. The base offers professional, technical skills, and English language training for members of the U.S. Air Force, other military services, government agencies, and allies. The Lackland training functions graduate more than 80,000 students annually and major tenants include the Air Reserve Command's 433rd Airlift Wing, the Texas Air National Guard 149th Fighter Wing, the 59th Medical Wing, the Air Force Intelligence, Surveillance and Reconnaissance Agency, and the 67th Network Warfare Wing.

While neighboring Kelly Air Force Base closed as a result of Base Realignment and Closure (BRAC) actions, the Air Force retained use of the runway, portions of the apron east of the runway, and taxiways and aprons west of the runway now known as the Kelly Field Annex. This is generally bound by Leon Creek and Military Drive to the southwest, the industrial area of the former Kelly AFB to the east, Highway 90 to the north, and Lackland AFB to the west.

The Air Force and Port San Antonio jointly utilize the Kelly Field runway for military and commercial airfield operations. On Port San Antonio, the Air Force continues to lease over 2.8 million square feet of space as part of a BRAC lease back footprint covering over 270 acres of Port San Antonio property. This area comprises approximately 14.5 percent of the developable property at the Port. Approximately 3,900 Air Force and other Department of Defense employees will work on Port San Antonio once the Air Force completes several improvements to the Port.

Growth is occurring in and around Lackland AFB due to ongoing BRAC actions and other Air Force organizational decisions. Recent projects on the installation include a C-5 training facility, Security Forces technical training facilities, new technical training and permanent dormitories, a military working dog hospital, and a telecommunications facility. Lackland AFB is gaining 1,131 new personnel due to BRAC and 940 new personnel from mission realignments.

San Antonio and its surrounding communities have experienced significant population growth in recent years, particularly north of downtown. However, several trends and new projects indicate the probability of increasing development pressure around Lackland AFB. Strong

residential subdivision activity has occurred in the northwest portion of the area, primarily north of Highway 90. The availability of infrastructure capacity, along with stakeholder feedback suggests the likely continued spread of residential growth south of Highway 90 and in proximity to the West Training Annex.

Military Compatibility Goals and Strategies

Goal MC-1	*The mission of Lackland Air Force Base is supported and promoted*	
Strategies:	MC-1.1	Encourage the acquisition of land around Lackland AFB and Lackland Annex to preserve Lackland's mission
	MC-1.2	Develop a future land use pattern that minimizes incompatible issues around Lackland AFB and Annex
	MC-1.3	Discourage utility extensions in the area west of Lackland Annex that enables high density development, such as multifamily residential and high-density residential
	MC-1.4	Adopt a sound attenuation overlay district within the noise contours of Kelly Field Annex and Lackland Proper, and subsequently extend the overlay district around the specified areas of Lackland Training Annex upon completion of noise modeling
	MC-1.5	Encourage the reduction of light pollution that interferes with training activities by requiring down shielded lighting within the JLUS boundary
	MC-1.6	Support the recommended Bird Aircraft Strike Hazard (BASH) standards from the Lackland JLUS
	MC-1.7	Explore county land use regulatory authority that allows counties to establish specifically defined land use authority in unincorporated areas around military installations
	MC-1.8	Provide notifications to Lackland officials for review and comment on City or Bexar County land use actions in the JLUS boundary area that include, but are not limited to, Comprehensive Plan amendments or updates, zone changes, master development plans, and conditional/ specific use permits

Goal MC-2	*The area around Lackland Air Force Base is revitalized and improved*

Strategies:

MC-2.1 Develop an educational outreach packet utilizing materials provided by the Lackland JLUS, 802D MSG-Lackland AFB, and the 502D ABW-Joint Base San Antonio to inform the community about Lackland AFB's mission and its significance to the local economy

MC-2.2 Explore corridor overlay districts and other design districts to enhance and revitalize the area around the base

MC-2.3 Support upstream storm water detention facilities and natural channel design planning, construction and maintenance for water bodies north and northwest of Lackland installations to prevent flooding on and around Lackland

Goal MC-3	*Neighborhoods around Lackland Air Force Base are safe and not unreasonably impacted by military related activities*

Strategies:

MC-3.1 Improve communication between Lackland and the surrounding neighborhoods to increase understanding of the installation's mission and potential impacts associated with training and aviation operations

MC-3.2 Develop a searchable database to assist property owners in identifying if land is within a military impact/influence area or military area of concern

MC-3.3 Encourage real estate disclosures to ensure appropriate information about the mission and operations of Lackland are fully disclosed at the earliest possible point in the interaction/transaction process

MC-3.4 Promote and support noise abatement programs

Chapter 4: West/Southwest Adopted Neighborhood and Community Plans

Shaping the Future of San Antonio

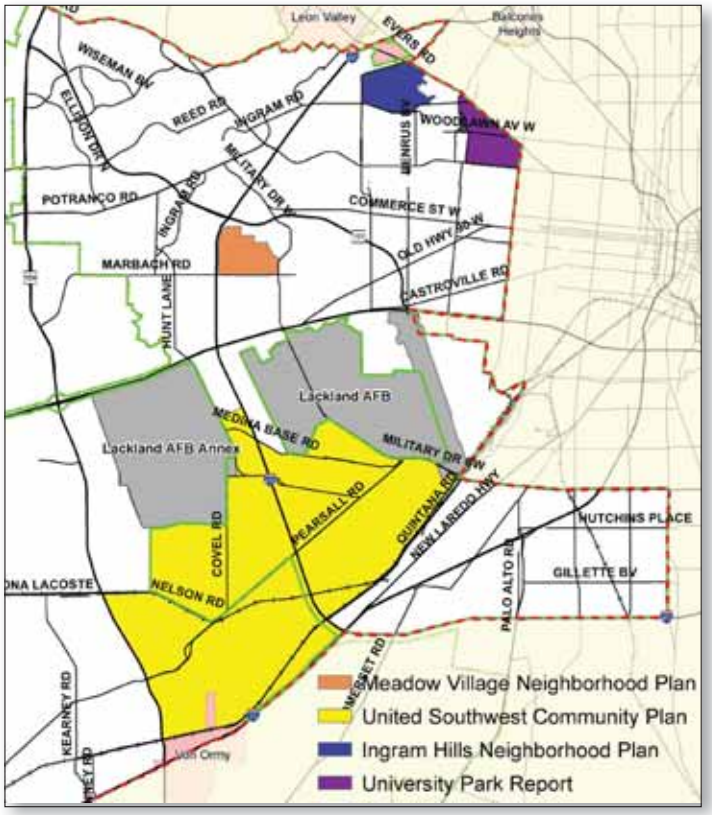
The West/Southwest Sector Adopted Neighborhood and Community Plans Chapter provides a summary of the four adopted plans, two of which provide specific land uses within the West/Southwest Sector, and thus supersede the land use recommendations presented in the West/Southwest Sector Plan. This chapter is presented in the following four sections:

- *United Southwest Community Plan Summary*
- *Ingram Hills Neighborhood Plan Summary*
- *Meadow Village Neighborhood Plan Summary*
- *University Park Report Summary*

Overview

Ingram Hills, Meadow Village, and University Park planning areas are all located within section 3 of the West/Southwest Sector. The United Southwest Community Plan is located within section 4 of the Sector and comprises a majority of the area in section 4.

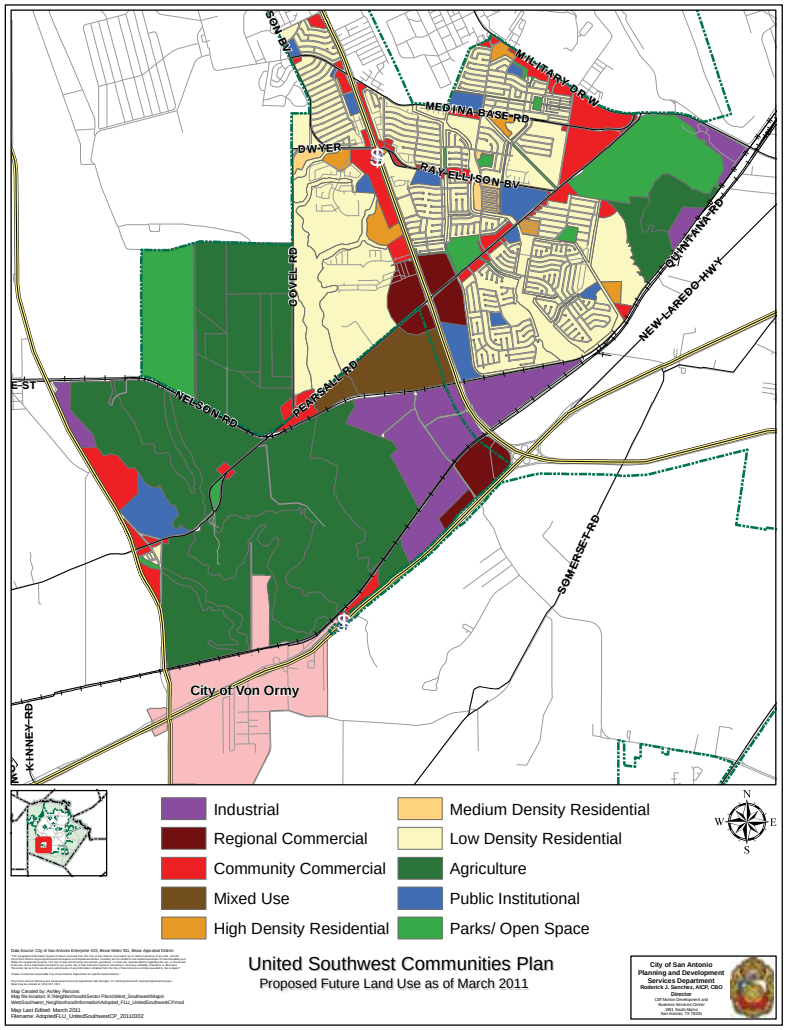
To view the full text online of each of the adopted neighborhood and community plans, visit the Planning and Community Development Department Neighborhood and Community Plans website at: [http://www.sanantonio.gov/planning/neighborhoods/planning_services.asp].



United Southwest Community Plan Summary

The United Southwest Community Plan was adopted in 2005 as a partnership effort of the Hidden Cove/ Indian Creek Neighborhood Association, Hillside Acres Good Neighbors, People Active in Community Effort, Southwest Community Association, Valley Forest Neighborhood Association, and the City of San Antonio Planning Department. The plan is the result of a year-long planning process involving the collaborative work of the community.

The planning area is over 22 square miles and includes a residential population exceeding 32,000. It is bound by Valley Hi Drive, Medina Base Road, and Lackland Air Force Base to the north; Quintana Road and Interstate 35 to the east; Loop 1604 to the south and the City limits and the Lackland Air Force Base Annex to the west. The developed portions of the plan area are physically isolated from the northern portions of the City by Lackland AFB to the north and the Union Pacific Railroad tracks to the east. Much of the western half of the planning area is agricultural in nature and includes valuable water resources such as the Medina River and Medio Creek. A Bexar Metropolitan Water District reservoir is located in this area. The area west of Covel Road also includes the Covel Gardens waste management facility and the former Nelson Gardens landfill. Significant tracts of vacant, unplatted land can be found throughout the planning area, providing opportunities for future growth and development within the area.



Section 35-420 of the Unified Development Code of the City of San Antonio requires that adopted neighborhood or community plans be reviewed and updated every five years. The United Southwest Communities Plan was updated in 2010 – 2011; concurrent with the creation of the West/Southwest Sector plan. Although no significant update recommendations were made, the Parks land use and Open Space land use categories were combined for efficiency and clarity. Additionally, Agriculture land use replaced the Open Space land use category for all privately owned property.

The adopted United Southwest Communities Plan is available online at [http://www.sanantonio.gov/planning/neighborhoods/United_Southwest.asp].

Ingram Hills Neighborhood Plan Summary

The Ingram Hills Neighborhood Plan, originally adopted by City Council in 1992 and updated in May 2009, covers an area of 0.9905 square miles. It is generally bounded by Bander Road to the north, Benrus Blvd. and Ridge Road to the east, Ingram Road and Quill Road to the south, and Callaghan Road to the west. The Plan focuses on six key concepts - land use/housing, economic development, transportation/infrastructure, open space/aesthetics, community services, and public safety.

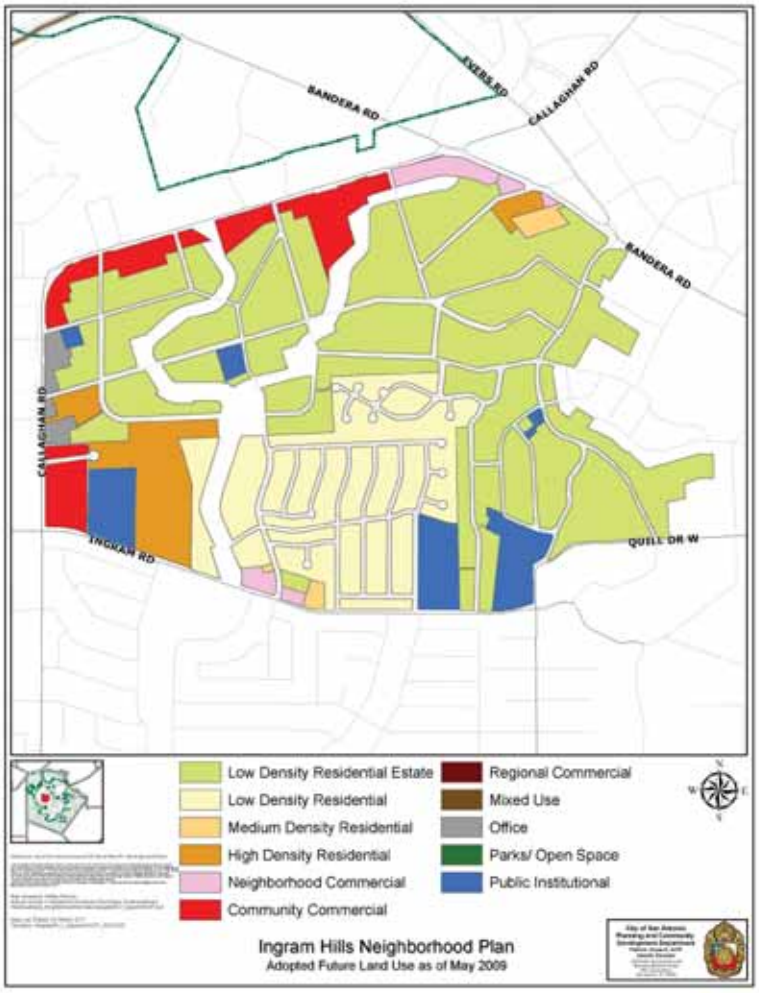
Residents wish to preserve the current land use pattern feature of single-family residences with commercial development along the perimeter of the neighborhood. The Plan calls for preventing commercial encroachment and maintaining the existing pattern of large lot, low density residential development as displayed on the adopted neighborhood land use plan and the West/Southwest Sector land use plan.

The neighborhood supports a healthy mix of commercial uses that serve the needs of the neighborhood and encourage businesses to participate in neighborhood activities. Residents would also like to see the development of design guidelines for Callaghan Road, which is also reinforced by the West/Southwest Sector Land Use strategy LU-3.2: consider the creation of corridor plans to create dynamic, mixed-use, pedestrian oriented nodes that integrate into the surrounding community.

The Plan calls for a safe and attractive transportation system for all users, which is similar to the West/Southwest Sector Transportation goal TRAN-1: create affordable alternative transportation options to lessen congestion, improve air quality and public health, and minimize impact on the environment. Residents would also like to keep the neighborhood aesthetically pleasing and enhance open space, which is similar to several goals within the West/Southwest Sector Parks and Natural Resources Element.

The West/Southwest Sector upholds the desire in Ingram Hills to improve neighborhood facilities and increase public safety by incorporating several goals into the Sector Plan geared towards improving access to community gathering sites and ensuring emergency services provide an efficient level of service to residents.

The adopted Ingram Hills Neighborhood Plan is available online at [http://www.sanantonio.gov/planning/neighborhoods/Ingram_Hills_Neighborhood_Plan.pdf].



Meadow Village Neighborhood Plan Summary

The Meadow Village Neighborhood Plan, adopted in February 1993, provides objectives for five key areas: land use and zoning, crime, safety, environment, and vacant lots and open spaces. The Meadow Village planning area is generally bounded by Southwest Research Institute to the north, Military Drive to the east, Marbach Road to the south, and Loop 420 to the west.

Residents in 1993 stressed the desire to keep the area predominantly residential without discouraging favorable businesses in the area. The planning area to date is dominated mainly by residential land uses and is reflected as such in the West/Southwest Sector Plan.

A major concern for residents at the time was crime prevention. Burglaries, auto thefts, vandalism, and graffiti were of the utmost concern. The West/Southwest Sector Community Services goal COM-2 addresses the same desire for a safe environment. West/Southwest Sector Economic Development goal ED-3 speaks directly to ensuring the community is kept clean and free of graffiti. Several other concerns by the residents regarding flooding, animal control, code compliance, and maintenance of residential yards and business facades are reiterated in the West/Southwest Sector Community Services Element.

The Meadow Village Neighborhood Plan is available online at [http://www.sanantonio.gov/planning/pdf/neighborhoods/Meadow_Village_Neighborhood_Plan.pdf].

University Park Report Summary

The University Park Report, approved by the Planning and Development Services Department in July 2004, focuses on goals and strategies for five key categories: infrastructure, housing and economic development, sense of community, circulation and public transit, and crime/public safety. University Park planning area is generally bounded by Bandera Road to the north, General McMullen to the east, Culebra Road to the south, and 36th Street to the west.

Residents of University Park want to improve existing infrastructure, such as streets, drainage, and utilities, to improve the quality of life and safety for residents and property owners. The West/Southwest Sector Transportation and Utilities and Storm Water Infrastructure Elements reiterate this same point in goals TRAN-2, TRAN-3, UTI-2, and UTI-3, which suggest planned coordination of transportation and utility planning as well as managing storm water runoff efficiently and effectively.

The neighborhood supports the creation of new economic development opportunities along side the need to maintain the area's housing stock. The West/Southwest Sector Plan continues to uphold this desire through its Economic Development and Housing Elements, which stress the desire for an economically sustainable community and the need for well maintained housing to ensure the long-term viability of neighborhoods.

Area residents wish to see an improved public transit system in the future to help move people in/out and through the neighborhood. Transportation goal TRAN-1 of the West/Southwest Sector reiterates this point by suggesting the additional need for affordable alternative transportation options.

Lastly, the residents of University Park support the continued improvement of public safety and the reduction in criminal activities. This same sentiment is reenforced in the West/Southwest Sector Community Services goal COM-2: police and emergency services provide an efficient level of service.

The University Park Report is available online at [http://www.sanantonio.gov/planning/pdf/neighborhoods/Goals_&_Strategy_Reports/University_Park_GSR_%20011904.pdf].

Neighborhood and Community Plan Land Use Categories

The following text includes generalized summary descriptions of the land use categories included in the adopted neighborhood and community plans in the West/Southwest Sector planning area. Full descriptions of these categories can be found within the community and neighborhood plans online through the Planning and Community Development Department website at [http://www.sanantonio.gov/planning/neighborhoods/planning_services.asp].

Parks/Open Space includes public and private land uses that encourage outdoor passive or active recreation as well as unimproved land where conservation is promoted and development is not encouraged. Examples include floodplains, utility corridors, City pocket, regional, or linear parks, as well as private parks.

Low Density Residential Estate Development includes large lot single family detached houses on individual estate-sized lots.

Low-Density Residential is composed of single-family detached houses on individual lots.

Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four dwelling units per building.

High Density Residential includes apartments with more than four dwelling units per building. High density residential provides for compact development including apartments, condominiums, and assisted living facilities.

Office provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions. Examples of offices include attorney's offices, dentist's or physician's offices, administrative offices, and training centers.

Neighborhood Commercial includes smaller intensity commercial uses such as retail or offices, professional services, convenience retail, shop front retail that serves a market equivalent to a neighborhood. Examples include flower shops, small restaurants, lawyer's offices, coffee shops, barbers shops, book stores, dry cleaning, and convenience stores without gasoline.

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Example of uses includes a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

Regional Commercial includes high intensity land uses that draw customers from a larger region. Example of uses include "big box" retail and retail "power centers", shopping malls, movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, hotels, automobile dealerships, and medical or office complexes that are mid to high rise.

Mixed Use (including Medium Density or High Density) allows for a concentrated, well structured, and integrated blend of residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures.

Public/Institutional provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), schools, religious facilities, museums, fraternal and service organizations and hospitals.

Business Park includes medium to large sized buildings that house professional, administrative, light manufacturing, and/or warehousing functions. Development in this category should take the form of a cohesive, campus setting where buildings are interspersed with open space and connected with pedestrian walkways.

Light Industrial includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor's suppliers and warehousing.

Airport comprises airport facilities necessary for the operation and development of the airport as well as off-airport property owned by the airport sponsor.

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Chapter 5: West/Southwest Sector Action Plan

Shaping the Future of San Antonio

The West/Southwest Sector Action Plan Chapter identifies both high priority and longer term responsibilities for implementation that will achieve the goals and strategies of the West/Southwest Sector Plan. The Chapter also includes a set of indicators to help evaluate the West/Southwest Sector's progress towards achieving its vision. This chapter is presented in the following three sections:

- *Prioritized Strategy Responsibility Summary*
- *Overall Strategy Responsibility*
- *Indicators*

Prioritized Strategy Summary

A prioritized listing of the top 9 strategies is provided below in *Table 5.1: Prioritized Strategies.* These strategies have been listed by plan element and do not reflect a prioritized order for implementation.

Table 5.1: Prioritized Strategies

No.	Strategy	Potential Partners
TRAN-1.1	Support coordination between the VIA Long Range Comprehensive Transportation Plan (which explores light rail, bus rapid transit, etc.) and the West/Southwest Sector future land use plan	COSA, MPO, VIA, Bexar County
UTI-2.1	Ensure the natural rate of flow pre-development is the same as post development	COSA, Bexar County, SAWS, BexarMet, BRWM
ED-1.3	Stimulate and support increased activity of existing businesses	COSA, EDF, CRAG
HOU-1.3	Provide a range of housing types and prices to accomodate all residents within the Sector and within the same neighborhood	COSA, GSABA, SABOR
EDU-4.1	Support appropriate development and redevelopment efforts around the university and colleges	COSA, AC, St. Mary's University, MPO, Bexar County
COM-2.1	Strategically locate new emergency services and facilities near high growth areas to meet future demand	COSA, Bexar County, EDF, MetroHealth, EMD
NR-2.1	Utilize best management practices on construction sites to preserve water quality	COSA, Bexar County, RECSA, SABOR, GSABA, EAA
LU-3.2	Consider the creation of corridor plans for all major corridors within the Sector, such as, but not limited to, Culebra, Potranco, Talley, Highway 90, and Highway 211	COSA, Bexar County, TxDOT
MC-2.1	Develop educational outreach materials for the community to inform them about the mission of Lackland and the importance of its continued success	COSA, Bexar County, Lackland AFB,

Partnerships

Table 5.2: West/Southwest Sector Partnerships, presented on the following pages, is organized to address the key considerations described below, to allow immediate/staged implementation by the City of San Antonio and its partners.

- *Strategy No.: Identifies the strategy by the number presented in Chapter 3: West/ Southwest Sector Plan Elements for consistency.*
- *Strategy: Provides a summary of the strategy.*
- *Responsibility: Identifies the City and/or other entity to undertake the strategy. An acronym list has been prepared to identify potential partners and is listed below:*

AACOG	Alamo Area Council of Governments
AC	Alamo Colleges (Northwest Vista and Palo Alto Colleges)
AIA	American Institute of Architects
APA	American Planning Association
ARMA	Alamo Regional Mobility Authority
ASLA	American Society of Landscape Architects
BexarMet	Bexar Metropolitan Water District
BRWM	Bexar Regional Watershed Management
CAB	Conservation Advisory Board
CDBG	Community Development Block Grant
COSA	City of San Antonio
EAA	Edwards Aquifer Authority
EDF	Economic Development Foundation
EMD	Emergency Medical Districts
GSABA	Greater San Antonio Builders Association
HUD	US Department of Housing and Urban Development
ISD	Independent School District
ITE	Institute of Transportation Engineers
MetroHealth	San Antonio Metropolitan Health District
MPO	San Antonio - Bexar County Metropolitan Planning Organization
NA	Neighborhood Association
NPO	Non-profit Organizations
RECSA	Real Estate Council of San Antonio
SAAA	San Antonio Apartment Association
SABOR	San Antonio Board of Realtors
SAHA	San Antonio Housing Authority
SARA	San Antonio River Authority
SAWS	San Antonio Water System
TCEQ	Texas Commission on Environmental Quality
TPWD	Texas Parks and Wildlife Department
TWFS	Texas Work Force Solutions
TxDOT	Texas Department of Transportation
ULI	Urban Land Institute
USACE	US Army Corps of Engineers
USDA	US Department of Agriculture
USFWS	US Fish and Wildlife Service
VIA	VIA Metropolitan Transit

Table 5.2: West/Southwest Sector Partnerships

No.	Summary	Potential Partners
TRANSPORTATION STRATEGIES		
GOAL TRAN-1	***Affordable alternative transportation options exist to lessen congestion, improve air quality and public health, and minimize impact on the environment***	
TRAN-1.1	Support coordination between VIA Long Range Comprehensive Transportation Plan and the West/Southwest Sector future land use plan	COSA, Bexar County, VIA, Lone Star Rail District, MPO, State Legislature, TxDOT
TRAN-1.2	Support additional funding to implement the VIA Long Range Comprehensive Transportation Plan	
TRAN-1.3	Expand transit options/frequency in areas identified by VIA's Long Range Comprehensive Transportation Plan	
TRAN-1.4	Encourage high densities along transit corridors identified by VIA in order to make transit more cost effective and efficient	
TRAN-1.5	Integrate hike and bike trails that connect housing areas with shopping, employment centers, and other destinations	
TRAN-1.6	Support commuter rail with connections in the West/Southwest Sector	
TRAN-1.7	Encourage use of existing Park and Ride facilities and consider additional facilities	
GOAL TRAN-2	***Transportation planning, construction and maintenance is coordinated with area stakeholders and public/private transportation entities***	
TRAN-2.1	Develop a one-stop information resource for on-going and future transportation projects	COSA, Bexar County, MPO, TxDOT
TRAN-2.2	Ensure all transportation entities are working together to implement transportation plans	
GOAL TRAN-3	***Vehicular road network is well connected, efficient, and provides multiple route options***	
TRAN-3.1	Encourage high connectivity ratios for residential and commercial developments	COSA, Bexar County
TRAN-3.2	Ensure that new residential subdivisions offer multiple access points in and out of the subdivision	
GOAL TRAN-4	***Roadway design is compatible with the character of the surrounding area***	
TRAN-4.1	Promote context sensitive street design standards	COSA, Bexar County, AIA, ULI, APA, NA, Property Owners, TxDOT, MPO, ITE
TRAN-4.2	Promote design standards for corridors that preserve scenic views	
TRAN-4.3	Preserve natural open spaces along corridors and parkways	
TRAN-4.4	Designate and preserve historic bridges and routes	
TRAN-4.5	Discourage billboards and distracting signs	
TRAN-4.6	Encourage the use of Sign Master Plan Development Agreements	

Table 5.2: West/Southwest Sector Action Plan *(continued)*

No.	Summary	Potential Partners
GOAL TRAN-5	***Pedestrian and bicycle facilities, and roadways are safe and well maintained***	
TRAN-5.1	Use complete street design concepts when and where appropriate	COSA, Bexar County, MPO
TRAN-5.2	Promote the construction and maintenance of sidewalk network where appropriate	
TRAN-5.3	Ensure ADA compliance on street and sidewalk projects	
TRAN-5.4	Include drainage improvements in street reconstruction projects	
TRAN-5.5	Promote the timely clean up of debris from roadways	
UTILITIES AND STORM WATER INFRASTRUCTURE STRATEGIES		
GOAL UTI-1	***Watersheds are regionally managed to protect water quality, floodplains, and wildlife habitat***	
UTI -1.1	Ensure development projects do not adversely affect one or more watersheds	COSA, Bexar County, BexarMet, BRWM, SARA, SAWS, Property Owners
UTI-1.2	Support the BRWM and implement the group's recommendations	
UTI-1.3	Adopt coordinated drainage watershed management plans for each watershed	
UTI-1.4	Include area residents in discussions of future storm water infrastructure projects	
GOAL UTI-2	***Storm water runoff is effectively managed to prevent flooding and to reduce water runoff pollution***	
UTI-2.1	Ensure the natural rate of storm water flow pre-development is the same as post development	COSA, Bexar County, BRWM, SARA, SAWS, Property Owners
UTI-2.2	Utilize LID and BMPs practices to minimize impervious cover	
UTI-2.3	Maintain natural drainage ways and minimize alterations of natural floodplains and stream channels	
UTI-2.4	Increase the number of pocket parks and open spaces	
UTI-2.5	Promote the retention of existing trees on developing properties	
UTI-2.6	Discourage development within 100-year floodplain	
UTI-2.7	Foster joint planning, land acquisitions, and capital improvement projects	
UTI-2.8	Increase inspections and maintenance of retention/detention areas	

Table 5.2: West/Southwest Sector Action Plan *(continued)*

No.	Summary	Potential Partners
GOAL UTI-3	***Utility investments and improvements are coordinated and based on adopted land use policies***	
UTI-3.1	Requests for expansion of CCNs for sewer and water should be consistent with the West/Southwest Sector Land Use plan	SAWS, BexarMet, CPS Energy, COSA, Bexar County
UTI-3.2	Include area residents in discussions regarding the expansion/improvements of infrastructure	
UTI-3.3	Consider new funding strategies to extend utility services to existing urban and suburban residential areas that are not served by central sewer or water services	
UTI-3.4	Discourage the provision of central water and sewer systems to rural areas	
UTI-3.5	Explore the use of utility rights of way as open space, parks, hike/bike trails	
UTI-3.6	Encourage placing utility lines underground	
ECONOMIC DEVELOPMENT STRATEGIES		
GOAL ED-1	***The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities***	
ED-1.1	Locate business offices near existing residential areas within the Sector	EDF, AC, COSA, Bexar County, AACOG
ED-1.2	Provide opportunities for live/work locations	
ED-1.3	Stimulate and support increased activity of existing businesses	
ED-1.4	Continue to support the expansion of research institutes, medical facilities, data centers, cyber security facilities, and distribution centers	
ED-1.5	Continue to support Alamo Colleges' specialized training programs	
GOAL ED-2	***Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities***	
ED-2.1	Revitalize existing older commercial nodes and corridors through existing economic and reinvestment programs	COSA, AACOG, NA, EDF
ED-2.2	Coordinate funding for revitalization opportunities with Neighborhood and Sector Plans	
ED-2.3	Design commercial nodes as town centers to promote the mix of activities	
ED-2.4	Consider rezoning corridors and nodes to permit the mix of uses	
ED-2.5	Continue to mange the peak traffic periods along major corridors	

Table 5.2: West/Southwest Sector Action Plan *(continued)*

No.	Summary	Potential Partners
GOAL ED-3	***The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods***	
ED-3.1	Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan	COSA, NPO, Property Owners,
ED-3.2	Explore creating TIRZ areas adjacent to existing employment centers within Loop 410	
ED-3.3	Foster partnerships with businesses to promote the beautification and clean-up of existing neighborhoods	
ED-3.4	Continue to utilize/increase code enforcement and other programs to address crime and graffiti	
GOAL ED-4	***Infill and redevelopment opportunities are well planned and incentivized within Loop 410***	
ED-4.1	Encourage high quality site and building design and BMPs for developments	COSA, MPO, SAWS, CPS Energy
ED-4.2	Utilize TIRZ and ICRIP to incentivize improvements to existing sites	
ED-4.3	Connect employment centers to bicycle and pedestrian paths	
ED-4.4	Encourage upgrades to existing infrastructure within Loop 410	
ED-4.5	Promote the burying of utility lines	
HOUSING STRATEGIES		
GOAL HOU-1	***Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan***	
HOU-1.1	Promote quality design and construction for new housing	COSA, AIA, ULI, APA, SABOR, RECSA, Bexar County, NPO, SAHA, SAAA
HOU-1.2	Provide a range of housing types and prices to accommodate all residents	
HOU-1.3	Preserve rural homesteads as part of the mix of housing choices	
HOU-1.4	Encourage quality housing for senior citizens	
GOAL HOU-2	***New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments***	
HOU-2.1	Provide multi-modal connections between new residential developments and existing community facilities	COSA, VIA, Bexar County, TxDOT, Property Owners, SAWS, CPS, Energy, AIA, ULI, APA, NPO, SAHA, SAAA
HOU-2.2	Encourage business and property owners to utilize the incentives offered for inner city reinvestment	
HOU-2.3	Work with SAWS, CPS Energy, Bexar County, CoSA Public Works and CoSA CIMS to upgrade existing infrastructure	
HOU-2.4	Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure	

Table 5.2: West/Southwest Sector Action Plan *(continued)*

No.	Summary	Potential Partners
GOAL HOU-3	***Housing is well maintained to help ensure the long-term viability of neighborhoods***	
HOU-3.1	Re-invest in existing residential neighborhoods	Property Owners, COSA, Bexar County, AACOG
HOU-3.2	Increase and promote services to help low-income property owners complete minor home repairs	
HOU-3.3	Increase code enforcement were needed	
GOAL HOU-4	***New and existing housing incorporates green building technology to improve energy efficiency and reduce resource consumption***	
HOU-4.1	Promote the use of sustainable building and BMP practices in the siting and construction of houses	COSA, GSABA, SABOR, AIA, ULI, APA, SAWS, Bexar County, Build San Antonio Green
HOU-4.2	Encourage new homes and new housing developments to be LEED and LEED ND certified	
HOU-4.3	Continue to provide incentives that encourage homeowners to improve their homes with green technology	
HOU-4.4	Continue to promote and support SAWS and other water providers' conservation programs	
HOU-4.5	Encourage xeriscaping, the planting of native species, and the use of water harvesting systems	
HOU-4.6	Promote the re-use of materials	
EDUCATION STRATEGIES		
GOAL EDU-1	***Strong public schools and educational partnerships exist in the West/Southwest Sector***	
EDU-1.1	Encourage site planning of various school types	ISDs, COSA, Bexar County, AC, NPO, NA
EDU-1.2	Collaborate on curriculum, after-school, and extended day care programs and day camps	
EDU-1.3	Promote the accessibility of affordable educational experiences	
GOAL EDU-2	***Educational and community facilities are designed to be shared by students and non-students***	
EDU-2.1	Foster multi-use campus facilities	ISDs, COSA, Bexar County, AC
EDU-2.2	Support and encourage adaptive reuse of existing buildings	
EDU-2.3	Offer continuing education opportunities at school facilities	
GOAL EDU-3	***Capital improvement and maintenance projects located near schools are prioritized***	
EDU-3.1	Provide safe and accessible routes to schools	COSA, Bexar County, MPO, VIA
EDU-3.2	Promote and improve bike lanes and sidewalks	

Table 5.2: West/Southwest Sector Action Plan *(continued)*

No.	Summary	Potential Partners
GOAL EDU-4	***University and college campuses expand to serve future populations while maintaining compatibility with adjacent neighborhoods***	
EDU-4.1	Support appropriate development efforts around college campuses	COSA, Bexar County, VIA, MPO, AC, St. Mary's University
EDU-4.2	Encourage multi-modal transportation accessibility college campuses	
EDU-4.3	Promote the establishment of Alamo Colleges' satellite campuses	
GOAL EDU-5	***Quality and affordable workforce development and vocational training are encouraged and accessible***	
EDU-5.1	Focus workforce development and training programs on growing and emerging industries	TWFS, EDF, AC, ISDs, COSA, Bexar County, AACOG
EDU-5.2	Foster partnerships among the business community and educational institutions	
EDU-5.3	Promote vocational training programs with recognized certifications and transferable college credits	
COMMUNITY SERVICES STRATEGIES		
GOAL COM-1	***A network of quality, affordable health care services and facilities is conveniently located and available to all residents***	
COM-1.1	Encourage the establishment of additional affordable health care providers in the area	COSA, Bexar County, MetroHealth, Private hospital systems
COM-1.2	Provide additional medical services in rural areas	
COM-1.3	Continue to support University Health System Trauma Services	
GOAL COM-2	***Police and emergency services provide an efficient level of service***	
COM-2.1	Strategically locate new emergency services and facilities near high growth areas	COSA, Bexar County, EMD, Property Owners, AACOG
COM-2.2	Provide adequate level of police and emergency services for urban and rural areas	
COM-2.3	Educate residents on the differences between emergency service providers in urban and rural areas	
COM-2.4	Organize farm owners associations for mutual aid in case of emergencies	
GOAL COM-3	***A variety of community gathering sites are conveniently located and accessible to all residents***	
COM-3.1	Locate new community gathering sites, near existing neighborhoods	COSA, Bexar County, NPO, Green Spaces Alliance, AIA
COM-3.2	Promote and increase the number of youth-oriented community centers and programs	
COM-3.3	Continue to implement San Antonio's Bicycle Master Plan and the Linear Greenways program	
COM-3.4	Encourage more farmers markets and community gardens	

Table 5.2: West/Southwest Sector Action Plan *(continued)*

No.	Summary	Potential Partners
GOAL COM-4	***Responsible pet ownership and animal care services are promoted***	
COM-4.1	Encourage education programs that emphasize responsible pet ownership	COSA, Bexar County, MetroHealth, NPO, SNAP, Humane Society, Animal Defense League, Pet Owners
COM-4.2	Construct new off-leash dog parks in existing and/or new park facilities	
COM-4.3	Consider locating a satellite animal care facility in the northern part of the Sector	
COM-4.4	Continue to enforce compliance with Chapter 5 of the City Code	
COM-4.5	Continue to promote low cost/no cost spay and neutering services	
GOAL COM-5	***Brush and bulky items are disposed of properly and regularly***	
COM-5.1	Encourage access to affordable disposal services	COSA, Bexar County, Property Owners, Waste Management Company
COM-5.2	Promote monitoring of illegal dumping	
COM-5.3	Continue to implement code enforcement for illegal dumping	
PARKS AND NATURAL RESOURCES STRATEGIES		
GOAL NR-1	***Floodplains, watersheds, steep slopes and hill tops, viewsheds, wildlife habitat, open spaces, and natural features are protected, preserved, and managed***	
NR-1.1	Develop a strategic natural resource protection plan for the Sector that encompasses the items listed in the goal	COSA, Bexar County, MetroHealth, Green Spaces Alliance, AACOG, SARA, TPWD, SAWS, TCEQ, Property Owners, Nature Conservancy
NR-1.2	Encourage the preservation of large tracts of land and/or cluster development or utilize conservation easements	
NR-1.3	Incorporate creeks with parks and open space	
NR-1.4	Coordinate with multiple agencies to incentivize maintenance of natural areas	
NR-1.5	Preserve floodplains and wildlife habitat	
NR-1.6	Protect Government Canyon	
NR-1.7	Support the City's tree ordinance to enhance the tree canopy	
NR-1.8	Explore the establishment of parks within the Country Tier and within existing floodplains	

Table 5.2: West/Southwest Sector Action Plan *(continued)*

No.	Summary	Potential Partners
GOAL NR-2	***Edwards Aquifer Recharge and Contributing Zones and other groundwater sources are protected***	
NR-2.1	Utilize best management practices on construction sites to preserve water quality	EAA, COSA, Bexar County, MetroHealth, SAWS, TCEQ, Property Owners, AIA, ULI, SABOR
NR-2.2	Encourage cluster developments and conservation subdivisions	
NR-2.3	Continue working with and implementing programs of the Texas Commission on Environmental Quality (TCEQ)	
NR-2.4	Encourage property owners to maintain existing septic tanks and water wells	
NR-2.5	Consider increasing the amount of land required for septic tanks	
NR-2.6	Discourage blasting of limestone over the Aquifer	
NR-2.7	Enhance San Antonio Water System's (SAWS) public education campaign	
GOAL NR-3	***Parks are located within a reasonable walking distance (10-20 minutes) from every neighborhood*** *within an urbanized area*	
NR-3.1	Identify locations for future parks and open space and encourage / incentivize land donations for them	COSA, Bexar County, SARA, SABOR, RECSA, Property Owners
NR-3.2	Encourage the development of regional parks within the rural areas of the Sector	
NR-3.3	Ensure new residential developments provide green space for the residents	
NR-3.4	Explore opportunities to acquire land for pocket parks	
NR-3.5	Adequately maintain parks	
NR-3.6	Include additional recreational uses within neighborhood and community parks	
NR-3.7	Explore the use of drainage rights of way to provide for safe pathways to parks	
NR-3.8	Continue to follow the Parks and Recreation Department's System Strategic Plan (2006-2016)	
GOAL NR-4	***Linear Greenways Program continues to expand and connect communities***	
NR-4.1	Continue to provide funding for the purchase of land along creeks	COSA, Bexar County, SARA, CPS Energy, MPO
NR-4.2	Complete the Leon Creek Greenway Project	
NR-4.3	Support and fund the Westside Creeks Restoration Project	
NR-4.4	Explore the use of utility easements to provide trails between greenways so that all linear greenways connect	
NR-4.5	Implement a maintenance schedule program of existing linear greenways	
NR-4.6	Promote linear greenways as bicycle and pedestrian pathways, to keep citizens active, and to reduce illegal dumping in creeks	

Table 5.2: West/Southwest Sector Action Plan *(continued)*

No.	Summary	Potential Partners
GOAL NR-5	***Dark skies are protected to support Lackland's training missions and to decrease light pollution***	
NR-5.1	Apply the lighting overlay zoning district around Lackland AFB and Lackland Annex	COSA, Bexar County, Lackland AFB, Property Owners, CPS Energy
NR-5.2	Require new commercial and residential developments to utilize low intensity and down-shielded lighting	
NR-5.3	Retrofit street lights to down-shielded light fixtures	
NR-5.4	Encourage retrofitting commercial property lights to down-shielded light fixtures	
LAND USE, URBAN DESIGN, AND HISTORIC PRESERVATION STRATEGIES		
GOAL LU-1	***Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses***	
LU-1.1	Limit encroachment of commercial uses into established low-density residential areas	COSA, Bexar County, Property Owners, SAWS, CPS Energy, AIA, ULI, APA
LU-1.2	Limit the encroachment of residential uses into established agricultural and industrial areas	
LU-1.3	Ensure that high density / intensity land uses are buffered and screened	
LU-1.4	Allow for greater densities in neighborhoods adjacent or proximate to existing and planned activity centers and pedestrian oriented commercial nodes	
LU-1.5	Utilize pedestrian shed analysis to determine the full extent of activity centers and upgrade infrastructure within activity centers	
GOAL LU-2	***The built environment of neighborhoods and communities encourage and facilitate healthy lifestyles***	
LU-2.1	Ensure that residents in urban, suburban, and rural areas have access to healthy, affordable foods and restaurants	MetroHealth, COSA, Bexar County, Green Spaces Alliance, NPOs
LU-2.2	Encourage the establishment of community gardens, farmers markets, and open space	
LU-2.3	Provide accessible pedestrian routes to and from daily destinations	
GOAL LU-3	***Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community***	
LU-3.1	Consider re-zoning corridors in accordance with the West/Southwest Sector Land Use Plan	COSA, Bexar County, MPO, AIA, ULI, APA, ITE
LU-3.2	Consider the creation of corridor plans for all major corridors within the Sector	
LU-3.3	Support the use of the special zoning districts and other innovative development and land use planning tools	
LU-3.4	Retrofit the streetscape on existing corridors to add street trees, wide sidewalks, planting strips, and dedicated bike lanes as appropriate	

Table 5.2: West/Southwest Sector Action Plan *(continued)*

No.	Summary	Potential Partners
GOAL LU-4	***Scenic transportation corridors are identified and protected to preserve their cultural, aesthetic, and natural value***	
LU-4.1	Continue to identify high-value scenic, metropolitan, and gateway transportation corridors	COSA, Bexar County, TxDOT, MPO, Surrounding Counties and Cities
LU-4.2	Develop context-sensitive site and building design standards for new construction	
LU-4.3	Establish working groups with representatives from local municipalities, counties, and the state to preserve corridors	
GOAL LU-5	***Pedestrians are provided safe and accessible routes***	
LU-5.1	Develop pedestrian route designs specific to urban, suburban, and rural areas	COSA, Bexar County, MPO, ITE
LU-5.2	Separate sidewalks from vehicle travel lanes on major arterials	
GOAL LU-6	***Tools are developed and strategies implemented so that established farms/ranches can be preserved***	
LU-6.1	Support "buy local" initiatives that increase demand for locally grown foods and support local farmers and food producers	COSA, MetroHealth, Bexar County, AACOG, Property Owners
LU-6.2	Establish and support programs that teach younger generations about the importance of food production	
LU-6.3	Support initiatives that protect food producers from encroachment by new development	
LU-6.4	Offer incentives/development credits to landowners and developers through programs such as transfer of development rights	
LU-6.5	Incentivize infill development in urban and suburban areas to lessen development pressure on agricultural areas	
GOAL LU-7	***Historic sites and structures are rehabilitated, maintained, preserved, and utilized to promote the area's character for years to come***	
LU-7.1	Provide incentives to encourage historic preservation and re-use when the preservation of a site or structure serves a greater public good	COSA, GSABA, AIA, ULI, APA, SABOR, San Antonio Conservation Society
LU-7.2	Focus on programs that identify potential buyers / users of historic structures and sites and connect them with willing sellers / leasers	
LU-7.3	Incorporate historic sites / structures into local marketing campaigns to emphasize the history, heritage, and culture of the West/Southwest Sector	
GOAL LU-8	***Established rural communities maintain their rural character***	
LU-8.1	Maintain very low density in the far northwest and southwest parts of the ETJ and unincorporated areas	COSA, Bexar County, Medina County, MPO, AACOG
LU-8.2	Encourage context sensitive roadway design in rural areas	
LU-8.3	Incentivize higher density development to be located within Loop 410	

Table 5.2: West/Southwest Sector Action Plan *(continued)*

No.	Summary	Potential Partners
MILITARY COMPATIBILITY STRATEGIES		
GOAL MC-1	***The mission of Lackland Air Force Base is supported and promoted***	
MC-1.1	Encourage the acquisition of land around Lackland AFB and Lackland Annex to preserve Lackland's mission	COSA, Bexar County, Lackland AFB, NA, Property Owners, SAWS, CPS Energy
MC-1.2	Develop a future land use pattern that minimizes incompatible issues around Lackland AFB and Annex	
MC-1.3	Discourage the extension of utilities to the area west of Lackland Annex where risk of incompatible uses, such as high density residential, could be developed	
MC-1.4	Adopt a sound attenuation overlay district around Lackland AFB and Annex	
MC-1.5	Encourage the reduction of light pollution that interferes with training activities by requiring down shielded lighting within the JLUS boundary	
MC-1.6	Support the recommended Bird Aircraft Strike Hazard (BASH) standards from the Lackland JLUS	
MC-1.7	Explore county land use regulatory authority that allows counties to establish basic land use authority around military installations	
GOAL MC-2	***The area around Lackland Air Force Base is revitalized and improved***	
MC-2.1	Develop educational outreach materials for the community to inform them about the mission of Lackland	COSA, Bexar County, MetroHealth, SAWS, SARA, Lackland AFB, NA
MC-2.2	Explore corridor overlay districts and other design districts to enhance and revitalize the area around the base	
MC-2.3	Support upstream storm water detention facilities and natural channel design planning, construction and maintenance for water bodies north and northwest of Lackland installations	
GOAL MC-3	***Neighborhoods around Lackland Air Force Base are safe and not unreasonably impacted by military related activities***	
MC-3.1	Improve communication between Lackland and the surrounding neighborhoods	Lackland AFB, NAs, COSA, Bexar County, SABOR, GSABA
MC-3.2	Develop a searchable database to assist property owners in identifying if land is within a sensitive compatibility area	
MC-3.3	Encourage real estate disclosures to ensure appropriate information about the mission and operations of Lackland are fully disclosed at the earliest possible point in the interaction/transaction process	
MC-3.4	Promote and support noise abatement programs	

West/Southwest Sector Indicators

In order to measure the success of the West/Southwest Sector Plan over time, a set of indicators has been compiled. The indicators are taken from the SA2020 Vision lead by Mayor Julian Castro. These indicators provide the public and the City with the necessary data to measure how the City as a whole is succeeding, which in turn depicts the success of the West/Southwest Sector.

Each Element has a set of corresponding indicators, see *Table 5.3: West/Southwest Sector Indicators*.

Table 5.3: West/Southwest Sector Indicators

Indicator	Description of Indicator
Transportation Element	
Transportation mode options measured by vehicle miles traveled	As residents and commuters exercise a wider array of transportation options, and as more people live closer to where they work and shop, vehicle miles traveled should decrease. Reduce VMT per person by 10% by 2020
Commute times	Increase percent of workers with commute times of 25 minutes or less to 70 percent by 2020
Air Quality Index	Maintain U.S. Environmental Protection Agency attainment compliance; improve air quality by 10% (ground level ozone)
Walkability Scores	Increase average score by 15% by 2020
Public transportation ridership	Triple VIA ridership by 2020
Travel time index	The travel time index is a measure of congestion that focuses on each trip and each mile of travel. It is the ratio of travel time in the peak period to travel time in free-flow. Decrease ratio to 1.1 by 2020
Miles of "complete streets"	Triple number of miles of complete streets by 2020
Utilities and Storm Water Infrastructure	
Tree Canopy	Goal of 40% overall tree canopy by 2020
Growth of green spaces	Increase park space proportionally with population growth
Usage rates for water and energy	Reduce water usage to 110 gallons per person per day by 2020; reduce kilowatt usage by 1% per year per household through 2020
Economic Development	
Number of people working downtown	Ten percent of all job growth will be downtown by 2020
Per capita income	Increase per capita income by 20% by 2020
Job growth by sector/ company size	Ten percent growth above U.S. average in various job sectors by 2020
Cost of living divided by average annual wage (quality of life index)	Target is to have +2% above rate of inflation
Intellectual property development	The indicator will measure innovation as a part of San Antonio's economy, looking at elements such as new patents awarded.
Poverty rate	Reduce families in poverty to 50% of current rate, 19.5%, by 2020
Unemployment/ underemployment	Cut or improve unemployment rate by 50% by 2020

Table 5.3: West/Southwest Sector Indicators *(continued)*

Indicator	Description of Indicator
Housing	
Number of downtown residents	Grow twice as fast as total population growth downtown through 2020
Commute times	Increase percent of workers with commute times of 25 minutes or less to 70% by 2020
Usage rates for water and energy	Reduce water usage to 110 gallons per person per day by 2020; reduce kilowatt usage by 1% per year per household through 2020
New housing starts and renovations in infill area	This indicator is designed to measure new residential building and/or renovation permits issued within Loop 410. Increase residential development within Loop 410 by 25% by 2020
Ratio of urban core housing/suburban development	This indicator is designed to measure new residential building and/ore renovation permits issued within Loop 410 as a percentage of new development in the San Antonio metro area. Increase permits by 35% by 2020
Education	
Intellectual property development	The indicator will measure innovation as a part of San Antonio's economy, looking at elements such as new patents awarded.
College readiness	The Texas Education Agency Academic Excellence Indicator System reports on college readiness for English, Math, and both. Increase percentage numbers for all to 85% by 2020
High school graduation rates	Increase graduation rate to 85% by 2020
Completion of higher education (2-year, 4-year degrees and certification programs)	This indicator measures the number of degrees awarded per year using the American Community Survey
Adult educational attainment	The American Community Survey reports rates for educational attainment. Increase educational attainment by 5 % by 2020
Community Services	
Decrease response times for both fire and police	Decrease response time for: fire assistance to 8:54 minutes, police emergency to 8 minutes, and non-emergency police calls to 17.5 minutes
Increase positive responses on community public safety surveys	Increase improvement on survey responses by 10% by 2020
Activity level and diversity of city boards	The indicator will track how many attend scheduled meetings, how often meetings are scheduled, and the diversity of those participating
Neighborhood Associations	The indicator will track how many neighborhood associations are registered with the City. By 2020, registered neighborhood associations will cover 90% of the City
Overall assessment of physical and mental health and behavioral risks (BRFSS)	Improve several measures within BRFSS by 10% by 2020
Access to health care, affordable and healthy food, recreation facilities, mental health	This indicator will measure the number of City miles completed for walking, hiking, biking, and greenway trails; the number of community centers, adult and senior centers, and pools; and the percentage of residents age 18-64 without health insurance. Increase access by 10% by 2020

Table 5.3: West/Southwest Sector Indicators *(continued)*

Indicator	Description of Indicator
Parks and Natural Resources	
Air Quality Index	Maintain U.S. Environmental Protection Agency attainment compliance; improve air quality by 10% (ground level ozone)
Tree canopy	Goal of 40% overall tree canopy by 2020
Growth of green spaces	Increase park space proportionally with population growth
Walkability scores	Increase average score by 15% by 2020
Land Use, Urban Design, and Historic Preservation	
Number of downtown residents	Grow twice as fast as total population growth downtown through 2020
Transportation mode options measured by vehicle miles traveled	As residents and commuters exercise a wider array of transportation options, and as more people live closer to where they work and shop, vehicle miles traveled should decrease. Reduce VMT per person by 10% by 2020
Access to health care, affordable and healthy food, recreation facilities, mental health	This indicator will measure the number of City miles completed for walking, hiking, biking, and greenway trails; the number of community centers, adult and senior centers, and pools; and the percentage of residents age 18-64 without health insurance. Increase access by 10% by 2020
Number of pedestrian-oriented neighborhoods	The indicator uses a sidewalk gap analysis or walkability scores for a grid or neighborhood based analysis. Increase the number of pedestrian-oriented neighborhoods by 20% by 2020
Population growth in center city neighborhoods and downtown	Increase number of people living downtown including center city neighborhoods by 15% by 2020
Walkability scores	Increase average score by 15% by 2020
Growth of green spaces	Increase park space proportionally with population growth
Miles of "complete streets"	Triple number of miles of complete streets by 2020
Military Compatibility	
Index crime rates	By 2020, San Antonio will be the safest big city
Poverty rate	Reduce families in poverty to 50% of current rate (19.5%) by 2020
Activity level and diversity of city boards	The indicator will track how many attend scheduled meetings, how often meetings are scheduled, and the diversity of those participating
Neighborhood associations	The indicator will track how many neighborhood associations are registered with the City. By 2020, registered neighborhood associations will cover 90% of the City

CITY OF SAN ANTONIO

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Shaping the Future of San Antonio

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VasQ Analysts, LLC

Robert Grossenbacher
Land Owner

Hugo Gutierrez
Land Owner

Aaron Hanna
St. Mary's University

John Heye
Joint Base San Antonio
Lackland AFB

Christopher Hill
Hill Associates

Randy Johnson
San Geronimo Valley Alliance

Ron Luce
Land Owner

Kathy Luna
Rainbow Hills Neighborhood Association

Rick McNealy
Smithers Merchant Builders

Dougles McNeel
Land Owner

Judith McNeel
Land Owner

Linda Mechler
Land Owner

Marsha Meredith
United Southwest Planning Team Member

Janie Mikesell
Ingram Hills Neighborhood Association

Emil Moncivais
Town Planning and Design

PLANNING SECTOR TEAM *(Continued)*

Charlie Morales
Thunderbird Hills Association

Frank Moreno
Land Owner

Carl Nentwich
Land Owner

Ernestine Owings
Land Owner

Rudy Palacios
Olmos Equipment

Bill Peters
Northside ISD

Oscar Perez
Harlandale ISD

Don Price
Land Owner

Rowena Rodgers
Scenic San Antonio

Richard Saathoff
Medina County Commissioner

Dewane Schott
Land Owner

Chris Schuchart
Land Owner

Dale Schuchart
Land Owner

Daryl Schuchart
Land Owner

Millard Schuchart
Land Owner

Neel McNeel Scott
Land Owner

Larry Sittre
Medina County Commissioner

Loretta Sittre
Land Owner

Greg Sterner
Land Owner

Hugo Stolte
Land Owner

Milton Stolte
Land Owner

Stephanie Stolte
Land Owner

Cara Tackett
Pape-Dawson Engineers

Lila Theis
North San Antonio Hills Home Owners Association

Jeff Tondre
Vickrey and Associates

Michael Tondre
Northside ISD

Sarah Tondre
Land Owner

Lennie Turpin
H.L. Zumwalt Construction

Jan Wells
Mountain View Acres Neighborhood Association

Bonnie Weed
Cable Westwood Neighborhood Association

Jerry White
Land Owner

Linda Wurzbach
Land Owner

Irene Zoeller
Land Owner

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Public Involvement Process

The West/Southwest Sector Plan was prepared through the use of a communicative planning method utilized by City of San Antonio Planning and Community Development Department staff, other City staff, a Sector Planning Team, a technical committee, and input from the public and other invested stakeholders. A comprehensive public involvement program was executed throughout the eighth month planning process as summarized below.

- *Planning Team Meetings (8)*
- *Public Meetings (3)*
    - *Flyers*
    - *E-mails (350+ per meeting)*
    - *Twitter Postings (4)*
    - *Facebook Postings (4)*
- *Community Meetings (2)*
- *Website (continually updated throughout the process)*
- *Planning Commission Briefings/ Hearings (3)*
- *City Council Hearing (1)*
- *Press Releases (4)*
- *Television Coverage by Media*

The Sector Planning Team is composed of stakeholders that represent community members interested in the West/ Southwest Sector, including neighborhood associations, land owners, residents, businesses, community organizations, development entities, educational entities, and local government. The Planning Team was developed to represent the diverse interests of the Sector by providing input during the planning process, reviewing and commenting on draft recommendations and the draft document, and serving as a communication conduit to each member's respective interest group throughout the process.

Meeting Schedule

Throughout the planning process, the Sector Planning Team held a series of eight meetings that were open to the public. The meetings are summarized below:

- *Planning Team Meeting #1 - September 21, 2010: This meeting provided an introduction to the Sector Planning process and discussed how the plan would be developed, the planning process timeline, the role and responsibilities of the Sector Planning Team, and a group value and issue identification exercise.*
- *Planning Team Meeting #2 - October 12, 2010: This meeting provided a review of the themes from the value and issue identification exercise. The Team conducted an asset identification mapping exercise and discussed a preliminary vision statement.*
- *Planning Team Meeting #3 - November 1, 2010: This meeting provided an overview of the demographic data and potential growth of the Sector. The Team reviewed and commented on draft vision statements and goals.*
- *Planning Team Meeting #4 - November 30, 2010: This meeting resulted in the selection of a vision statement and further review of the goals and draft strategies. The Team was presented with the concept of a land use plan and the Sector land use categories. Team members then gathered in groups to create their own land use plan for the area.*

- *Planning Team Meeting #5 - January 4, 2011: This meeting provided the Sector Planning Team with the opportunity to review two conceptual land use alternatives (based on their work at the previous meeting) and comment on a preferred alternative. The Team also reviewed and commented on the latest revised goals and strategies.*
- *Planning Team Meeting #6 - January 25, 2011: This meeting provided the Planning Team the opportunity to review and comment on the draft land use plan and the latest revised goals and strategies.*

- *Planning Team Meeting #7 - February 8, 2011: This meeting provided an overview of the Sector Plan, how the Sector Plan applies in the ETJ, and the draft document. The Team reviewed and commented on the latest draft land use plan.*
- *Planning Team Meeting #8 - March 8, 2011: This meeting provided an overview of the draft Sector Plan document and an opportunity for the Team to comment on the document and latest land use plan.*

Three public meetings were hosted during the planning process to allow members of the public to participate and voice their opinions and ideas on the development of the West/Southwest Sector Plan. The public meetings are summarized below:

- *Public Meeting #1 - December 14, 2010: This meeting provided an overview of the Sector Planning process and discussed how the plan was being developed, the planning process timeline, and the progress of the Planning Team.*
- *Public Meeting #2 - February 15, 2011: This meeting provided an overview of the Sector Plan, how the Sector Plan applies in the ETJ, and the draft document. Attendees were given the opportunity to review and comment on the draft land use plan and draft document.*
- *Public Meeting #3, March 22, 2011: This open house provided an overview of the Sector Plan document and land use plan. Attendees were given the opportunity to comment on the document and land use plan.*

Values and Issues

During the Sector planning process, the planning team identified key values and issues within the planning area. The results from the identification exercise are compiled below. These values and issues helped guide the development of the goals and strategies for the Sector.

Transportation	
Values	Issues
• Hwy 151 and other arterials • 151 (has helped congestion in the area) • Increased bike lanes • VIA Park & Ride opportunities • VIA Study implementation • Expl0re alternative modes of transportation to address area congestion • Complete 151	• Lack of protected left turn lanes for commercial sites • Limited ingress/egress to neighborhoods • VIA needs to explore more service (new routes) to meet the growth • Need more bike lanes • Traffic • Traffic congestion along Loop 1604 • Sidewalks • Extend VIA service further into area • Need more Park & Ride locations (no place to park at the 90 location) • Consider light rail for passenger movement (this area is primed for growth, use existing ROW along major arterials and highways) • Need additional bike routes • Limit development to inside Loop 1604 • Educate aggressive drivers • Need to start thinking about helicopter traffic due to the new medical district developing in area • Strangles development - growth without proper infrastructure (an appropriate transportation system) stifles potential growth in some areas – want a transportation network that can accommodate future and existing development is desired • Congestion @ 1604 & Braun • Better quality corridors • Better project communication w/ TxDOT • More aesthetic roads & parkways • 410 & 151 (improved clover leaf to improve access and flow)

Utilities and Storm Water Infrastructure	
Values	Issues
• Have more recycled water available for public use (golf courses, irrigation, landscaping) • Medina Lake dam holds back a lot of water – what is the condition of the dam – what happens if it bursts, can affect citizens in Bexar County • SAWS and Bexar Met • CPS • City addressing low water crossing near Thunderbird Hills, Ingram, and Callaghan • Making incremental improvements in drainage	• The area near 1604 and Culebra floods all the time from rainwater coming off of Government Canyon • What is CPS's plans for the future – how many more substations will be in the area – how many more high power lines – where are their future lines going • No drainage master plan for undeveloped areas • Development increases flooding & runoff • Storm drainage in many areas • Drainage, Sidewalks, Undeveloped • Poor infrastructure (no sidewalks, especially to schools) • Low water crossings in undeveloped areas • Drainage at Quintana Road • More storm water engineering with developers • Storm water run-off into neighboring properties and changing floodplain • Land owner notification for electrical, water, and service extensions that go into private property – want notification before installation, eminent domain, and planning process • Narrow streets in subdivisions – need better planning for emergency response vehicles • Flooding on roads, • Drainage/ flooding issues • 410 & Marbach (drainage) • No gas/sewer in some subdivisions • 410 & 151 flooding • Extension of water & sewage service to

Housing	
Values	Issues
• Larger lots on bigger/wider streets • Lower density • More green energy efficient buildings • More master planned communities • More park/open space • Neighborhood cohesion • Neighborhood Associations & COPS report code violations/issues • Land is available for development but infrastructure should to be planned • Amenities • Accessibility • Diverse quality • Property owners need to maintain home and take pride in it	• Need better assisted living facilities • More coordination with developers • Mandatory sprinklers in residential homes • More oversight for nursing homes • New housing areas should have 2 acre lots or larger • Low income housing • Several defunct apartments /multi unit housing, e.g. Marbach Manor • Lack of code enforcement services • Too many apartments /multi- unit housings • Too many housing development without adequate road and infrastructure; contribute to traffic congestion • Lack of maintenance of mid to large multi unit apartments • Need for affordable and well maintained/ quality housing for: transit / military and other populations. • Balance of affordable housing • Neighborhood code compliance • Lack of new housing • "Sub-standard homes"- Edgewood area • Funding sources • Quality of public housing • Affordability • Balance of MF & SF housing (mix uses) • Rehabilitation of homes (in need of) • Lack of amenities in some areas • Lack of understanding home ownership

Economic Development	
Values	Issues
• Port San Antonio • Toyota and growth near Toyota • Texas A & M Campus • Northwest Vista College • Sea World • Southwest Research • Citibank • Texas Research Park (near 211) • Santa Rosa Hospital • Many hotels in the area • Military Bases • Several grocery stores , malls and retail stores • Port SA Logistics • NSA (National Security Agency) • Intel/ high security jobs • Cyber community • Wilford Hall – SAMME –South • Aerospace Academy at Lockhead Martin • Lots of developable land • Military is a major economic engine • Port San Antonio, Lackland AFB • Santa Rosa medical complex in Westover Hills is growing • Texas Research Park will bring new opportunities in high tech industries • Tourism (Sea World, Hyatt Hill Country, Lackland AFB recruit graduation) • Cyber security will be a driver for economic development • Ag land	• Need a medical/trauma center on the west side (near 211) • Too much industrial zoning south (east) of Port San Antonio • Need more mix of land uses and more flexibility • No growth south of Port San Antonio • Flight patterns around Port San Antonio and Lackland restrict development • Hazardous materials left over at AFB • Restricted uses limit development • Need a children's medical center • Empty Box stores • Lack of roads and infrastructure for new development contribute to congestion and other problems • Workforce training needs to be in place for jobs • Reinvestment Incentives in target area outside of center city • Graffiti, Vandalism • High cost of infrastructure (especially on the urban fringe) • City/ state regulations that are too onerous and/ or conflict with other regulations and/ or increase development costs disproportionately to value added • Too many different types of City inspections – inspectors from different disciplines (e.g. building vs. fire) sometimes give conflicting directions • Cadets graduate every Friday, family members stay in motels around Lackland, which is run down – need to have a better vision of area

Community Services	
Values	Issues
• Appreciate less crime in rural areas • Missions • Facilities for elderly like Air For Village and for normal folks • Youth programs • More parks • Several Recreation Facilities - Gov't Canyon Park - Hyatt Regency Resort - Wolff Stadium - Leon Creek Greenway - Sea World • Educational Facilities - St. Mary's University - Palo Alto College - NW Vista College • Food Bank • Animal Care Services Center • Santa Rosa Hospital -(HWY 151) • Emergency Service Districts • County brush /bulky Item pick up services • Community Centers • Public Libraries • Public library/ school library sharing ventures • Parks/ open space • Fire and police protection (within the City limits) • Good emergency services	• Fire and police protection should keep up with growth • Crime (breaking & entering) & vandalism • Due to Wilford Hall Closing, there is a need for a trauma center around 211 & western area of Sector • Narrow streets in subdivisions cause issues for emergency services • Bill boards & other unsightly signs • Want a walking or jogging track near AFB • Sports programs at community centers • Not enough for youth – crime and graffiti • County law enforcement • Not all areas of the city (southeast of Kelly) received trash pick-up • Covel Gardens Landfill (8611 Covel Rd) is hazardous to residents • High crime, Confusion between SAWS & BexarMet services - sometimes Bexar Met provides water while SAWS provides sewer services • No recycled water, Illegal dumping: 410 & Marbach, near landfill vicinity • Landfill contributes to illegal dumping when operation is closed or when people do not want to pay for disposal • Animal dumping, Need to expand library hours – protect libraries from cuts in tough financial times • Insufficient fire and police protection outside of the City limits (i.e. in the ETJ and smaller jurisdictions) • Code Compliance, Trash collection/ disposal still problematic in areas without 2-bin system

Education	
Values	Issues
• Schools within rural area have less crime • School System • Schools involved in development planning • Northwest Vista, St. Mary's, Palo Alto • High School graduation rates and college admission rates are generally high • Good vocational training and magnet schools • Need to ensure youth are prepared to enter the workforce • Substantial knowledge base in community – need way to share with youth • Utilize technology to reach and engage students • Community colleges must make up for deficiencies in K-12 education (it is good that community colleges do this, but ideally they shouldn't have to) • Harlendale is a recognized district – 1 of 4 out of 16 • Curriculum should include vocational training • Rural schools are pretty good • More diverse curriculum	• School district continues to grow tremendously • Northwest Vista does not have the capacity to serve the growing population • Insufficient planning for schools (in terms of physical infrastructure as well as maintaining quality educational programs) • High cost of post high-school education (e.g. vocational/ trade school, junior college, and 4-year college) • Youth do not have the skills needed to enter the workforce (in terms of communication, appearance, professional decorum, problem solving) • Transportation costs are major resource drain for public schools and families • High dropout rate – need to lower (Southwest School District) • Sometimes schools are built and infrastructure cannot support the new school – transportation, sidewalks, drainage, for example. • We are forgetting vocational training – we need plumbers, electricians, welders, etc. (not just college bound readiness) • Harlendale ISD: one problem is affordable housing. We need it, but we also need high-end housing because it generates more taxes and that helps the district. • Harlendale: need drainage, sidewalks, and transportation

Parks and Natural Resources	
Values	Issues
• Preserve creeks, existing waterways, ponds, floodplains • Old Pioneer Home priceless • Bird watchers, bike riders, hang gliders • More planned developments with green spaces & parks • Natural landscapes (hills, water, vegetation, wildlife, air & water quality) • Dark skies with stars at night • Natural & beautiful views of hills, valleys, & water • Natural resources is the land itself • Protect the recharge zone • NW or Govt Canyon called San Geronimo Valley – must be protected, not as a preserve with no development, but also not covered with roof tops. Development that fits with the character of the area – very large lots. • Natural water springs should be protected • Preserve rural ambiance	• Prevent gravel pits from destroying land • Money will never compensate for the value of land • No need for parks • Need developer and City to have more land donated for parks/open space • Visitors using public roads • Pollution of water • Pollution of land • Over development causes degradation of water • How will natural surroundings be affected by growth of SA • Do not like to see new residential development and no green space

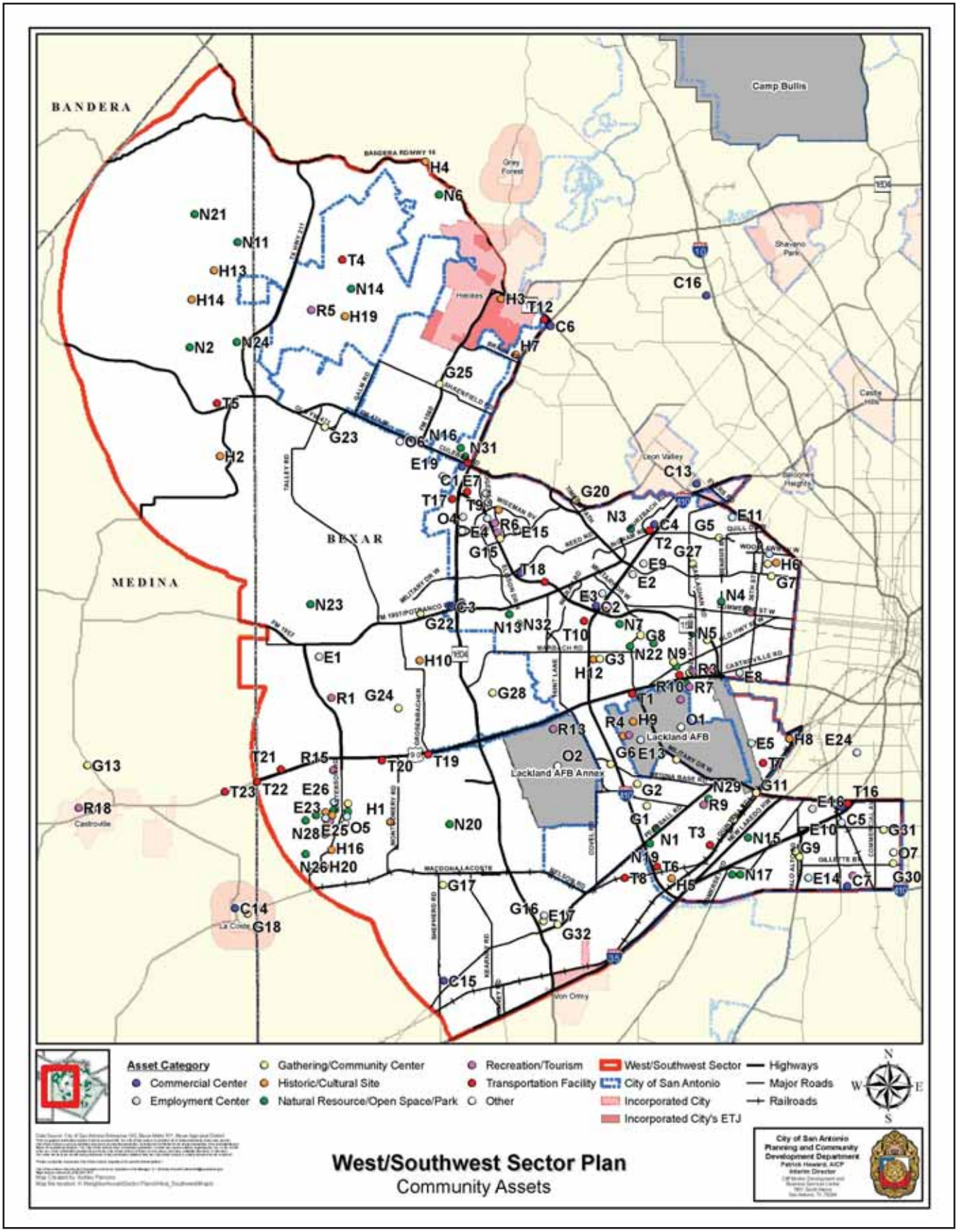
Historic Preservation	
Values	Issues
• Quality of life • Old Pioneer Home off Gross Lane is 160 years old • Preserve rural quality of life • Sector includes some historical structures • Tondre Farms is a Texas historic farm since 1891 – family has been honored by the Texas Dept. of Agriculture for preserving it • Preserve Old Ranch Homestead • Preserve Old Ponds & preserve areas around them • Preserve Old Pioneer Home off Grass Lane (160 years old) • Preserve family farms & ranches • Important because it can determine the character of the area • Sites and structures of historical importance should be protected • The foothills of the far NW (e.g., San Geronimo) are worth preserving. • Balance property rights with preservation • Protect history • Small structures are of value and need to be protected	• Urban sprawl can destroy historic farms in a very short time. • Neighborhood cohesion • Help preserve old Ranch Homestead • Help preserve old ponds

Land Use & Urban Design	
Values	Issues
• Keep land like it is – keep subdivisions out • Need to zone for flood protection & wildlife • Rural value associated with the northwestern section of Sector • Protect the area north of Culebra Road and west of Government Canyon from intense, unbridled development • Appreciate the rural living & lifestyle • ETJ area – ranch land & farming contributes to the unique, picturesque green Hill Country that surrounds the northwest area of Sector • Allow landowners to be able to continue their land use • Low density & large tracts of land (Park Skies) • Developments with less houses per acre • No city taxes and no traffic (city not involved with life) • Preserve rural quality of area • Preserve family farms & ranches • We need an alternative or special set of building regulations for rural areas, maybe like the "country" tier in the south sector • The key is low-density development or development appropriate for rural context • Appropriate development for rural area	• Limit commercial development in residential areas (encroachment issue • Unwanted uses (i.e. junk yards, payday loans) need to be regulated better through zoning • Commercial and residential uses need to be balanced • Entire area needs better landscaping • People dump trash, such as tires, on farm property • Heavy dumping of refuse on private property • Sporadic growth & no continuity • Concern regarding the damages of high density development in northwestern section of the sector • Urban sprawl • Loss of Wildlife • Restriction on development per acre (Low density per acre). • Need to zone for food production & wildlife • No zoning for rural area (Limited zoning) • Some of the new development in the far west sector is too dense for the rural setting (it is like someone is trying to bring the city and population into a rural setting) • Do not want to see Stone Oak type of development. No foothills covered with rooftops

Military Compatibility	
Values	Issues
• Military Base(s) • Councilman Lopez leading up an anti-crime area for around the base – need to also talk with property owners to beautify home, take pride in home • Lots of money has been spent to improve the facilities and atmosphere on base • Want troops and families to come back to SA • City has resources for community revitalization (TIFF, Face-lift program, ordinances requiring to keep up with property) • Movie studio (536 acres) built southwest of base – a compatible use	• Military personnel needs to mix with the neighborhood more • The base needs support businesses and suppliers to be located around the base • Need public transit to hook into Lackland, can help the young troops navigate the City • Cadets graduate every Friday, family members stay in motels around Lackland, which is run down – need to have a better vision of area • Fire ranges and exploding ordnance sites on Lackland Annex – need to ensure safety of neighbors

Other	
Values	Issues
• Area residents care about a variety of issues related to planning • Quality of life • Northern problems of sector are different than the southern problems • Balance property rights	• Involvement of city in life causes: more red tape, more hoops to jump through, & more dictating how I have to do things on property • Poachers, visitors trespassing on private property

Figure A-1: Community Assets



Community Assets

During the Sector planning process, the Planning Team conducted an asset identification mapping exercise. The Planning Team identified key commercial centers, employment centers, gathering/community centers, historic/cultural sites, natural resources/parks, recreation/tourism areas, and transportation facilities. The results from the identification exercise are illustrated on *Figure A-1: Community Assets* and identified by name in *Table A-1: Community Assets List*. The assets helped guide the development of the goals and strategies for the Sector.

Table A-1: Community Assets List

West/Southwest Sector Asset List	
ID Number	**Asset Name**
C1	Shopping Center (Alamo Ranch)
C2	Shopping Center 410 & 151
C3	Shopping Center 1604 & Portranco
C4	Ingram Park Mall
C5	South Park Mall
C6	Shopping Center 1604 & Bandera
C7	Potential/Future Commercial Center
C8	Multiple Commercial Sites
C9	Regional Shopping
C10	Westside Development Corporation Center
C11	Retail Commercial along Hwy 151
C13	SAMS (keep in city)
C14	La Coste fro agriculture supplies
C15	La Esconita (restaurant and corner store)
C16	Costco (keep in city)
E1	Citi Corp & Texas Research Center
E2	Southwest Research Institute
E3	Employment Center @ Hwy 151 & Loop 410
E4	Sea World & Hyatt
E5	Port San Antonio
E6	Lackland AFB
E7	Westover Hills (NSA)
E8	Budweiser
E9	Alamo Downs
E10	Zachary Construction
E11	Texas Workforce Center (Bandera & Hillcrest)
E12	Call Centers @ Westover Hills (Capital, QVC)
E13	Lackland AFB (annex)
E14	Palo Alto College
E15	Westover Hills Development Area
E16	Southwest General Hospital Area
E17	Southwest ISD
E18	Northwest Vista College
E19	Employment Centers around/near 151
E20	Southwest Biomedical
E21	St. Mary's University
E22	Fort Sam Houston
E23	Family Farm
E24	School Districts
E25	Family Farm
E26	Family Farm
G1	Miller's Pond Community Center
G2	Knights of Columbus
G3	Virginia Gill Center
G4	Cortez Library
G5	Forest Hills Library
G6	Johnston Library
G7	Memorial Library
G8	Henry A. Guerra, Jr. Library
G9	Palo Alto Park
G10	Cortez Senior Community Center
G11	South Side Community Center
G12	Wolff Stadium
G13	Coras 471 Grill
G14	Castroville
G15	Rudy's BBQ
G16	Southwest High School
G17	Macdona Church
G18	Church in La Coste
G19	Family Farm
G20	Fire Station
G21	Great Northwest Library
G22	Potential/Future Community Gathering Center
G23	Potential/Future Community Gathering Center
G24	Potential/Future Community Gathering Center
G25	Potential/Future Community Gathering Center
G26	Quintana Community Center
G27	Garza Community Center
G28	Rainbow Hills Community Center
G29	Saint Mary's University
G30	Centro Medical Offices
G31	McCollum HS
G32	McCulloch Cemetery
G33	Rodriguez Park
H1	Arnold Hendricks House
H2	WW Farms
H3	Flores Country Store
H4	Bandera Road (Historic Trail)
H5	Historic Farm @ Quintana Rd & 410 (potential park)
H6	St. Mary's
H7	Farm House @ 1604 & Braun
H8	Bungalow Colony
H9	Lackland AFB
H10	Boot Hill
H11	The Belgium Farm
H12	Old Farm House Anna Anderson

Table A-1: Community Assets List Continued

H13	Pristine Old Ranches (maintain)
H14	Pristine Old Ranches (maintain)
H15	Static Aircraft display @ Lackland AFB
H16	Historic bridge on Masterson @ Sauz Creek
H17	Family farmsteads that go back several generations
H18	Fossils on family farmsteads
H19	Government Canyon
H20	Family cemetery on family ranch
H21	Family farmsteads that go back several generations
N1	Miller's Pond
N2	Edward's Aquifer
N3	Leon Creek
N4	Zarzamora Creek (want park)
N5	Van deWalle Farms (open space)
N6	Scenic Area Cedar Creek area
N7	Tom Slick Park
N8	Monterrey Park
N9	Leon Creek
N10	Creekway at Cable Westwood
N11	Large Ranches (maintain)
N12	Heritage Park
N13	Potential/Future Park land donation
N14	Government Canyon
N15	Leon Creek Greenway/Linear Park
N16	Culebra Creek Park
N17	Potential/Future Leon Creek Greenway/Linear Park
N18	Potential/Future Park/Open Space
N19	Potential/Future Ball Park & Sports Facility
N20	Medina River
N21	Edward's Aquifer Contributing Zone
N22	Westwood Village Park (with a pool)
N23	Whole rural westside (maintain farms & open space)
N24	Beginning location for flooding downstream
N25	Family Farm (food prod, wildlife habitat, natural)
N26	Family Farm (food prod, wildlife habitat, natural)
N27	Family Farm (food prod, wildlife habitat, natural)
N28	Family Farm (food prod, wildlife habitat, natural)
N29	Pearsall Park
N30	Camargo Park
N31	Soccer Complex
N32	Heritage Duck Pond
O1	Lackland AFB
O2	Lackland AFB (annex)
O3	Lytle

O4	Northwest Vista Library
O5	Family Farm
O6	National Shooting Range
O7	Poor Drainage Harlandale area
R1	Golf Course of Texas (2 courses)
R2	Sea World
R3	Nelson W. Wolff Municipal Stadium
R4	Lackland Air Force Museum
R5	Government Canyon
R6	Hyatt Golf Course
R7	Camargo Park
R8	Monterrey Park/Melendrez Community Center
R9	Pearsall Park (Dog Park)
R10	Lackland Golf Course
R11	Potential/Future Site for Recreation
R12	All of Hwy 151 Corridor
R13	Lackland Area 4K visitors/wk beautify area,hotels
R14	Diversion Dam Campground along Median River
R15	Family Farm (hunting fishing birding star gazing)
R16	Family Farm (hunting fishing birding star gazing)
R17	Family Farm (hunting fishing birding star gazing)
R18	Castroville
T1	VIA Park & Ride Hwy 90 & Military (Frank Madla)
T2	VIA Park Ingram Park Mall
T3	Potential/Future Commuter Rail Site
T4	Bicycling
T5	Bicycling
T6	Southwest ISD Transportation Center
T7	Port San Antonio (rail truck import/export)
T8	Union Pacific
T9	Transportation Facility @ Hwy 151 & 1604
T10	VIA Park & Ride
T11	Nelson W. Wolff Municipal Stadium
T12	Park & Ride 151 & 90
T12	Bandera Point
T13	Ingram Transit Center
T14	Potential/Future transit center 1604 & Culebra
T15	Port San Antonio (Air strip logistics)
T16	VIA Park & Ride South Park Mall
T17	Northwest Vista Park & Ride
T18	Hwy 151 travel into town
T19	Hwy 90 travel into town

Planning Area Profile

Shaping the Future of San Antonio

Overview

The West/Southwest Sector is the fastest growing Sector. The northern portion of the Sector is within the Texas Hill Country region, which is characterized by an abundant amount of springs, creeks, rivers, and waterfalls. The area is rich with natural panoramic views and is also home to unique flora and fauna. Of the 29 plant communities found in the Hill Country, 3 occur nowhere else in Texas and 2 are found nowhere else in the world. The Texas Hill Country is an appealing region for people to reside. It is also an extremely environmentally sensitive area which should be preserved and protected. Government Canyon State Natural Area is situated in the area, preserving the natural environment and providing recreational opportunities for residents.

Much of the middle and southern portions of the West/Southwest Sector are characterized by gently rolling plains with low-growing vegetation such as mesquite and huisache. This area is well suited for crop production due to the mostly flat terrain and basic to slightly acidic soils. A great number of farms and ranches are located within the western parts of the Sector. For the same reasons the area is adapt for crop production, the area is also easier to develop than the northern and eastern parts of Bexar County, which have either rocky terrain or clay soils. The areas west of Loop 1604 are experiencing tremendous growth, particularly in residential development, such as the Red Bird Ranch, Stillwater Ranch, Briggs Ranch, and Alamo Ranch developments.

The areas within Loop 1604 and Loop 410 are characterized by a number of traditional residential developments with winding local roads and cul-de-sacs. The Highway 151 corridor located in the area has become a major employment center as well as tourist destination. Microsoft, Lowe's, and Valero have located their data centers along Highway 151. Christus Santa Rosa Health System built a full-service health care campus. Sea World and the Hyatt Regency Hill Country Resort and Spa are both situated off of Highway 151 and attract a number of tourists throughout the year. Continued economic opportunities are anticipated within this area.

Higher densities of residential and non-residential uses are concentrated inside Loop 410. Many of the cities incentive programs promote inner-city redevelopment, such as the Inner City Reinvestment and Infill Policy (ICRIP), in order to capture part of the growing population as well as to invigorate the communities in this portion of the City.

As noted, the West/Southwest Sector is a very diverse region with varying residential developments, economic opportunities, and natural resources. Further detail regarding this diversity can be found within the following pages.

General Profile

Area Profile/Demographics

Demographic data shows that the West/Southwest Sector maintains a near average balance with all Sectors combined. The West/Southwest Sector is only slightly below the averages for educational attainment, household incomes, and home values when compared to all Sectors combined. As the area continues to grow and economic opportunities continue to expand, the area will begin to see higher averages in these categories.

Total Population and Age

The West/Southwest Sector comprised approximately 20% of the total population of all Sectors in 2000 and rose to 21% in 2008 as shown in *Table A-1: Age Distribution*. The total population of the Sector increased by over 50,000 people between 2000 and 2008. The population age cohort that experienced the greatest increase was persons 35 to 64. The population age cohort that experienced the greatest decline was persons 18 to 34. This implies that in the West/Southwest Sector, the older populations are growing at a slightly faster rate than the younger segments.

Table A-2: Age Distribution

Variable	2000 All Sectors		2000 W/SW Sector		2008 All Sectors		2008 W/SW Sector	
	Population	Percent	Population	Percent	Population	Percent	Population	Percent
17 and under	380,354	28%	84,794	32%	426,439	28%	98,518	31%
18 to 34	346,190	26%	176,823	29%	375,592	25%	87,913	27%
35 to 64	470,645	35%	86,282	32%	559,877	37%	108,748	34%
65 and Over	139,307	10%	20,989	8%	157,323	10%	27,232	8%
Total Population	1,336,496		268,886		1,519,230		322,410	
Persons per Acre	1.90		1.60		2.20		1.95	
Median Age	32.8		29.2		33.9		30.6	
Average Age	34.0		31.3		34.8		32.4	

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Gender

In the West/Southwest Sector, women slightly outnumber men. The male/female ratio for this Sector in 2000 was 0.989; in 2008 it was 0.98 as shown in *Table A-2: Gender Distribution*.

Race and Ethnicity

The Hispanic or Latino population has remained the majority population in the West/Southwest Sector (71.2 % in 2000 and 72.9% in 2008). The White non-Latino group declined in percentage from 20.3% in 2000 to 18.2% in 2008. Most other groups only increased slightly in percentage from 2000 to 2008. Compared to all Sectors combined, the West/Southwest Sector experiences a greater number of Latinos and lower numbers of African Americans and Whites. See *Table A-3: Racial/Ethnic Distribution* for additional details.

Table A-3: Gender Distribution

Variable	2000 All Sectors		2000 W/SW Sector		2008 All Sectors		2008 W/SW Sector	
	Population	Percent	Population	Percent	Population	Percent	Population	Percent
Male	649,347	48.6%	133,692	49.7%	739,939	48.7%	159,939	49.6%
Female	687,148	51.4%	135,196	50.3%	779,291	51.3%	162,472	50.4%
Male/Female Ratio	0.94		0.989		0.95		0.98	

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Table A-4: Racial / Ethnic Distribution

Variable	2000 All Sectors		2000 W/SW Sector		2008 All Sectors		2008 W/SW Sector	
	Population	Percent	Population	Percent	Population	Percent	Population	Percent
Hispanic or Latino	739,755	55.4%	191,475	71.2%	890,262	58.6%	234,876	72.9%
Black or African American	91,711	6.9%	15,537	5.8%	100,675	6.6%	18,248	5.7%
White	463,796	34.7%	54,670	20.3%	470,733	31.0%	58,566	18.2%
Other	16,788	1.3%	3,285	1.2%	22,818	1.5%	4,747	1.5%
Native American	3,248	0.2%	580	0.2%	4,751	0.3%	910	0.3%
Asian	20,328	1.5%	3,162	1.2%	28,849	1.9%	4,782	1.5%
Native Hawaiian and Other Pacific Islander	869	0.1%	178	0.1%	1,142	0.1%	282	0.1%

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Transportation

Transportation planning within the San Antonio metropolitan area involves federal, state, regional, and local agencies. The primary agencies that directly impact transportation within the West/Southwest Sector are: City of San Antonio, Bexar County, Alamo Area Council of Governments, San Antonio-Bexar County Metropolitan Planning Organization (MPO), VIA Metropolitan Transit Authority, Alamo Regional Mobility Authority (Alamo RMA), and Texas Department of Transportation.

The Sector is traversed by several major roads (e.g., Culebra, Bandera, and Potranco) and highways (Highway 90, Loop 1604, Loop 410, and Highway 151).

Major Thoroughfare Plan

The City's Major Thoroughfare Plan (MTP) is a long-range transportation plan for the City and Bexar County. The MTP depicts the general location, dimensions, and right-of-way (ROW) dedication requirements of arterial streets of various sizes. Currently, the City's Unified Development Code includes bike facilities and sidewalks as conventional street design standards for arterials and collectors.

The West/Southwest Sector includes several MTP arterials totaling approximately 249 miles. Future roads on the MTP accommodate future demand. This demand is driven primarily by development, population density increase, and increase in motor vehicle ownership.

The City of San Antonio encourages a MTP that is consistent with future development, population projections, and community values. The City also encourages the construction of multi-modal arterials reflected in the complete streets concept. Complete streets are created when the entire right-of-way is designed so that all users (drivers, transit users, pedestrians, bicyclists, older people, children, people with disabilities, etc.) can move along and across roadways safely. Complete streets may include "sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible transit stops, frequent crossing opportunities, median islands, accessible pedestrian signals, curb extensions, and more. A complete street in a rural area will look quite different from a complete street in a highly urban area. But both are designed to balance safety and convenience for everyone using the road," (Source: National Complete Streets Coalition, www.completestreets.org). Complete streets share similarities with Context Sensitive Streets (CSS), but the two are not the same. CSS, like Complete Streets, emphasizes multi-modality, but the CSS street design should serve the activities generated by the adjacent context, and CSS sometimes requires that the street design changes as it passes through areas where a change in character is desired by the local community.

Transit

The West/Southwest Sector has a total of 39 VIA bus routes that cover approximately 312 miles. The majority of these bus routes operate in the eastern portion of the West/Southwest Sector where population density is greatest.

VIA is in the process of creating a 25 year plan called the Long Range Comprehensive Transportation Plan (LRCTP). This proposed plan takes into account the community

goals set forth during the LRCTP's public involvement process. Some of the key goals identified were: mobility, economic development, increasing the region's competitive image, increasing quality of life factors, sustainable strategies, historic preservation, support for employment, education and improved health, and seeking additional funding opportunities.

In the proposed VIA LRCTP, the following corridors have been identified as having potential for high capacity transit: W. Commerce/Old Highway 90; General McMullen/Southwest Military Drive/Babcock Road, Bandera Road; Wurzbach Road; Lone Star Rail. Additional local bus service improvements have been identified across the planning area. A proposed new Park and Ride facility has been identified at Loop 1604/ Highway 151. Current major transit centers exist at Ingram and Kelly-Lackland.

Alamo Regional Mobility Authority (Alamo RMA)

The Alamo RMA is an independent governmental agency created by the Texas Transportation Commission and the Bexar County Commissioners Court to accelerate needed transportation projects in Bexar County. Alamo RMA is currently preparing an environmental impact statement on potential improvements to Loop 1604 from IH-35 to U.S. Highway 90. A portion of these improvements will be located in the West/ Southwest Sector. Current improvements are already underway in the form of a Super Street. The Super Street is being designed and constructed for a section of Loop 1604 from Braun Road to Highway 151, which is located within the West/Southwest Sector, to help increase the ease of use in the highest traffic areas.

Bicycle and Pedestrian

The City of San Antonio and Bexar County Commissioners Court both adopted the MPO's Bicycle Master Plan. The City is currently working on an update to the Bicycle Master Plan. This updated plan will encourage the creation of a city-wide bike network with high connectivity between origins and destinations. The West/Southwest Sector currently has approximately 31 miles of dedicated bike lanes and the updated Bicycle Master Plan recommends additional lanes.

The options for pedestrians are increasing throughout the West/Southwest Sector. The West/Southwest Sector is traversed by a section of the Leon Creek Greenway, which is part of a larger effort to create a system of connected multi-use paths along creeks and rivers throughout San Antonio and Bexar County (see Parks and Natural Resources). As new development happens, the City's Unified Development Code encourages pedestrian facilities through design standards and requirements for the construction of sidewalks on new streets.

Rail

The West/Southwest Sector contains sections of three Union Pacific rail lines: approximately 16 miles of the Del Rio Subdivision, 13 miles of the Laredo Subdivision, and 3 miles of the Corpus Christi Subdivision. Together, the Del Rio and Laredo lines carry approximately 44

freight lines per day, and the Corpus Christi line carries 18 freight lines per day. All of these railroad sections are located in the southern portion of the West/Southwest Sector.

The Freight Rail Corridors Reuse Study conducted by the Texas Department of Transportation and published in 2010 investigated the feasibility of reusing these lines if through-freight rail were ever allocated to new routes. The study recommends the following: the Del Rio, Laredo, and Corpus Christi Subdivisions, could be reused to include light rail and hike and bike trails. There is potential for redevelopment of industrial uses along the corridors that could provide opportunities for transit oriented development.

The Lone Star Rail District is an independent public agency created to bring regional passenger rail service to the Austin-San Antonio corridor. This proposed passenger rail, called LSTAR, could help alleviate congestion on IH-35, and connect communities in five counties with a combined population of more than 3 million people. The LSTAR service is planned to be integrated closely with VIA's future transit network with connections at the San Antonio Airport, Westside Multimodal Center, and City South.

Union Pacific's San Antonio Intermodal Terminal opened in southwest Bexar County in March, 2009 and is located in section 4 of the West/Southwest Sector. The 300-acre terminal functions as a container processing site. Containers carrying consumer goods arrive on train from the west coast and are unloaded. Big-rig trucks pick up the containers and drive them to their destination. The facility uses technology and streamlined operations so that trucks spend less time idling and release fewer emissions.

Aviation

The West/Southwest Sector has an active airfield located on the Kelly Field Annex. Lackland owns and operates the airfield through a Joint Land Use Agreement (JUA) with Port San Antonio. Several Port San Antonio tenants have access and use of the airfield. An air cargo terminal and federal inspection station has been completed and is being marketed to attract long haul heavy freight from foreign markets.

Alamo Area Council of Governments (AACOG)

The AACOG has a program called the Alamo Regional Transit (ART) that provides a rural ride service to people of all ages within the following counties: Atascosa, Bandera, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina, and Wilson. The ART program also provides rides to and from these counties and Bexar County and San Antonio. Many of these rides are for people who live outside of Bexar County and who are trying to access health care services inside Bexar County. In 2009, the program, which has 97 vehicles, provided 110,000 one-way rides.

Figure A-2: Vehicular and Aviation Transportation System

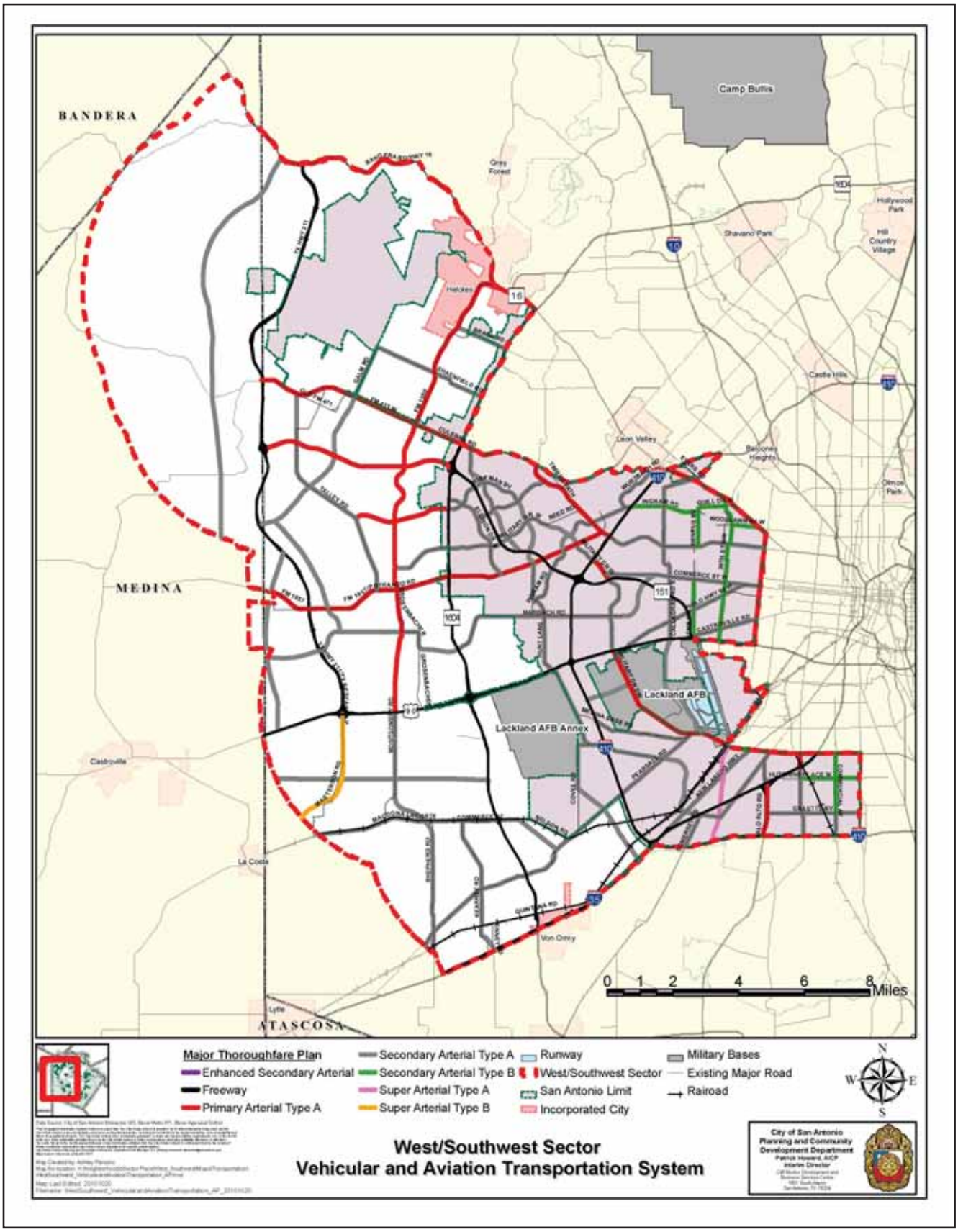


Figure A-3: Mass Transit and Non-Vehicular Transportation Systems

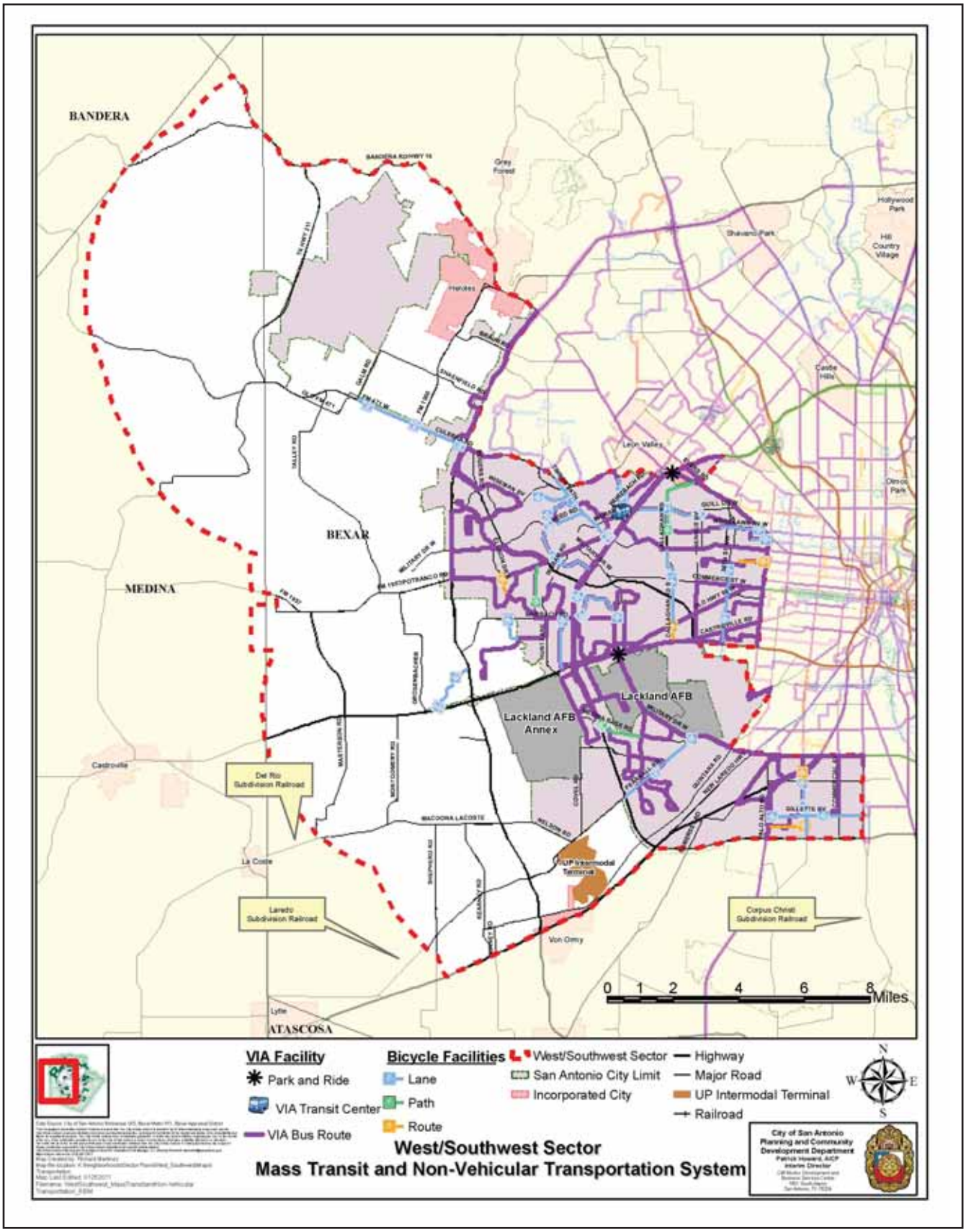


Figure A-4: Funded Transportation Projects

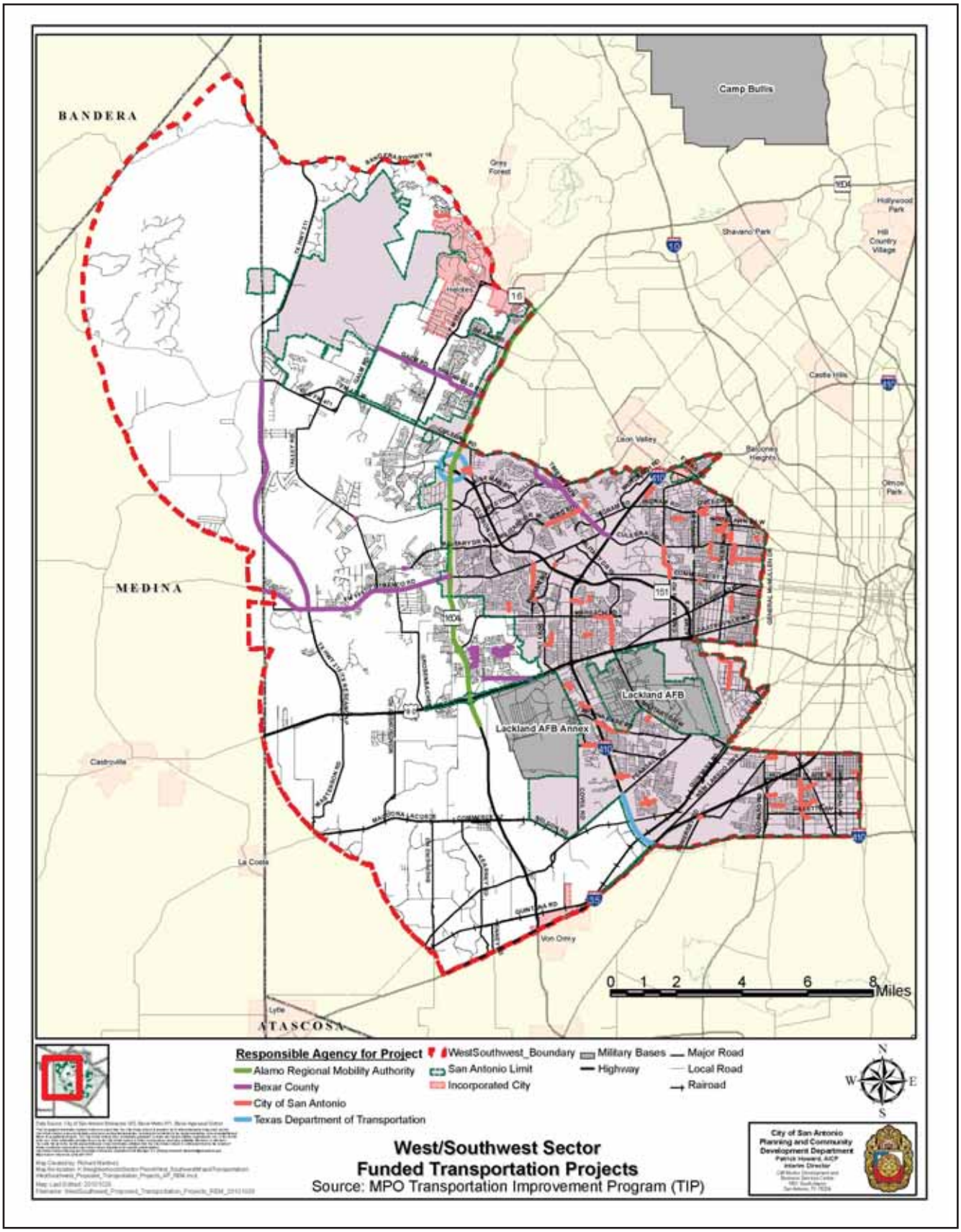
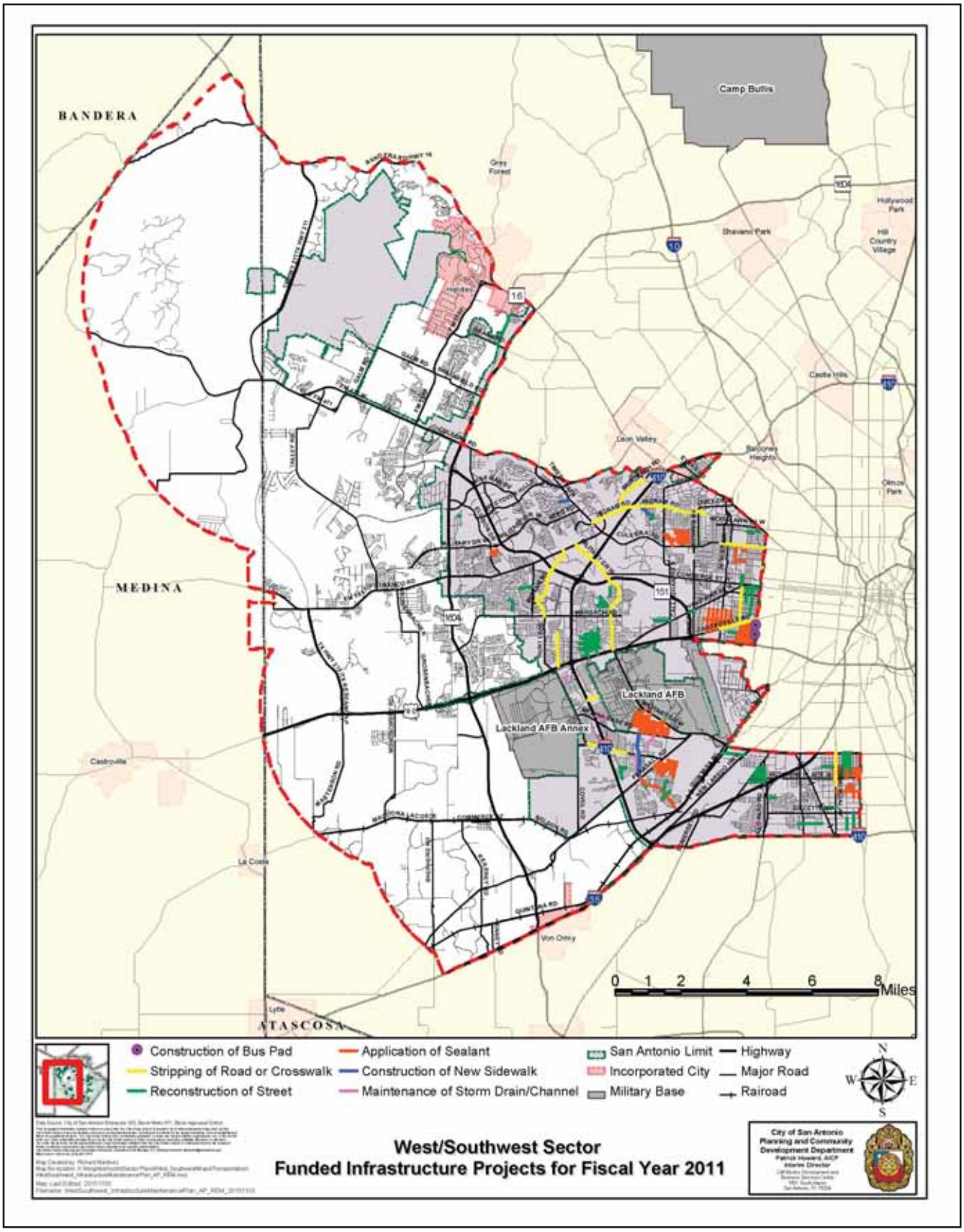


Figure A-5: Funded Infrastructure Projects for Fiscal Year 2011



Utilities and Storm Water Infrastructure

Water Providers

There are two major water providers in the West/Southwest Sector—San Antonio Water Systems (SAWS) and the BexarMet Water District (BexarMet). Atascosa Rural Water Supply Corporation and several small service providers also serve this planning area. SAWS' service area includes much of the northern and eastern portions of the Sector. BexarMet's service area includes portions of the west side and far southeast side of the Sector. In addition to central water systems, some of the rural residents rely on well water.

Wastewater Providers

SAWS is the primary wastewater service provider in the West/Southwest Sector. SAWS serves approximately 40% of the Sector (much of the far eastern and central portions). Aside from Oak Creek Environment Management, a small provider near Loop 1604 and Military Drive, the bulk of the remaining portion has no wastewater coverage and thus relies on septic systems.

CPS Energy

CPS Energy, a municipally owned energy utility company, is the sole provider of natural gas and electric service in Bexar County. CPS also provides service to portions of Atascosa, Bandera, Comal, Guadalupe, Medina, Wilson, and Kendall Counties. Until recently, coal was the major source of electricity for CPS Energy. Today, the company has diversified to include wind, solar, and nuclear energy.

Storm Water Management

The planning area contains three primary watersheds—Medina River, Leon Creek, and San Antonio River. Rivers, creeks and smaller waterways flow in and out of these watersheds. Floodplains, lakes, rivers and creeks make up approximately 34 square miles (22,177 acres) of the Sector.

San Antonio is located in one of the most flash flood prone regions in North America. Annual rainfall ranges from 15 inches to 35 inches, causing unpredictable droughts and sporadic flash floods. Another cause of flash floods is impervious cover, which impedes rainwater from percolating into the ground causing it to flow across surfaces and collect in low lying areas. Some of this rainwater runoff traverses roads at low-water crossings. There are approximately 63 low-water crossings located just within the City limits of the West/Southwest Sector alone. These crossings are unusable during flash flood weather events.

The City of San Antonio has implemented several development measures to help prevent and/or reduce flood problems. One measure is the enforcement of four mandatory detention areas and one mandatory retention area within the West/Southwest Sector. Developers can also select to utilize low-impact development features, which allow for increased storm water percolation into the ground.

Figure A-6: Water Service

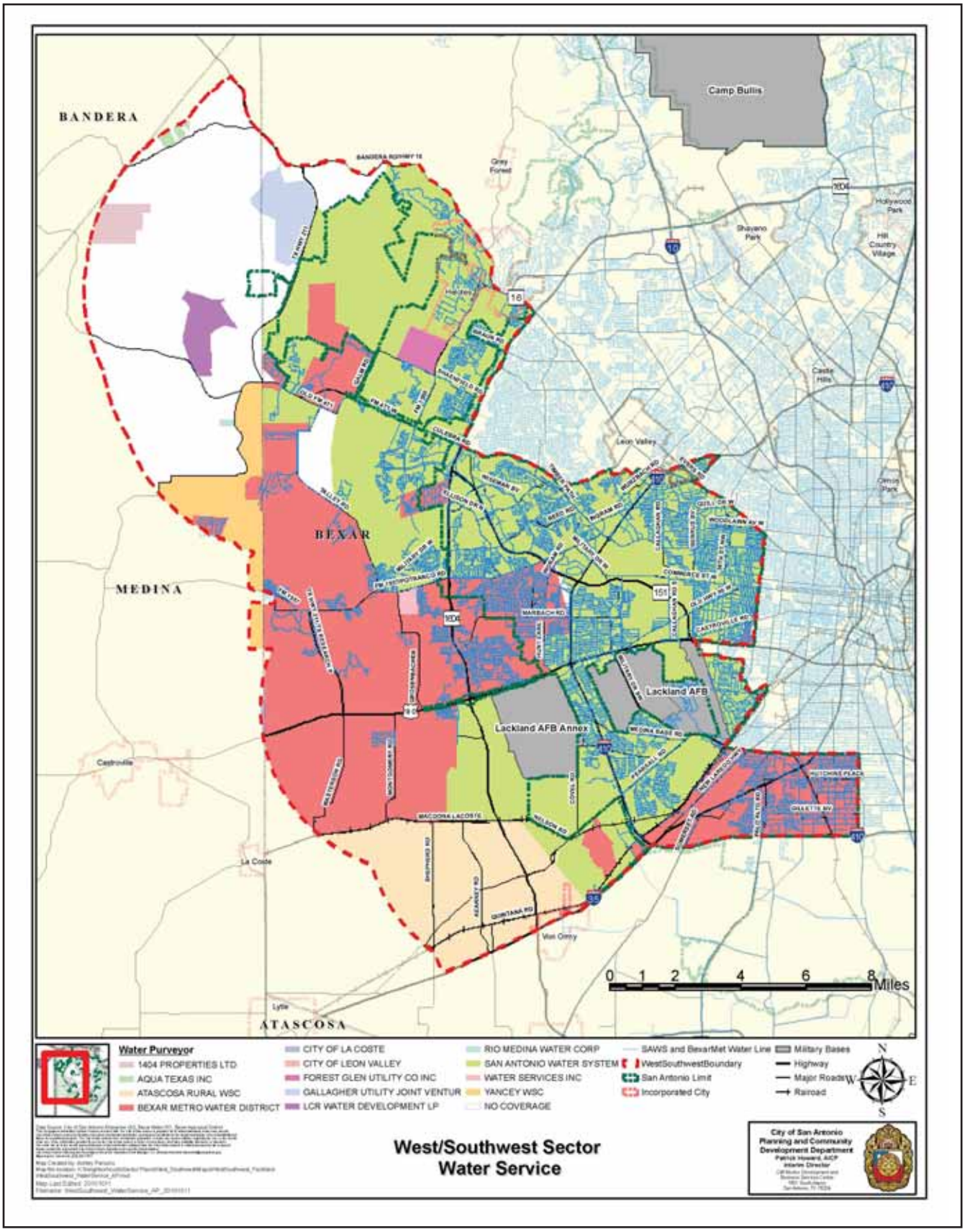


Figure A-7: Wastewater Service

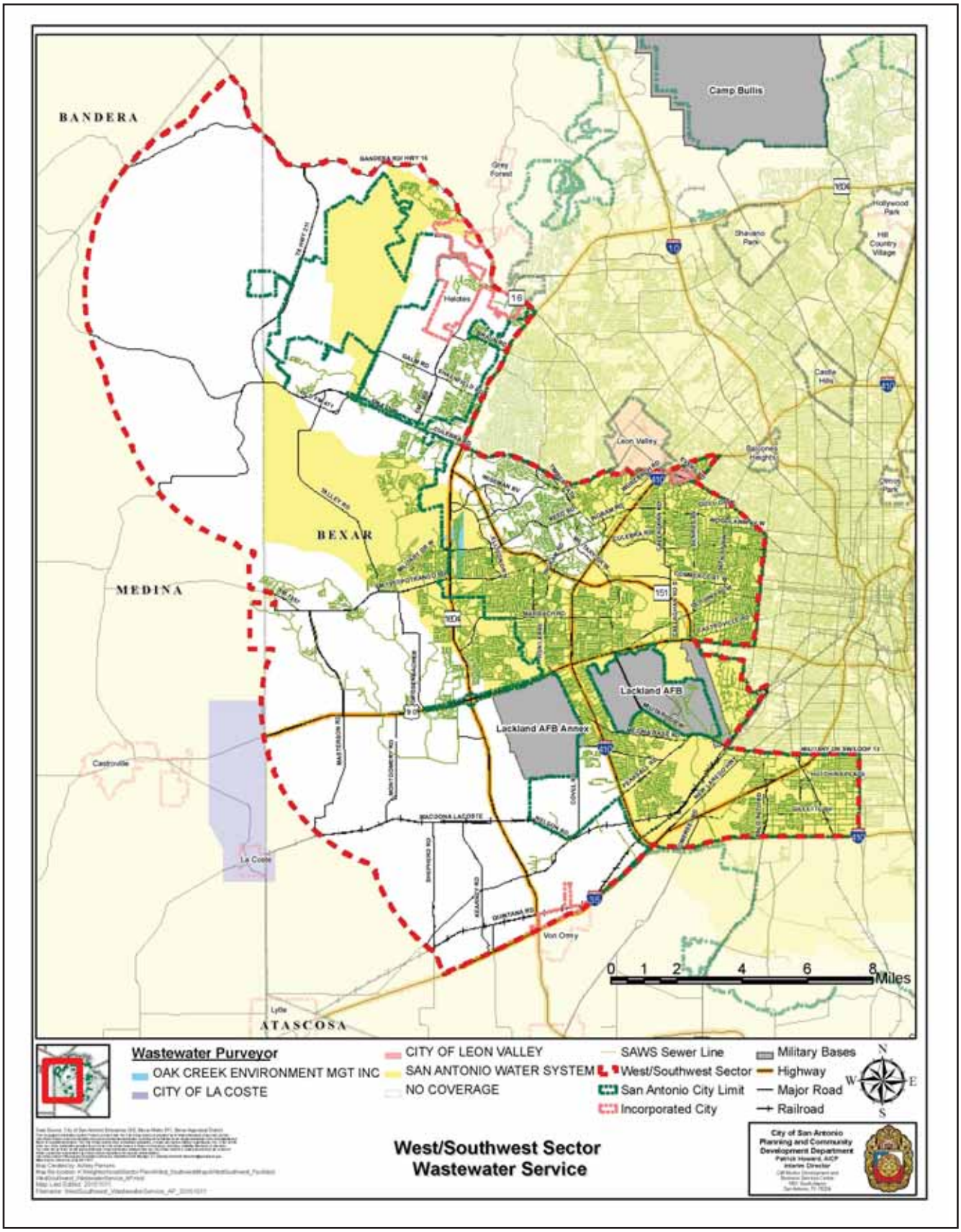


Figure A-8: Future SAWS Projects

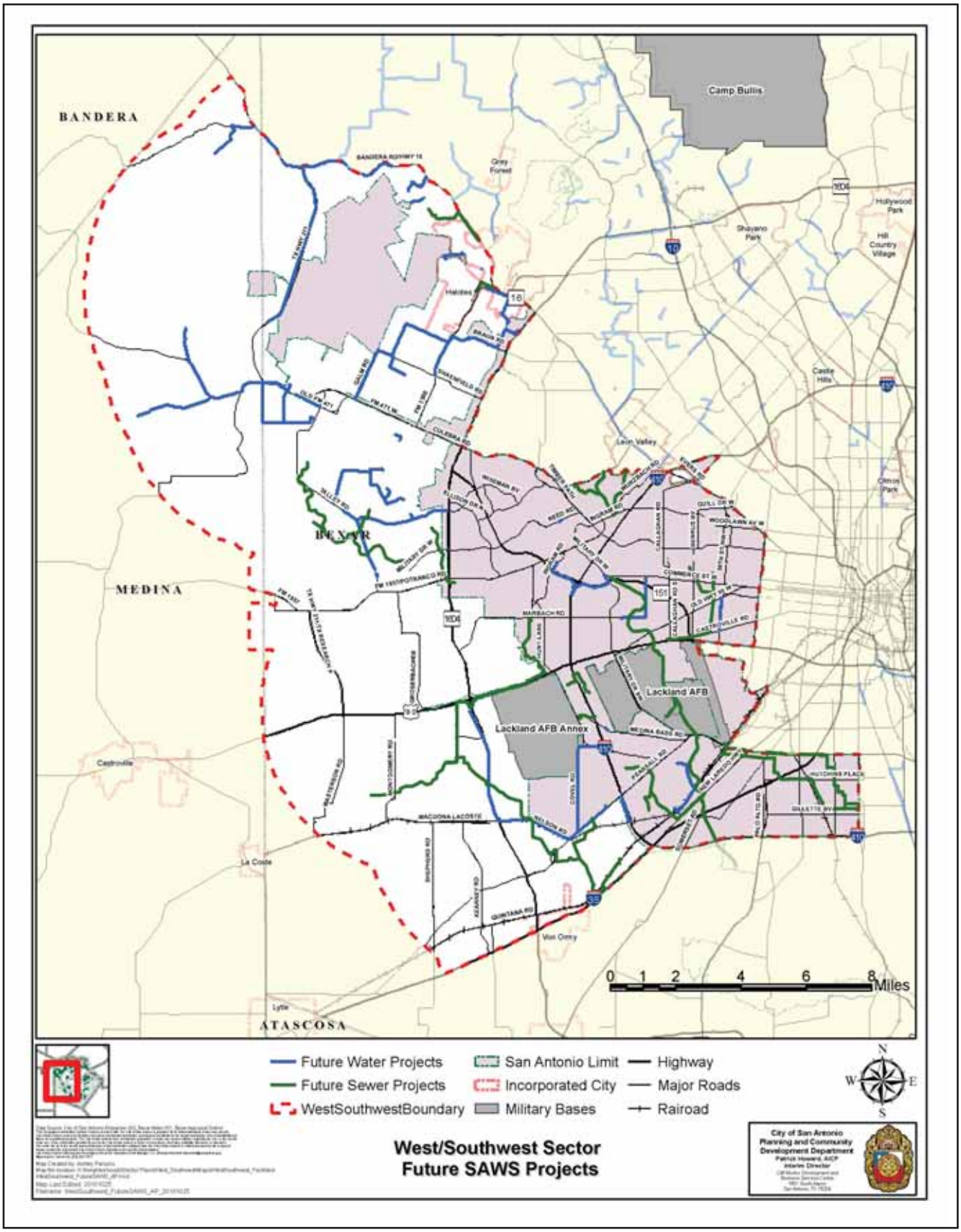


Figure A-9: Future BexarMet Projects

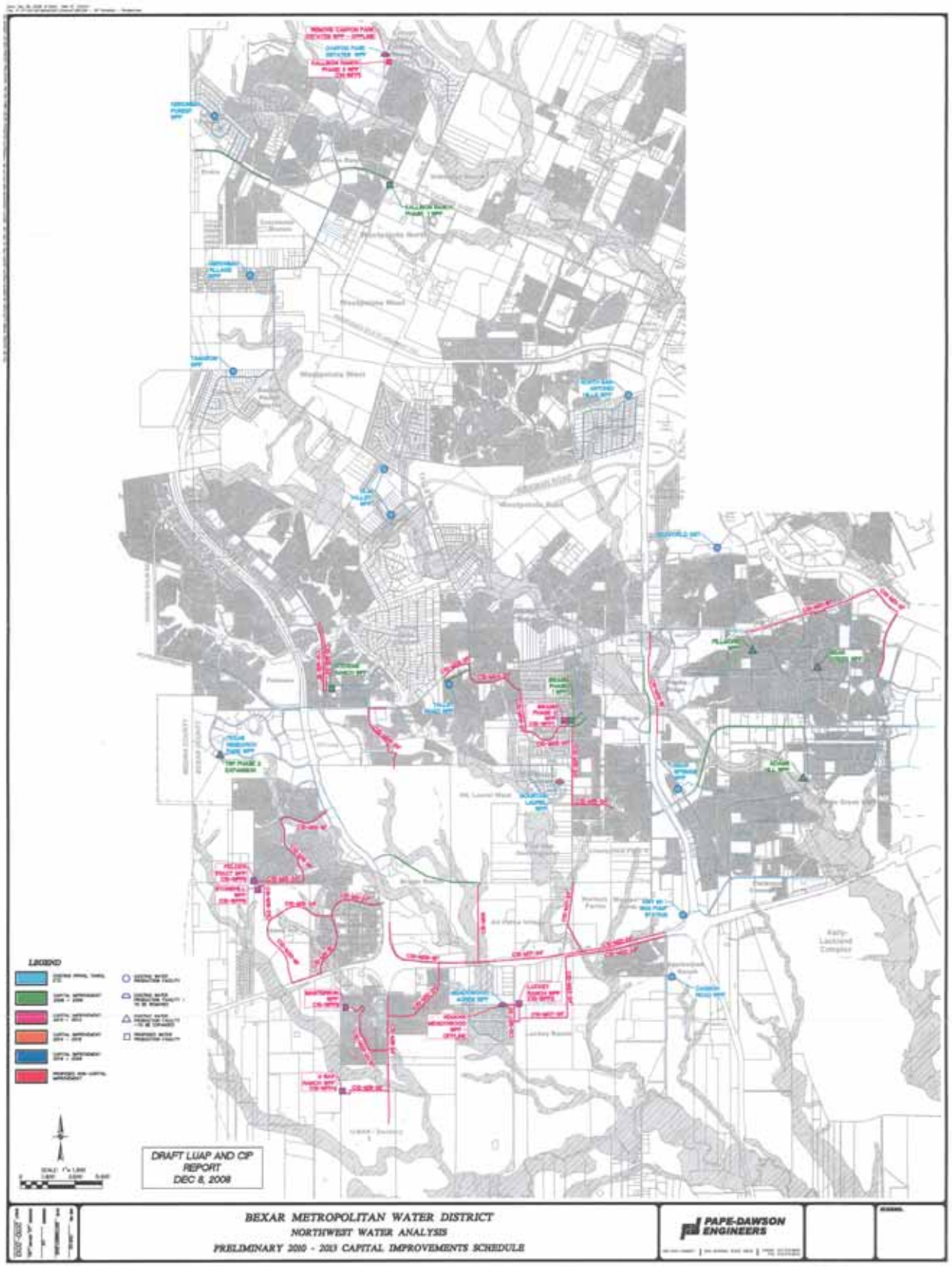


Figure A-10: Additional Future BexarMet Projects

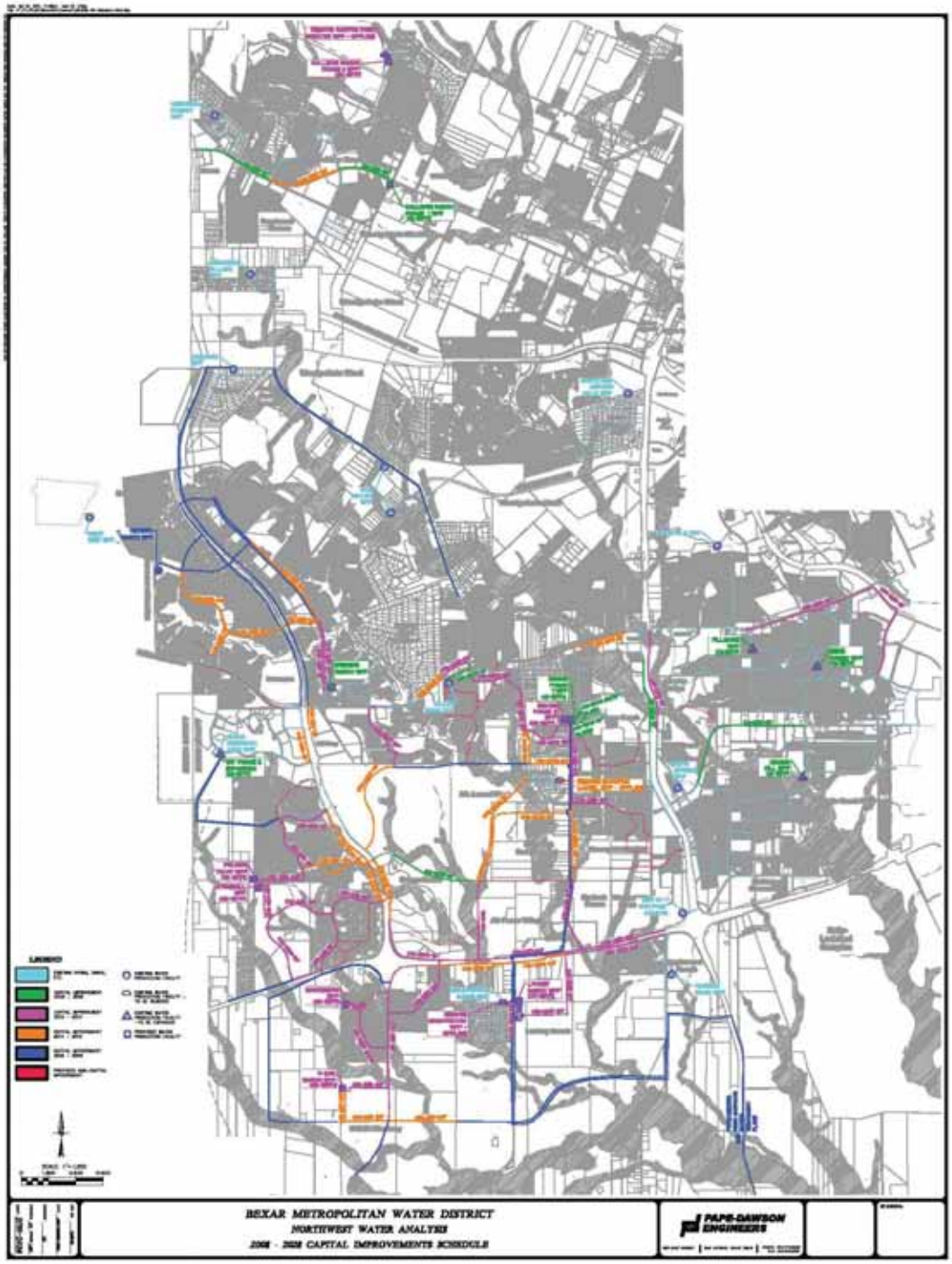
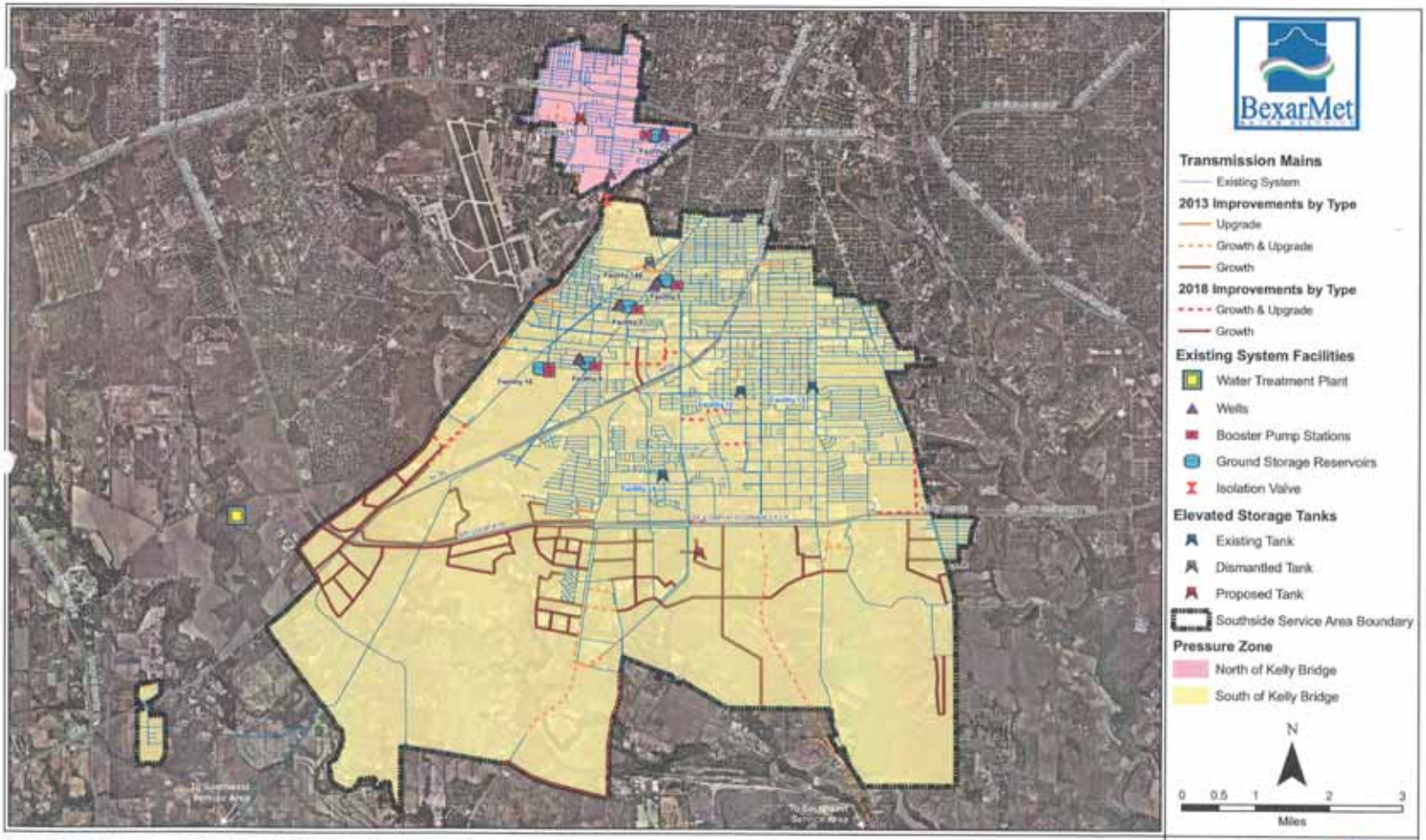


Figure A-11: Additional Future BexarMet Projects



2008-2018 CAPITAL IMPROVEMENTS PLAN

Bexar Metropolitan Water District - Southside Service Area Land Use Assumptions and Capital Improvements Plan

carollo

FIGURE 9

Figure A-12: Future CPS Energy Projects

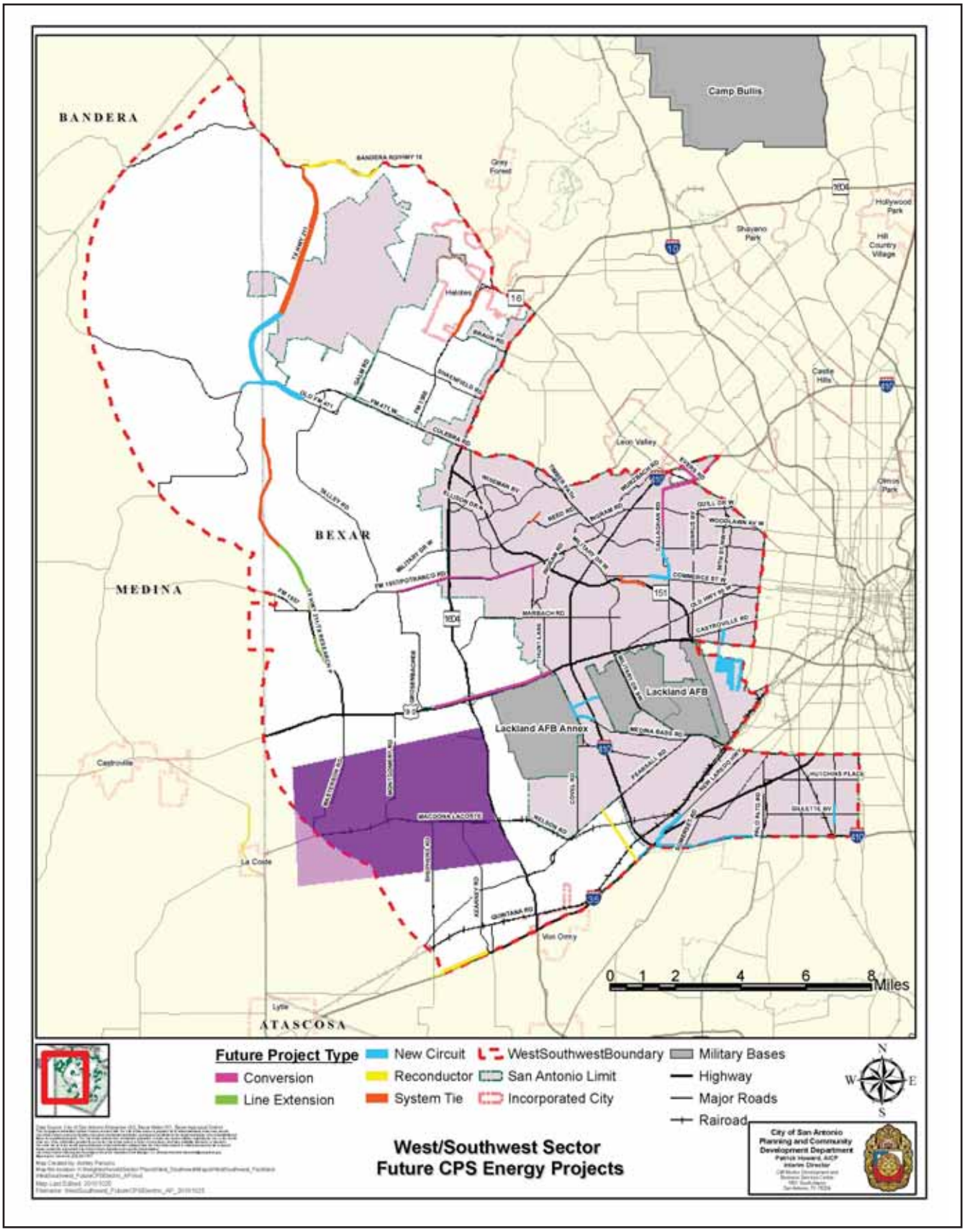
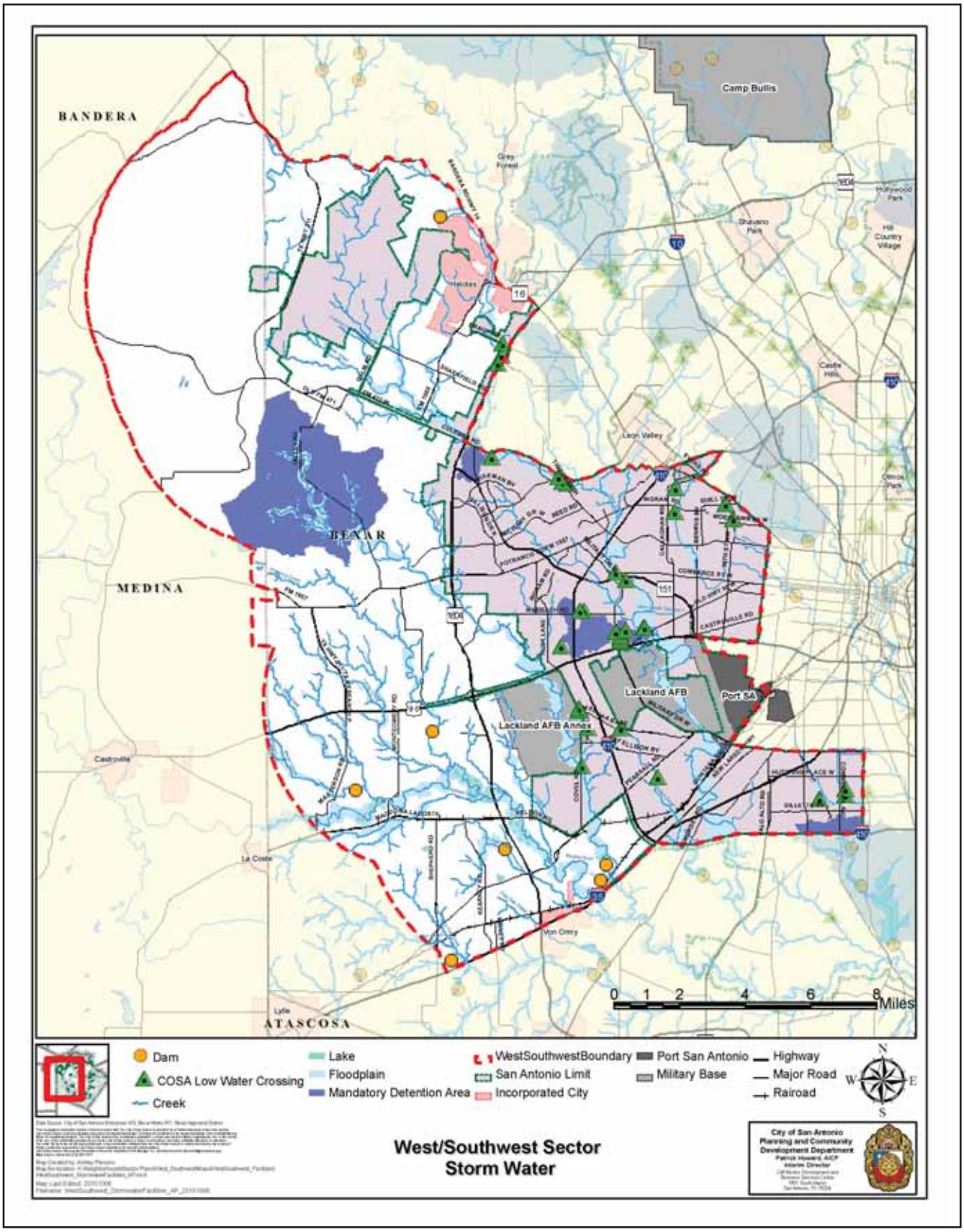


Figure A-13: Storm Water



Economic Development

The West/Southwest Sector Plan has grown consistently in the past decade and will continue to generate future opportunities for economic development. The area includes a diverse economy made up of several industries, including data centers, research and educational institutions, military installations, and tourism/hospitality.

The Information Technology (IT) industry contributes significantly to the overall economy of San Antonio and especially to the West/Southwest Sector. Many of the nation's largest corporations, including Microsoft, Lowe's, and Valero, have established data centers along Highway 151 in the West/Southwest Sector. In the past decade, the industry has doubled in size and in 2008 had an economic impact of $8 billion. Petco Animal Supplies is the latest company to move to San Antonio. The company is opening a support center that will employee 100 people. San Antonio is an ideal location for these data centers as they utilize a lot of electricity and San Antonio has an abundant supply of reasonably-priced electricity, a highly developed power and networking infrastructure system, and has a low risk of natural disasters.

San Antonio is particularly strong in the information security field. The headquarters of the 24th U.S. Air Force, which deals with a great share of the Air Forces' information security operations, is located within San Antonio as well as the Air Force Intelligence, Surveillance and Reconnaissance Agency (AFISRA). The National Security Agency (NSA) located its data-mining headquarters, known as the Texas Cryptology Center, in an old Sony microchip plant just west of Loop 410 and east of Potranco. The headquarter employs approximately 1,500 personnel. The NSA also employs approximately 2,000 people at Lackland AFB Annex. The AFISRA and NSA alone employ thousands in San Antonio. The University of Texas at San Antonio is helping San Antonio's emergence as a center for cyber security with its Institute for Cyber Security and the Center for Infrastructure Assurance and Security.

The Southwest Research Institute, located to the east of Loop 410 across from the Texas Cryptology Center, also specializes in information technology. The Institute employs approximately 3,000 people, whom specialize in the creation and transfer of technology in engineering and the physical sciences. The Institute occupies approximately 1,200 acres in the West/Southwest Sector and in fiscal year 2010 earned $548 million.

Port San Antonio (PSA) located in the southeast corner of the West/Southwest Sector is a 1,880 acre master-planned site anchored by an aerospace complex and international logistics platform. The Boeing Company, Lockheed Martin, and Standard Aero occupy over 2.8 million square feet of hangar and assembly space on the site. PSA can lease space for warehouses and offices as well as rail and non-rail sites. The entire site falls within a General Purpose Foreign-Trade Zone (#80-10) designation, which means

goods are not subject to formal U.S. Customs entries or payment of duties while in the zone. The long-term master plan for the site calls for a 400-acre mixed use campus, known as Kelly Town Center. The Center will feature additional office space, shopping, dining, lodging, and housing. In 2008 all businesses at the Port generated an annual economic impact of $3.3 billion. Total employment at PSA is 4,300 people.

Adjacent to Port San Antonio is Lackland Air Force Base (AFB) and Lackland Annex. Since 1946, all enlisted Airmen have begun their Air Force, Air Force Reserve Command, and Air National Guard careers at Lackland. More than 80,000 students graduate on an annual basis from one of four primary training missions. Lackland AFB includes almost 9,800 acres of land and serves a total military, dependent, and civilian population of more than 45,000. On a daily basis more than 33,000 people work and train on the base. The annual payroll of the installation totals over $1.1 billion. The AFB also operates one of the busiest airfields in the Department of Defense on the former Kelly AFB, which is shared with Port San Antonio. Lackland AFB has an estimated total economic impact of approximately $2 billion on the local economy. The base is the second largest employer in the City of San Antonio. The Department of Defense overall in San Antonio has an economic impact of approximately $13.3 billion.

Lackland AFB and Port San Antonio will continue to see growth and mission expansion. Lackland is gaining 1,131 new personnel due to the Base Realignment and Closure (BRAC) and 940 new personnel from mission realignments.

Education in San Antonio is represented by a broad range of institutions, including community colleges and four-year universities. These institutions provide cutting edge research and quality workforce development and training programs. The West/Southwest Sector encompasses St. Mary's University and Northwest Vista and Palo Alto Alamo Colleges. In 2004, the economic impact of higher education institutions in San Antonio accounted for $2.2 billion. Northwest Vista College enrolled 14,584 students in 2010. Palo Alto College enrolled 8,047 students in 2010 and St. Mary's University enrolled 4,000.

The hospitality industry in 2008 had an economic impact of $11 billion and employs 100,000 people. The West/Southwest Sector includes several travel destinations, such as Sea World, Hyatt Regency Hill Country Resort, and Mission Stadium.

Employment

In 2008, there were approximately 125,857 employed persons living in the West/Southwest Sector. This figure represents approximately 18% of employed persons living in all Sectors combined. The unemployment rate for the West/Southwest Sector was 7% in 2008; for all Sectors combined this figure was 5.4%. See *Table A-4: Employment* for additional information.

Household Income and Poverty

In 2008, median household income for the West/Southwest Sector was $42,346, which was only slightly lower than the average for all Sectors combined. In that same year 15.9% of families in the Sector lived below the poverty level. Since 2000, the number of families earning $50,000 or more has increased and the number of families living below the poverty level has decreased showing an overall economic improvement for the area, see *Table A-5: Household Income and Poverty*.

Table A-5: Employment

Variable	2000 All Sectors		2000 W/SW Sector		2008 All Sectors		2008 W/SW Sector	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population Age 16+	997,598		193,234		1,138,434		234,435	
Not in Labor Force	367,213		73,797		405,385		86,080	
In Labor Force	607,429		108,480		705,440		135,303	
In Armed Forces	22,956		10,957		27,610		13,053	
Employed	571,007		100,202		693,503		125,857	
Unemployed	35,896	5.9%	8,006	7.4%	39,547	5.4%	9,446	7.0%

2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Table A-6: Household Income and Poverty

Variable	**2000 All Sectors**		**2000 W/SW Sector**		**2008 All Sectors**		**2008 W/SW Sector**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Households	469,048		80,088		535,973		98,499	
Less than $25,000	149,119	31.8%	28,377	35.4%	143,162	26.7%	28,430	28.9%
$25,000-$49,999	148,109	31.6%	28,000	35.0%	156,937	29.3%	31,916	32.4%
$50,000-$99,999	126,243	26.9%	20,074	25.1%	158,240	29.5%	29,672	30.1%
$100,000-$149,999	29,766	6.3%	2,774	3.5%	50,612	9.4%	6,482	6.6%
$150,000-$249,000	11,766	2.5%	755	0.9%	19,011	3.5%	1,1608	1.6%
$250,000 or More	4,352	0.9%	158	0.2%	8,011	1.5%	392	0.4%
Median Household Income	$41,809		$35,392		$48,968		$42,346	
Per Capita Income	$18,300		$12,933		$21,448		$15,504	
Total Families	330,364		63,916		377,507		78,148	
Families Below Poverty	42,968	13.0%	10,886	17.0%	46,299	12.3%	12,418	15.9%

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Economic Development

Within the City, the City of San Antonio's International and Economic Development Department and Center City Development Office are the lead agencies in implementing various economic development activities aimed at creating and retaining jobs and diversifying San Antonio's base of industries.

The departments operate several programs and initiatives related to tax abatements, enterprise and empowerment zones, downtown development, and small business development. The Inner City Reinvestment/ Infill Policy (ICRIP), adopted February 4, 2010, further assists growth and development in targeted areas of the City, including large portions of the area inside Loop 410 within the West/Southwest Sector Plan, by providing a range of public incentives. These public incentives include such things as waiving commercial development services fees in the ICRIP areas as well as providing tax abatement for up to 10 years. The amount of abatement is based on the investment in real and personal property, targeted industry/job creation, wage rates, and employee health care benefits.

There are several census tract block groups within the West/Southwest Sector where at least 20 percent of the resident incomes are at or below 100 percent of the federal poverty level. As such, they qualify as State Enterprise Zone areas. The benefits of locating a project in these areas includes eligibility for state sales and use tax refunds on taxes paid for equipment and machinery, materials used in building a new structure, taxable services, and electricity/natural gas use. Additionally, projects may also be eligible for state franchise tax credits based on job creation and capital investment.

The West/Southwest Sector has one existing Foreign Trade Zone (FTZ) site (Port San Antonio) within FTZ No. 80. Locating in an FTZ is advantageous in that duties can be reduced/eliminated or deferred so that the import/export of foreign goods can be delivered to the zone without up front costs being paid.

In addition to the above, the City can assist businesses by providing grants for workforce development with customized job training and industry workforce programs, which are facilitated by the Alamo Colleges and the San Antonio Economic Development Foundation.

Figure A-14: 2005 Employment Concentration by Traffic Analysis Zone (TAZ)

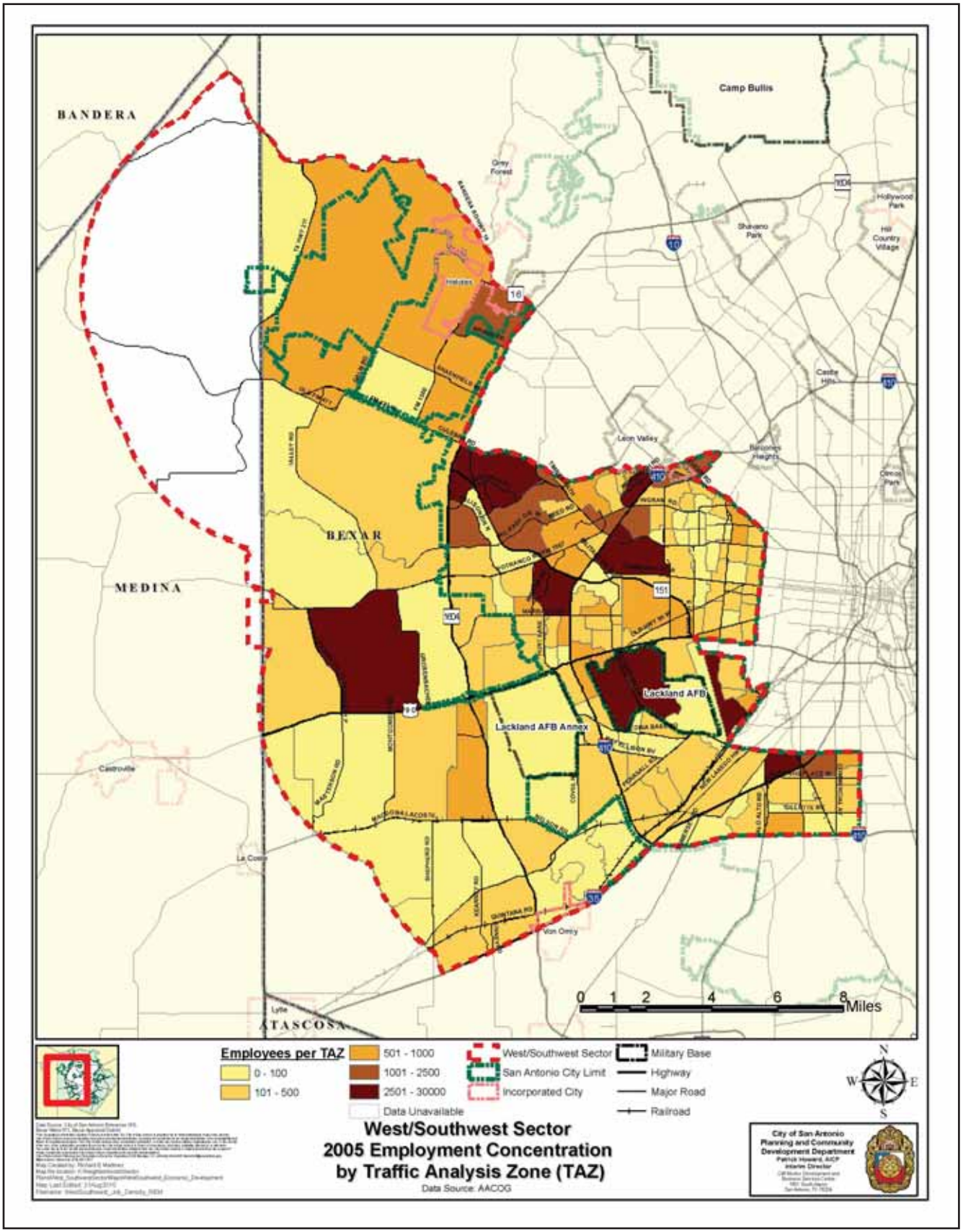
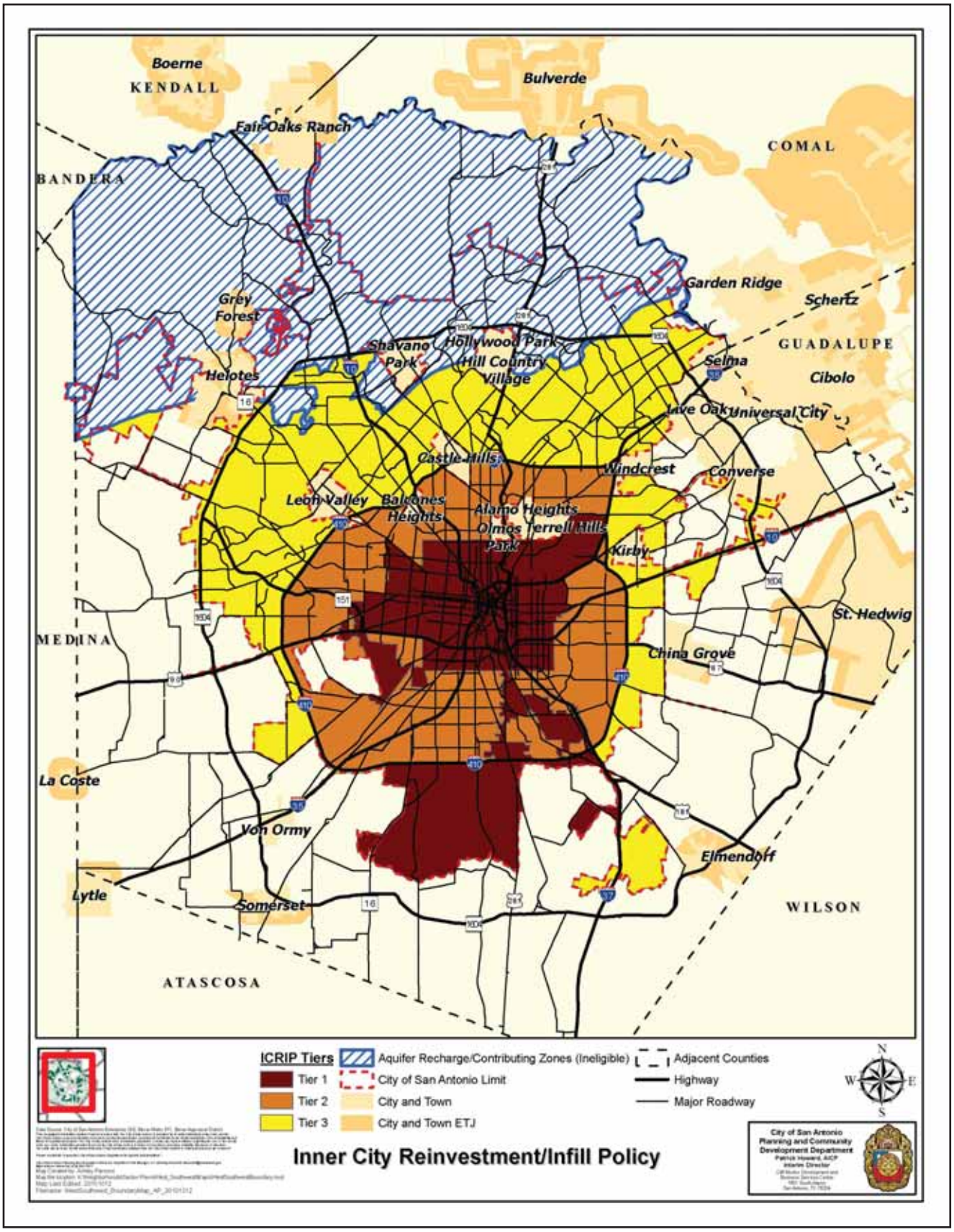


Figure A-15: Inner City Reinvestment/Infill Policy



Housing

Housing Units

There was a 31% increase in the number of housing units in the West/Southwest Sector between 2000 and 2008. For the sake of comparison, there was a 16% increase in the number of housing units in all Sectors combined.

The percentage of owner-occupied units in the West/Southwest Sector is 62% compared to 58% for all Sectors. The percentage of renter-occupied units in the West/Southwest Sector is 32% compared to 36% for all Sectors.

Housing Value

In 2008, the median housing value for the West/Southwest Sector was $8,175 less than the median home value for all Sectors combined. The median housing value in the West/Southwest Sector rose from $65,364 in 2000 to $137,138 in 2008. For all Sectors combined, this figure rose from $85,528 in 2000 to $145,313 in 2008. In terms of percent difference, this increase was 109% for the West/Southwest Sector, and 70% for all Sectors combined.

Table A-7: Housing Units and Occupancy

Variable	2000 All Sectors		2000 W/SW Sector		2008 All Sectors		2008 W/SW Sector	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Total Housing Units	500,388		84,438		574,975		104,426	
Vacant	31,340	6%	4,350	5%	39,002	7%	5,926	6%
Renter Occupied	183,576	37%	28,649	34%	204,158	36%	33,726	32%
Owner Occupied	285,473	57%	51,439	61%	331,815	58%	64,774	62%

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Table A-8: Owner-Occupied Housing Value

Variable	2000 All Sectors		2000 W/SW Sector		2008 All Sectors		2008 W/SW Sector	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Less than $40,000	54,278	19.0%	9,306	18.1%	25,370	7.6%	5,792	8.9%
$40,000-$79,999	109,472	38.3%	26,120	50.8%	90,573	27.3%	24,716	38.2%
$80,000-$99,999	41,436	14.5%	5,422	10.5%	44,702	13.5%	11,021	17.0%
$100,000-$149,999	43,691	15.3%	4,024	7.8%	82,615	24.9%	14,926	23.0%
$150,000-$199,999	17,580	6.2%	1,017	2.0%	36,903	11.1%	5,116	7.9%
$200,000-$299,999	11,197	3.9%	485	0.9%	30,990	9.3%	2,263	3.5%
$300,000 or More	7,757	2.7%	212	0.4%	20,662	6.2%	939	1.5%
Total		285,510		51,439		331,815		64,774
Median Value		$85,528		$92,998		$145,313		$94,924

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Figure A-16: 2005 Median Home Value by Traffic Analysis Zone (TAZ)

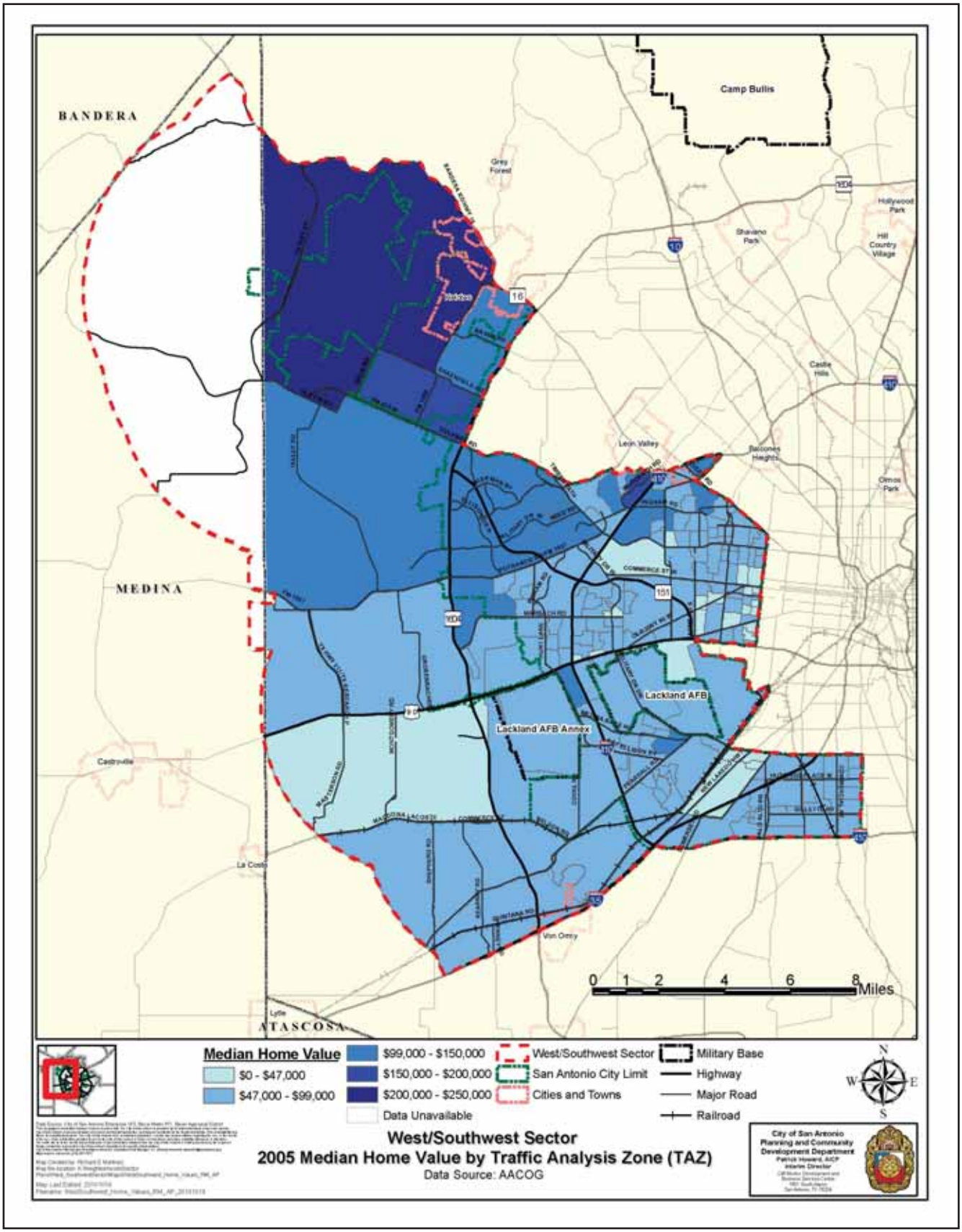
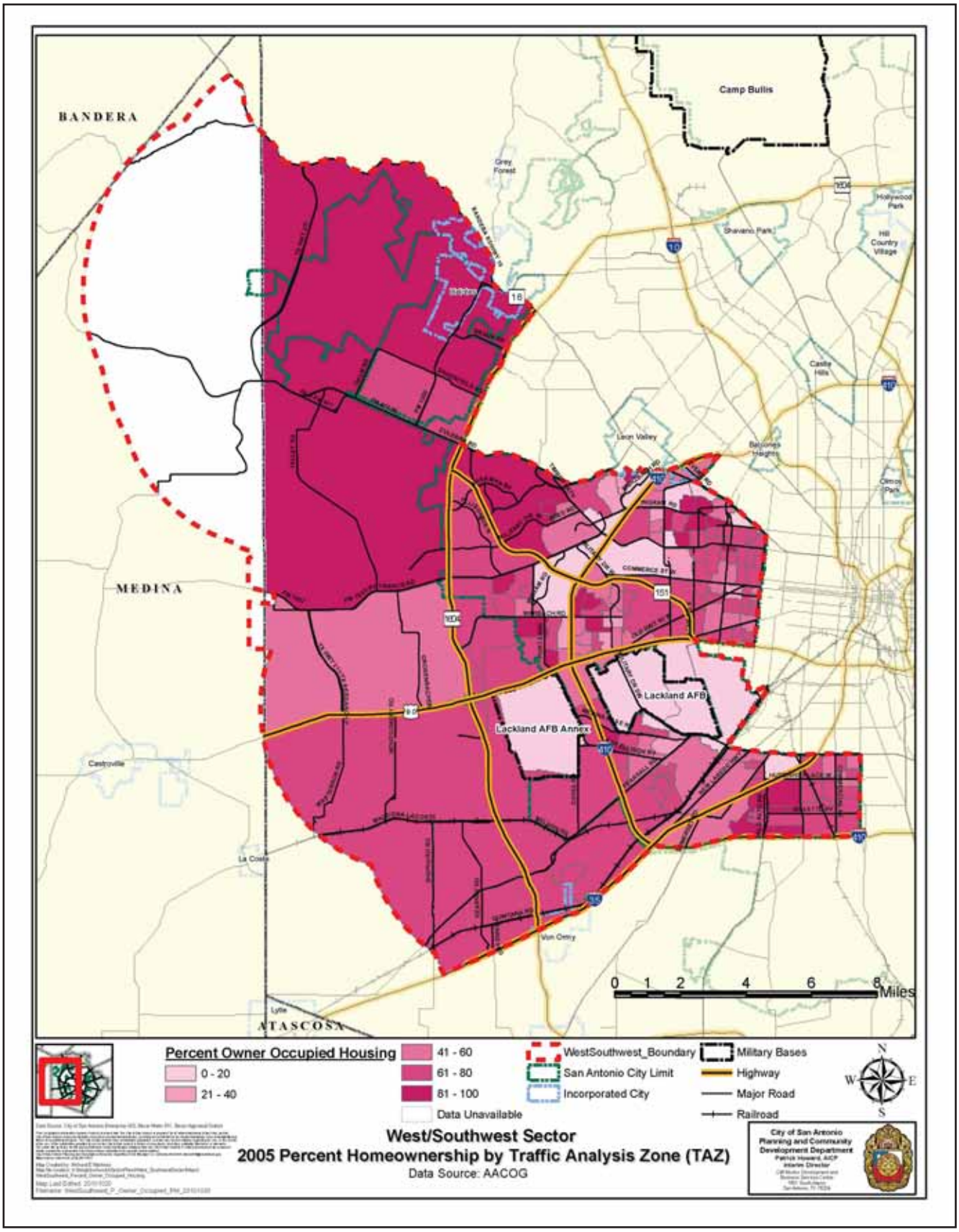


Figure A-17: 2005 Percent Homeownership by Traffic Analysis Zone (TAZ)



Education

To serve the education needs of over 72,000 primary and secondary students, the West/Southwest Sector includes the boundaries or partial boundaries of 7 independent school districts (ISDs). There are approximately 75 elementary schools and 46 middle and high schools within the Sector. Northside ISD dominates the Sector, serving about half of the West/Southwest area.

Although data from the Texas Education Agency Academic Excellence Indicator System indicates total enrollment of the combined school districts exceeding 72,000 students, many of the district boundaries extend beyond the West/Southwest Sector area. Total district enrollment, graduation rates, and percentage of economically challenged indicators are shown in *Table A-9: 2009-2010 School District Statistics*.

Higher Education

Three colleges offer higher education opportunities within the Sector boundary: Northwest Vista College and Palo Alto College, representing the Alamo College District, and St. Mary's University. In 2010, these campuses exceeded 25,000 students collectively.

Situated in the southern portion of the Sector area, Palo Alto College (PAC) began as an initiative by the south side community leaders and the Communities Organized for Public Services (COPS) to open an Alamo College District college in the underserved, predominantly Hispanic south side San Antonio community in 1982. The college was established by the Alamo College District trustees and chartered by the Texas Legislature in 1983. It began holding classes for 231 students in the fall of 1985. By 2010, enrollment has expanded to 9,117. About 66% of the student population are Hispanic, and over half (57%) are 21 years old and younger.

Table A-9: 2009 - 2010 School District Statistics

District	Student Enrollment	Graduation Rate	Percent of Economically Challenged
Northside	91,464	85%	50.3%
Medina Valley	3,382	90.6%	50.8%
Edgewood	12,392	65.9%	91%
South West	11,531	72%	84.1%
Lackland	936	97.2%	28.8%
South San	9,974	71.4%	87.7%
Harlendale	14,521	75.7%	90.3%
South Side	5,216	71.7%	78.8%

Sources: Data derived from websites of Texas Education Agency Academic Excellence Indicator System, 2009-2010.

As the newest campus of the Alamo Colleges, Northwest Vista College began offering courses in the fall of 1995. Before the physical campus was built, classes were held at Northside Independent School District facilities and at partner corporation sites. Enrollment for the first semester was 12 students. In 2005, Bexar County voters approved a $450 million bond proposal to meet the increased enrollment at Alamo Colleges. This bond provided $106 million to address the growth of the Northwest Vista campus and four new buildings were built. Currently there are nearly 16,023 students enrolled in various programs and off-site courses.

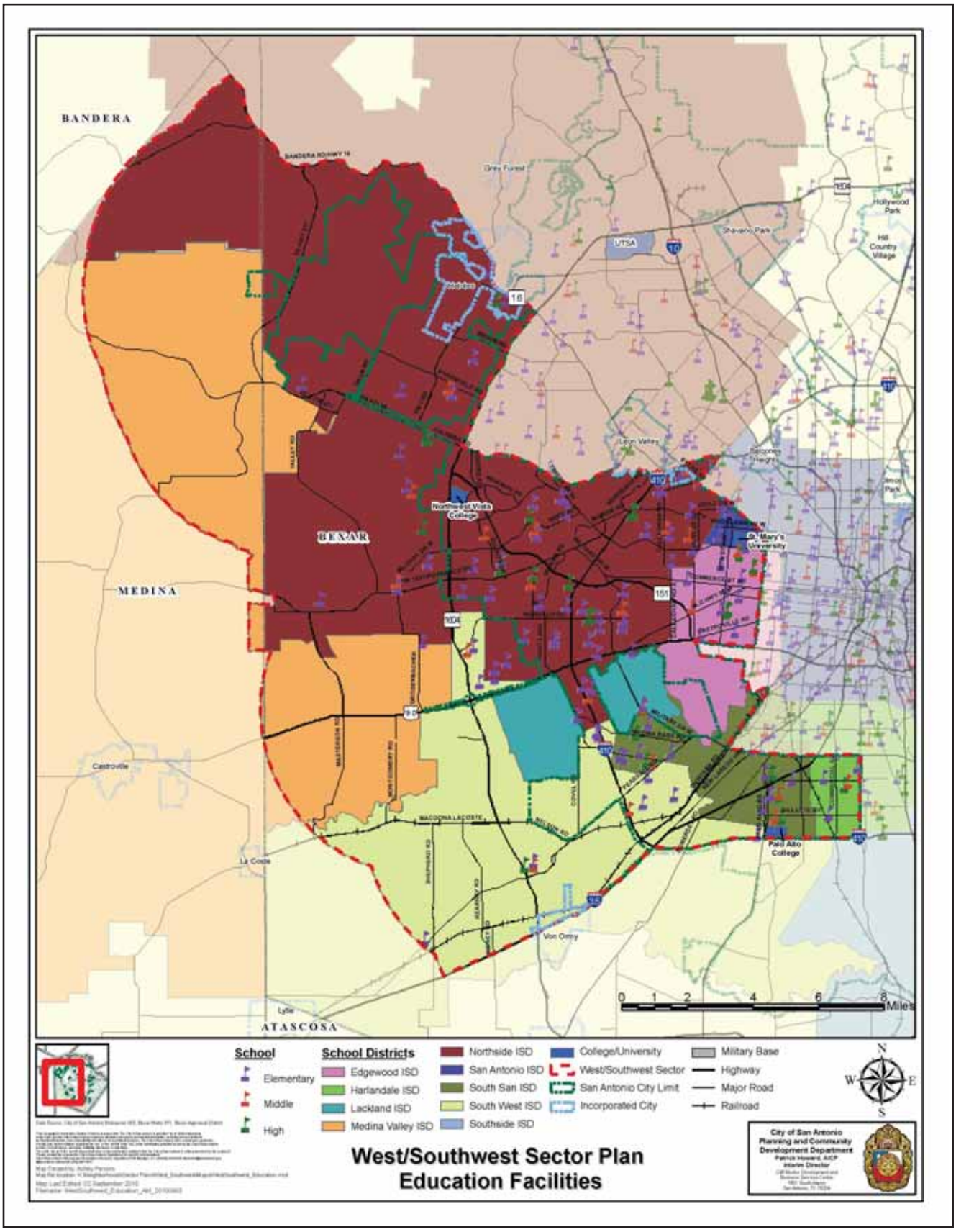
Located within loop 410, St. Mary's University is a four year campus offering advanced degree programs and a law school. In 2010, total enrollment was 4,105 students.

Table A-10: Educational Attainment

Variable	2000 All Sectors		2000 W/SW Sector		2008 All Sectors		2008 W/SW Sector	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population Age 25+	813,517		148,386		933,054		183,803	
Less than 9th Grade	93,708	11.5%	23,967	16.2%	97,531	10.5%	26,444	14.4%
Some High School, No Diploma	97,121	11.9%	22,694	15.3%	103,586	11.1%	25,572	13.9%
High School Graduate or Equivalent	196,788	24.2%	41,997	28.3%	220,397	23.6%	51,245	27.9%
Some College, No Degree	193,452	23.8%	34,290	23.1%	226,862	24.3%	44,566	24.2%
Associate Degree	48,326	5.9%	8,605	5.8%	57,910	6.2%	11,634	6.3%
Bachelor's Degree	116,109	14.3%	11,244	7.6%	142,871	15.3%	15,856	8.6%
Master's Degree	45,080	5.5%	4,441	3.0%	55,820	6.0%	6,425	3.5%
Professional School degree	16,571	2.0%	991	0.7%	20,373	2.2%	1,477	0.8%
Doctorate Degree	6,361	0.8%	354	0.2%	7,804	0.8%	584	0.3%

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Figure A-18: Education Facilities



Community Services

Hospitals

The West/Southwest Sector is served by three hospitals. The Southwest General Hospital is located in the southeast portion of the Sector. It is a 327 bed facility offering comprehensive health care services, emergency care, and advanced medical technology services.

University Family Health Center- Southwest is part of the University Health System. Located at the eastern edge of the Sector, the facility provides family medical care, community health education, and lab, x-ray, and other allied health science services.

CHRISTUS Santa Rosa Hospital - Westover Hills, located on Highway 151 at the intersection with Westover Hills Blvd., is a full-service health care campus offering in-patient and out-patient surgeries, imaging, ICU, and 24/7 emergency care. The hospital has approximately 150 beds.

Additionally, over 40 private direct care patient facilities serve the West/Southwest Sector.

Public Health

The San Antonio Metropolitan Health District (MetroHealth) serves residents within the San Antonio City limits and the unincorporated areas of Bexar County. Metro Health focuses on preventing illness and injury, promoting healthy behaviors, and protecting against health hazards for citizens and families. Vaccine preventable diseases, food safety, healthy food and drink choices, teen pregnancy prevention, physical activity, and chronic health conditions such as asthma and diabetes are some of the areas that MetroHealth focuses on.

Clean air and water and proper sanitation, along with a host of other environmental factors, help control preventable illness. Healthy environments are critical to insuring public health. MetroHealth professionals provide expertise, guidance, surveillance, and testing to prevent environmental risks and help manage surrounding influences.

Emergency Services

The availability of emergency services is essential to residents in the West/Southwest Sector. Several emergency service districts are located within the Sector and are intended to help manage and coordinate the efficiency of service delivery. The City of San Antonio is responsible for providing emergency services within the City limits, while Bexar County and other agencies serve areas outside the City of San Antonio, including the City's Extraterritorial Jurisdiction (ETJ).

The City of San Antonio provides eight fire stations to serve the portion of the Sector within the City limits. In addition, the City's Fire Training Academy is located within the Sector and has provided regional training for departments outside of San Antonio. Six volunteer fire departments service unincorporated areas of the West/Southwest Sector: Southwest VFD, Northwest VFD, Geronimo Village VFD #1, Geronimo Village VFD #2, Geronimo Village VFD #3, and the Helotes VFD.

Police service within the City limits is managed in part by the Culebra Police Substation. County sheriffs and other support agencies are responsible for unincorporated areas of the West/Southwest Sector and may issue warrants and traffic control citations within incorporated areas.

Animal Care Services

The primary animal care facility for the City of San Antonio is located in the West/Southwest Sector area. Located off the Highway 151 access road near Old Highway 90, the facility sits on 15 acres and features more than 100 dog runs, expanded dog and cat kennels, veterinarian facilities and services, separate sick bay kennels, and special housing area for feral cats. Additionally, the shelter includes covered stalls for livestock.

Opened in 2009, the facility offers a variety of educational and informational programs for the public. Rescue, spay and neuter, lost and found, and pet adoptions are among the many services provided by the facility.

The Animal Care Services Department of the City of San Antonio is responsible for animal care services and enforcement of the Animal Control Code (Chapter 5 of the City Code). Through an inter-local agreement between the City and Bexar County, the Department receives animals considered nuisances from unincorporated areas of the County.

Code Compliance and Enforcement

The City of San Antonio's Code Enforcement Services Department is responsible for enforcing public health and safety codes within the City limits. These codes include graffiti abatement, vacant dangerous premises and structures, junked vehicles, weeded vacant lots, zoning, illegal dumping, minimum housing, unsanitary premises, and front yard parking. Other codes include water, sewer alley and right-of-way violations, water leaks or discharges of wastewater on private or public property, monthly inspections of salvage/junk yards, monitoring and enforcing materials received at salvage/junk yard, and garage sale permits.

In addition, the Department has several community outreach programs, such as the Citizens Academy, Targeted Neighborhood Sweeps, and Extreme Targeted Sweeps.

Bexar and adjacent counties are responsible for code enforcement in unincorporated areas of the Sector.

MetroHealth provides food establishment inspections, vector (mesquito) control, and environmental health services for the City of San Antonio as well as the unincorporated areas of Bexar County. Environmental health inspections include, but are not limited to, sewage discharges, water or general sanitation complaint investigations, stream pollution, and water well samples.

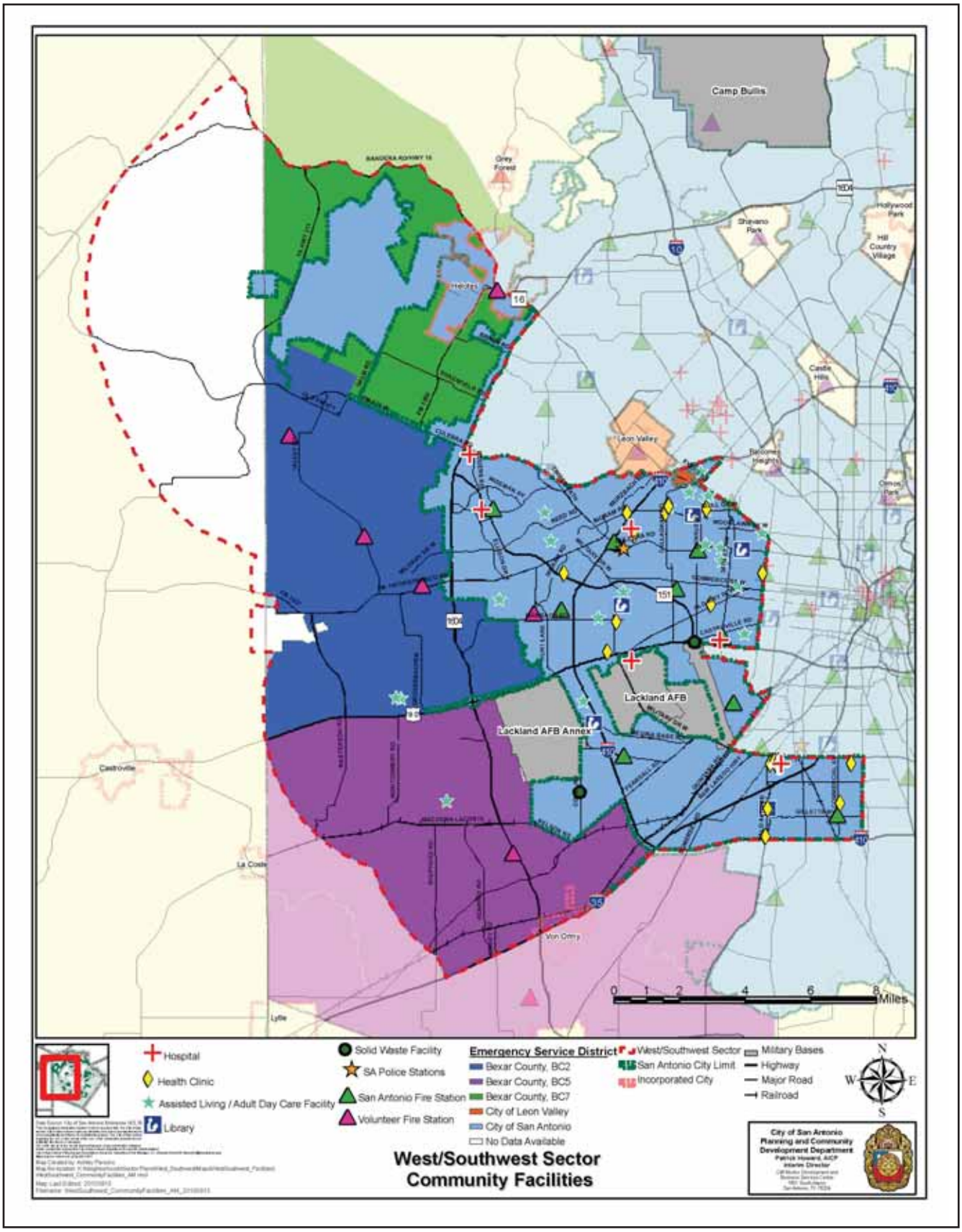
Libraries

The San Antonio Public Library, the City's educational arm, provides library services to the citizens of San Antonio and Bexar County. For more than 100 years, the library has been a vital center for free learning, attainment of knowledge, and cultural enlightenment. The Library supports literacy, formal and self-guided education, and business development and expansion. With 26 libraries located throughout the city, a bookmobile, and outstanding online resources, the San Antonio Public Library is as close as around the corner or the nearest computer.

The West/Southwest Sector is currently served by five public libraries, all of which are located within Loop 410, see *Figure A-19: Community Facilities*:

- *Cortez Branch Library, 2803 Hunter Ave.*
- *Forest Hills Branch Library, 5245 Ingram Rd.*
- *Guerra Branch Library, 7978 Military Drive West*
- *Johnston Branch Library, 6307 Sun Valley*
- *Memorial Branch Library, 3222 Culebra*

Figure A-19: Community Facilities



Parks and Natural Resources

The West/Southwest Sector contains a variety of natural features and open spaces within its border. These assets are important to the entire community in terms of aesthetic, recreational, environmental, and economic value. Population growth can threaten these resources, but such growth can occur in a sensitive and responsible manner that both preserves what is important and allows for enjoyment. This sentiment is reflected in the goals and strategies of the West/Southwest Sector Plan.

Parks

Preserving and enhancing the plan area's parks and natural resources are essential to ensuring the highest quality of life possible for citizens. There are 40 parks and recreational facilities within the West/Southwest Sector. Parks total approximately 13,378 acres. Government Canyon State Natural Area is the largest park in the Sector and comprises approximately 86% of total park acreage. There are also two golf courses (Golf Club of Texas, and the Hyatt Regency Hill Country) in the Sector, see *Table A-11: Parks within the West/Southwest Sector*.

Linear Greenways

The City's Linear Greenway program is designed to create a linear park system that preserves open space along San Antonio's creeks and provides hike and bike trail opportunities. The program is funded by a portion of sales tax approved by voters in 2000, 2005, and 2010, and includes land acquisitions and trail development along Salado Creek, the Medina River, Leon Creek, and the Westside creeks and other San Antonio creeks. The Leon Creek Greenway runs through the West/Southwest Sector for approximately 7 miles and provides multi-use recreational trails for all to enjoy, see *Figure A-21: City of San Antonio Greenways*.

Water Features

Rivers, creeks, lakes, and ponds are important for both storm water drainage and visual appeal. It is crucial that developers ensure the integrity of these features by providing the appropriate mitigation measures. There are approximately 356 miles of rivers and creeks in the Sector, see *Figure A-20: Parks and Open Space*. There are also numerous small lakes and ponds totalling approximately 21 acres.

The Edwards Aquifer, partially located in the Sector, is an immense underground reservoir that stores and transports water. Rainfall and streams seep into cracks, fissures, fractures, sink holes, solution cavities, caves, and other karst features, eventually reaching the aquifer. The Edwards Aquifer is able to supply most of Central Texas with drinking water. The importance of preserving and protecting the Edwards Aquifer Recharge Zone is a fundamental step in ensuring that there is an adequate and healthy supply of water for the current and future residents of San Antonio. Stakeholders expressed a strong desire to protect the Recharge Zone through best management practices, low impact development techniques, and other means. Within the West/Southwest Sector there are approximately 25,905 acres of recharge zone located in the northern portion of the sector, see *Figure A-22: Edwards Aquifer and Karst Zones*.

Table A-11: Parks within the West/Southwest Sector

Park Name	Address	Type	Acres
Heritage Duck Pone	900 Ellison Dr. S	Neighborhood Park	7
Hendrich Arnold	1011 Gillette Rd.	Community Park	25
Acme	534 S Acme Rd	Neighborhood Park	3
Patrolman Richard Cuellar	5626 San Fernando	Community Park	27
Officer John Randolph Wheeler	10239 Ingram Rd.	Neighborhood Park	4
Royalgate	5900 Royalgate	Neighborhood Park	8
Levi Strauss	6100 Old Hwy 90 West	Community Park	19
Mateo Camargo	5738 Castroville	Special Use Facility	42
Ingram Hills	3803 Majestic Dr.	Neighborhood Park	2
Cathedral Rock	8002 Grissom Rd.	Community Park	59
Golden Community	7801 Somerset Rd.	Community Park	15
Lackland Terrace	7902 Westshire	Community Park	8
Adams Hill	2003 Hunt Lane	Neighborhood Park	2
Gateway Terrace	5605 Stony Brook	Neighborhood Park	6
Gilbert Garza	1450 Mira Vista	Community Park	25
Clarissa Alderete	300 Aurora	Neighborhood Park	10
Medina Base Road	6303 Medina Base Rd.	Community Park	47
Ron Darner Park Facility Headquarters	5800 Old Highway 90	Special Use Facility	37
Meadowcliff	1260 Pinn Rd.	Community Park	10
Culebra Creek	10919 Westwood Loop	Community Park	143
Rodriguez	2060 Rodriguez	Community Park	40
Millers Pond	6175 Pearsall Rd.	Community Park	45
Westwood Village	7627 SW Military Dr.	Community Park	3
Hilltop Acres	Talley Rd.	Community Park	59
Gregory Van de Walle	1925 Herbert	Neighborhood Park	1
Tom Slick	7400 Hwy 151	Community Park	62
Pearsall	4700 Pearsall	Large Urban Park	246
Monterrey	5909 W Commerce	Community Park	51
Rainbow Hills	528 Rasa Dr.	Neighborhood Park	12
Palo Alto	1625 Palo Alto Rd.	Neighborhood Park	12
Crystal Hills	4707 Crystal Hill	Community Park	44
Arroyo Vista	506 Pharris	Neighborhood Park	1
Palo Alto Terrace	9700 Celeste Dr.	Neighborhood Park	8
Hillside Acres	8120 Clegg Dr.	Neighborhood Park	1
Caracol Creek Park	10939 Rousseau	Community Park	37
Heritage Neighborhood Pool	1423 S Ellison Dr.	Neighborhood Park	2
Leon Creek Greenway North		Greenway	666
Leon Creek Greenway South		Greenway	12
Government Canyon	12861 Galm Rd.	Regional Park/Preserve	11,573

Figure A-20: Parks and Open Space

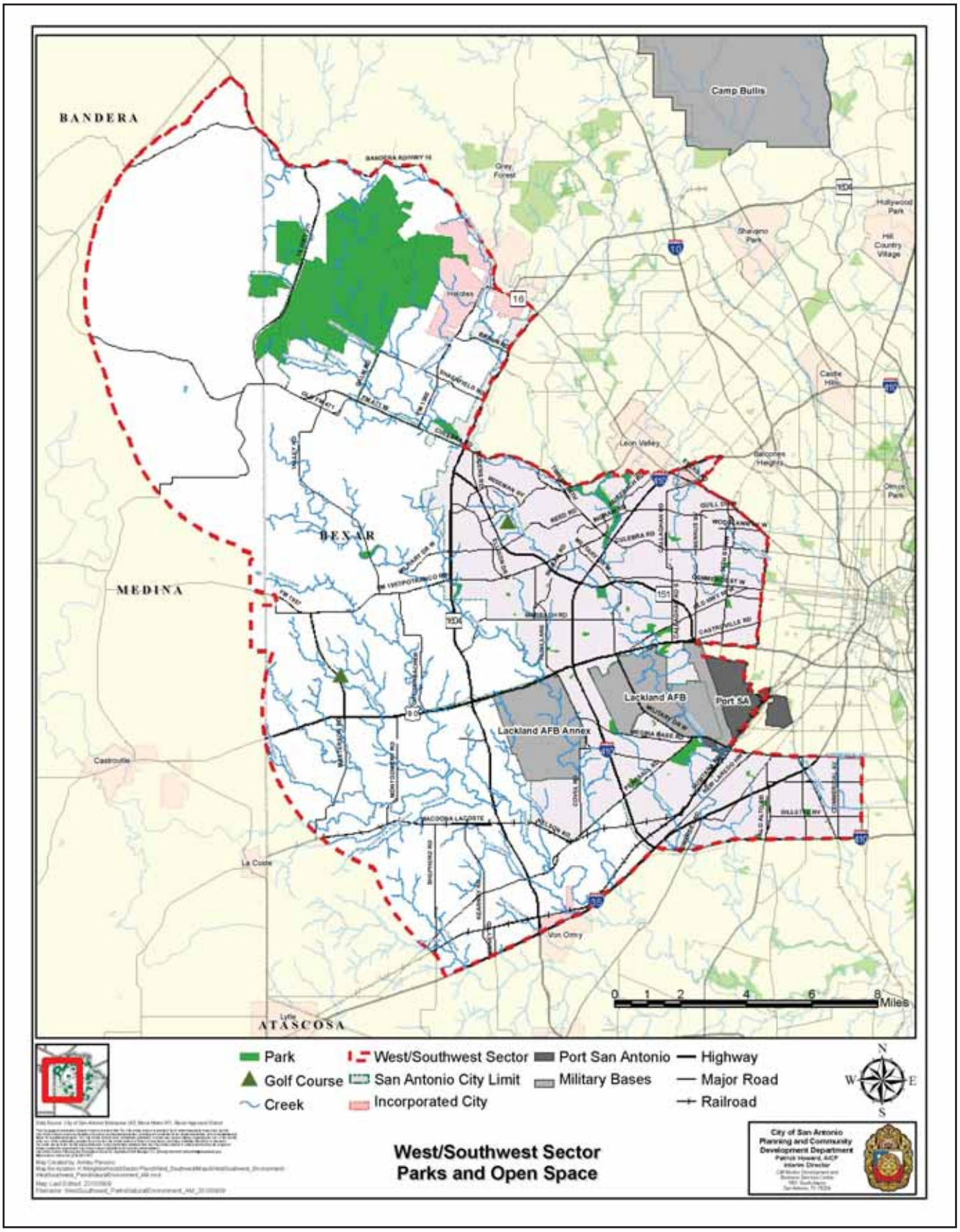


Figure A-21: City of San Antonio Greenways

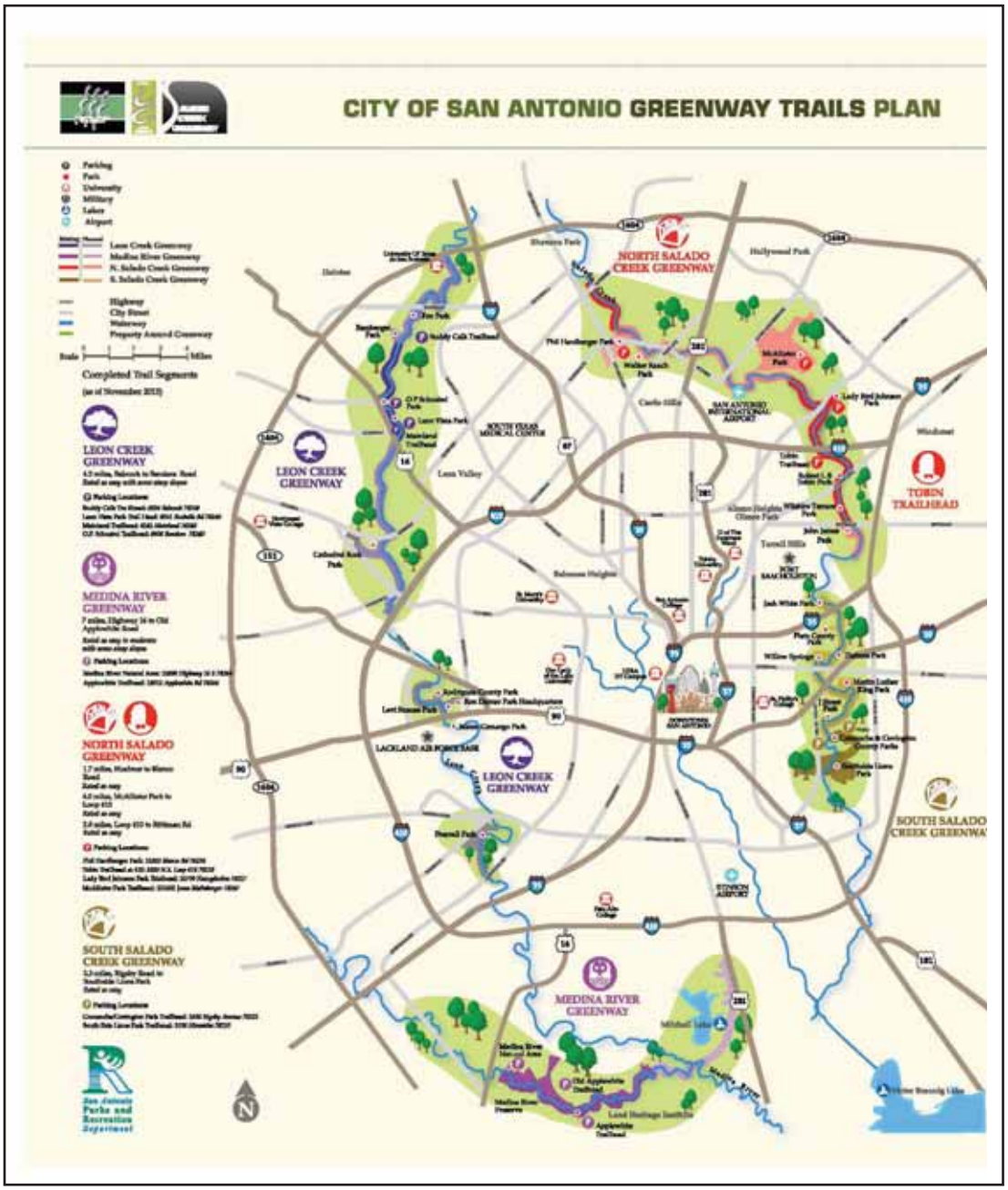
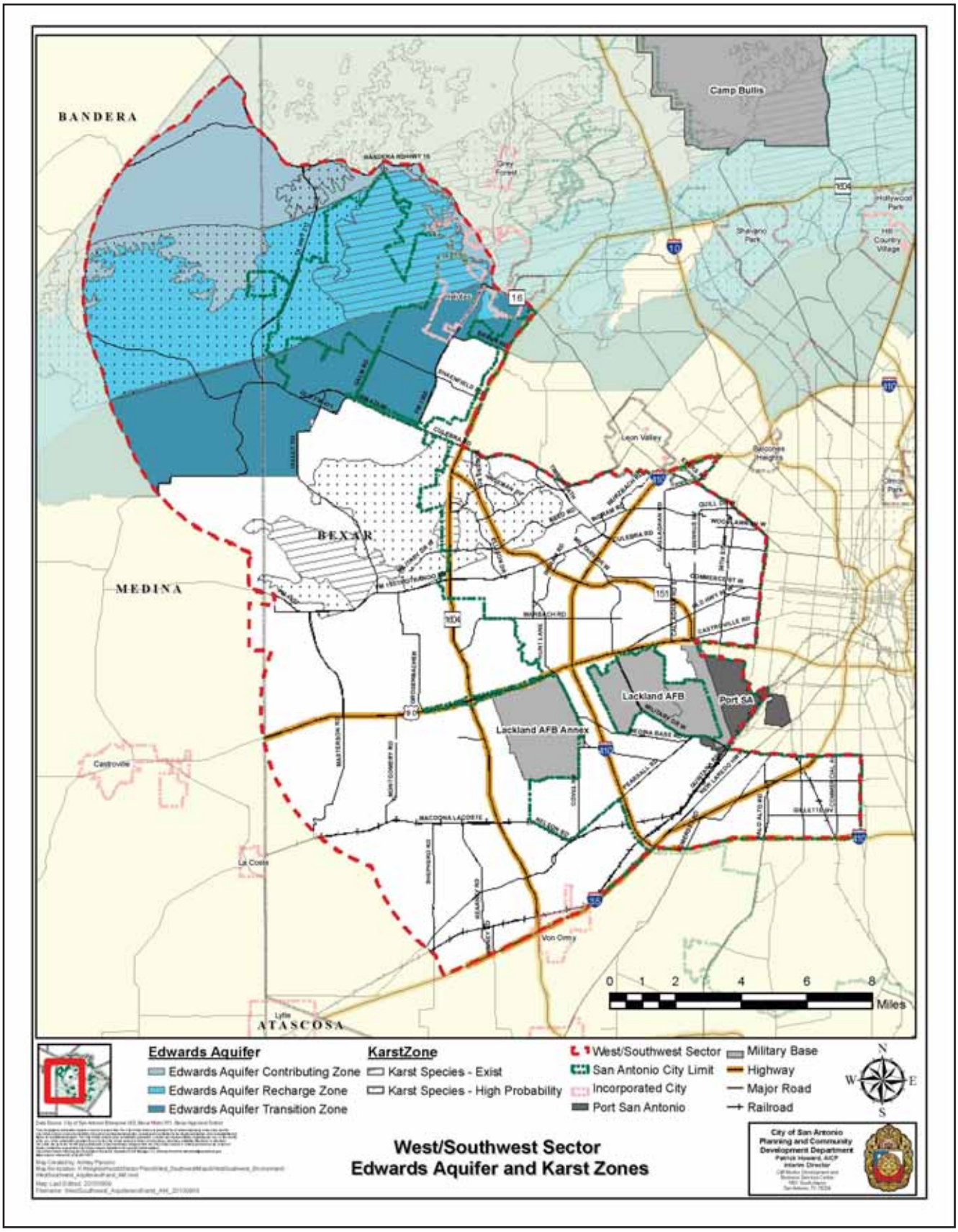


Figure A-22: Edwards Aquifer and Karst Zones



Land Use, Urban Design, and Historic Preservation

A History of Suburban Development

The vast majority of the residential and commercial structures within the West/Southwest Sector were constructed post World War II (WWII) in the suburban style characteristic of this time period. In the decades since WWII, development in the West/Southwest Sector has generally followed along the major highways and arterials that radiate from the central city like the spokes on a wheel. These highways, including US Highway 90 West, State Highway 151, and Bandera Road/State Highway 16, and major arterials, including Culebra Road/FM 471 W, Potranco Road/FM 1957, and Marbach Road, serve as conduits to the central city and have allowed for the outward expansion of the developed area. Pre-1970s construction was generally limited to the area inside Loop 410. Beginning in the 1970s construction of new homes and commercial buildings began on lands outside of Loop 410 with pockets of development first reaching Loop 1604 by the late 1970s. During the next ten to fifteen years, Loop 1604 generally served as the outer limit of suburban development with new residential and commercial construction occurring primarily on flat land between Loop 410 and Loop 1604. When the pace of construction in the West/Southwest Sector accelerated during the mid 1990s, developers began building in areas outside of Loop 1604 and on the previously untapped rolling hills within Loop 1604. During this period major commercial and employment nodes were constructed along US Highway 151 and Loop 1604 and in Westover Hills.

Land Use Compatibility

In addition to accommodating a large percentage of the City's suburban residential and commercial development, the West/Southwest Sector hosts several major employment centers, three college campuses, a major theme park, an expansive state natural area, and a venerable agricultural industry. Major employment centers include Lackland Air Force Base, the Westover Hills Business Park, Southwest Research Institute, and the emerging Texas Research Park. Northwest Vista and Palo Alto Colleges, both part of the Alamo Colleges District, occupy sites in the far west and southwest parts of the plan area. St. Mary's University occupies an area inside Loop 410 at the corner of Culebra Road and 36th Street. Sea World San Antonio, occupying 250 acres in Westover Hills, is the world's largest marine life adventure park and a major destination point for visitors to San Antonio. Government

Canyon State Natural Area contains 8,264 acres of protected natural area in the far northwest portion of the Sector plan area that includes rugged hills and canyons, native wildlife and vegetation, and scenic vistas all overlying the Edwards Aquifer Recharge or Contributing Zones. While these specific uses are not incompatible with suburban-style development per se, working them into the suburban fabric requires special attention to the compatibility of adjacent land uses.

Figure A-23: Existing Land Uses as of January 2010

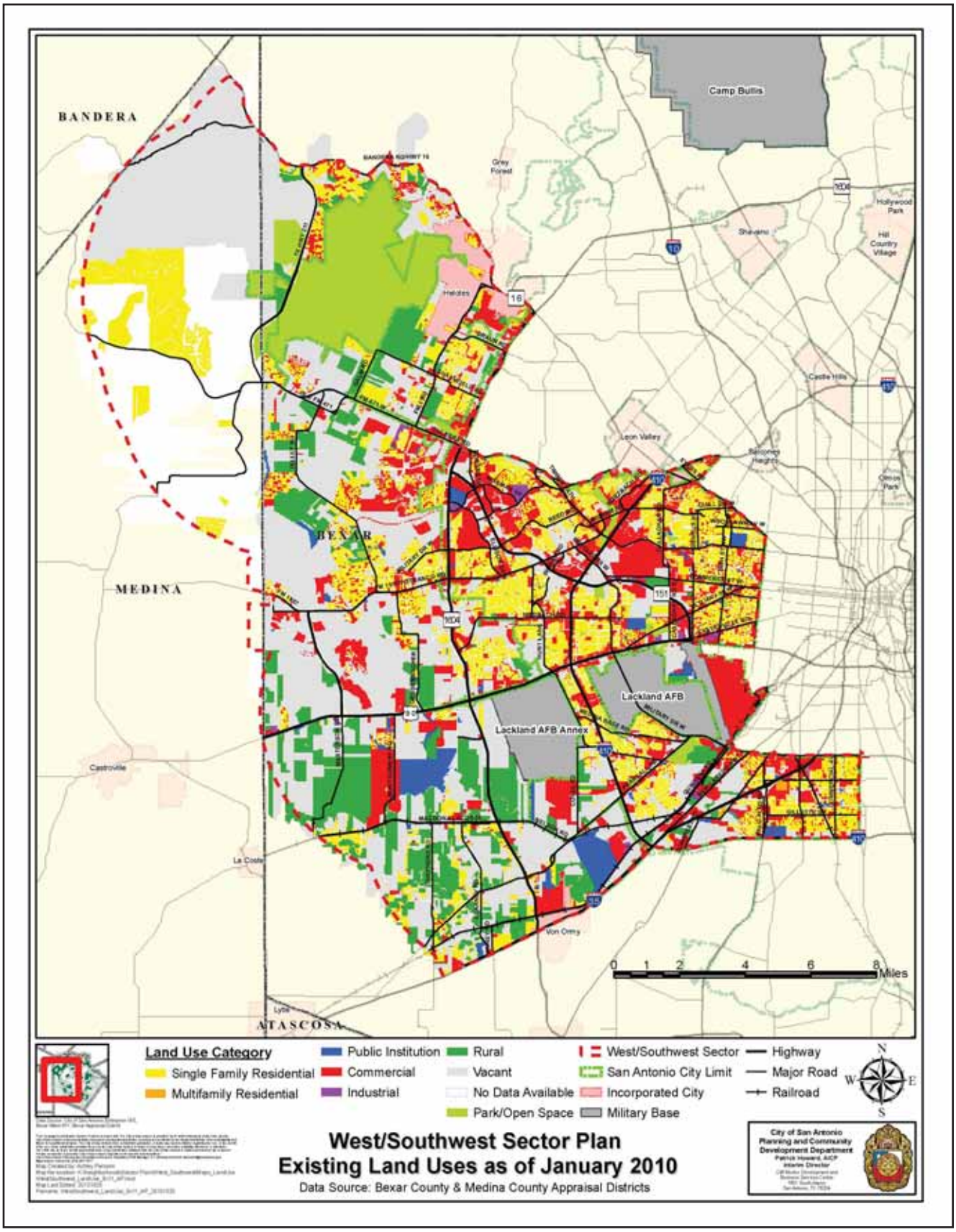


Figure A-24: Existing Zoning as of February 28, 2011

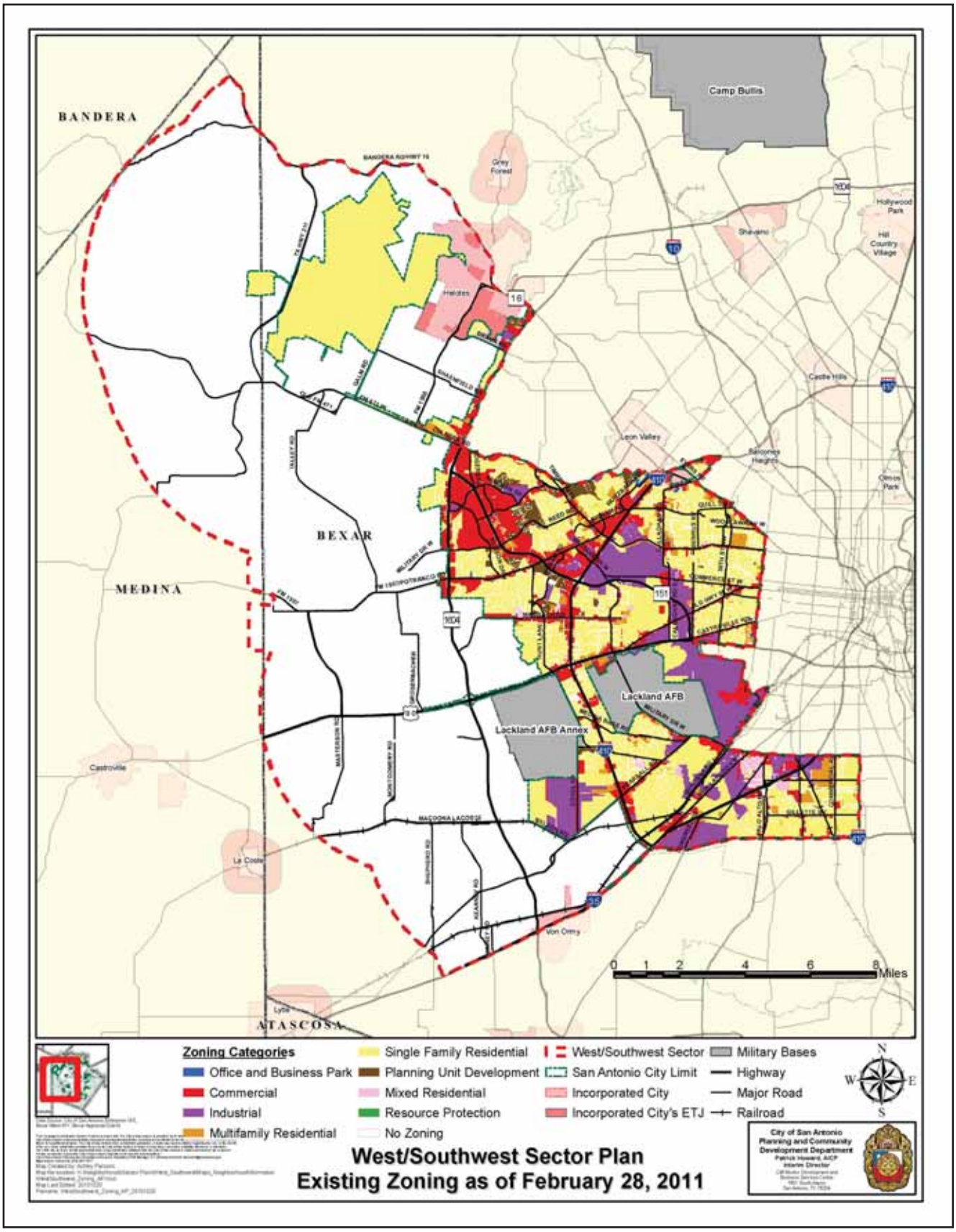


Figure A-25: Neighborhood Associations

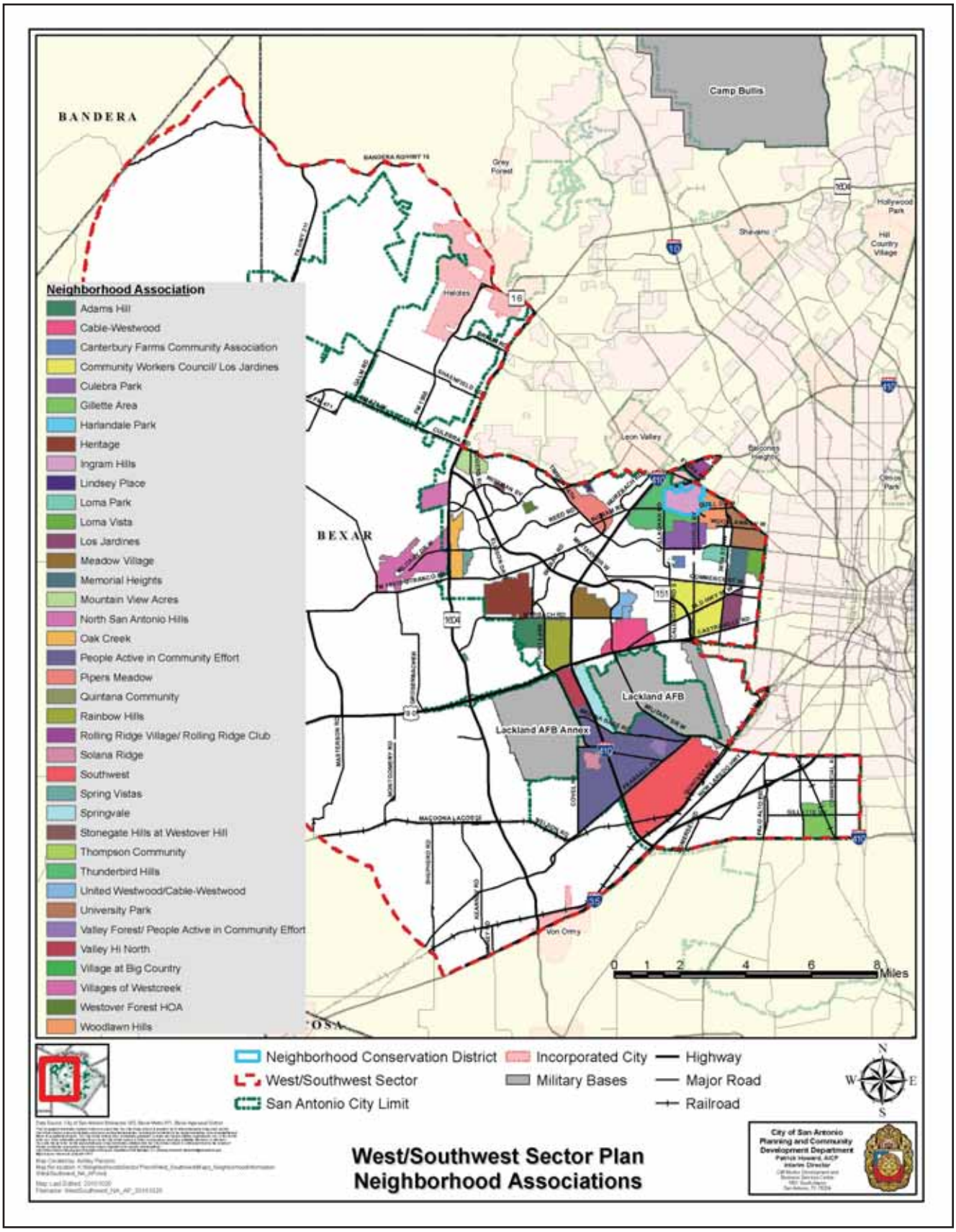


Figure A-26: Adopted / Approved Plans and Overlays

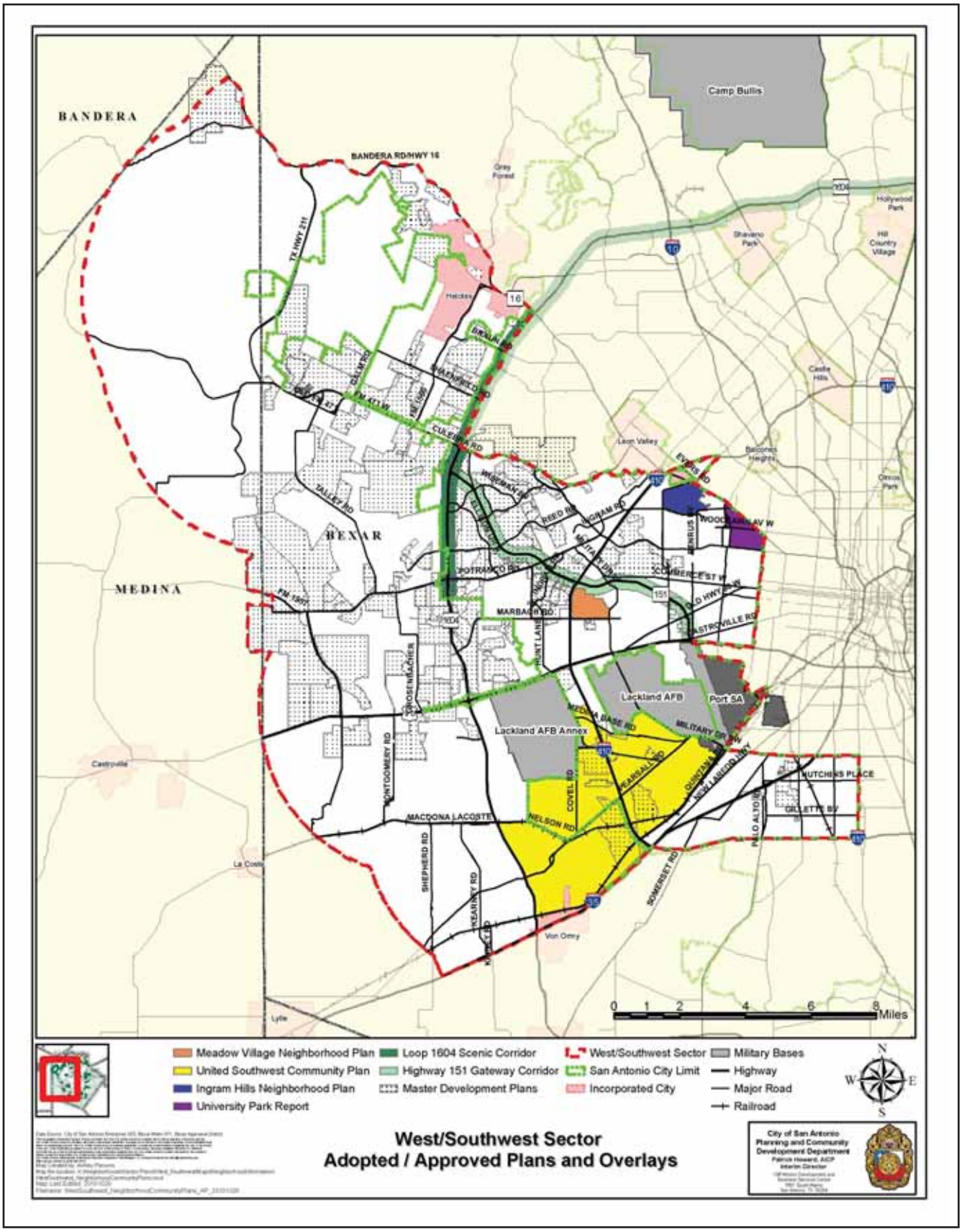


Figure A-27: 19th Century Vernacular Farm and Ranch Complexes

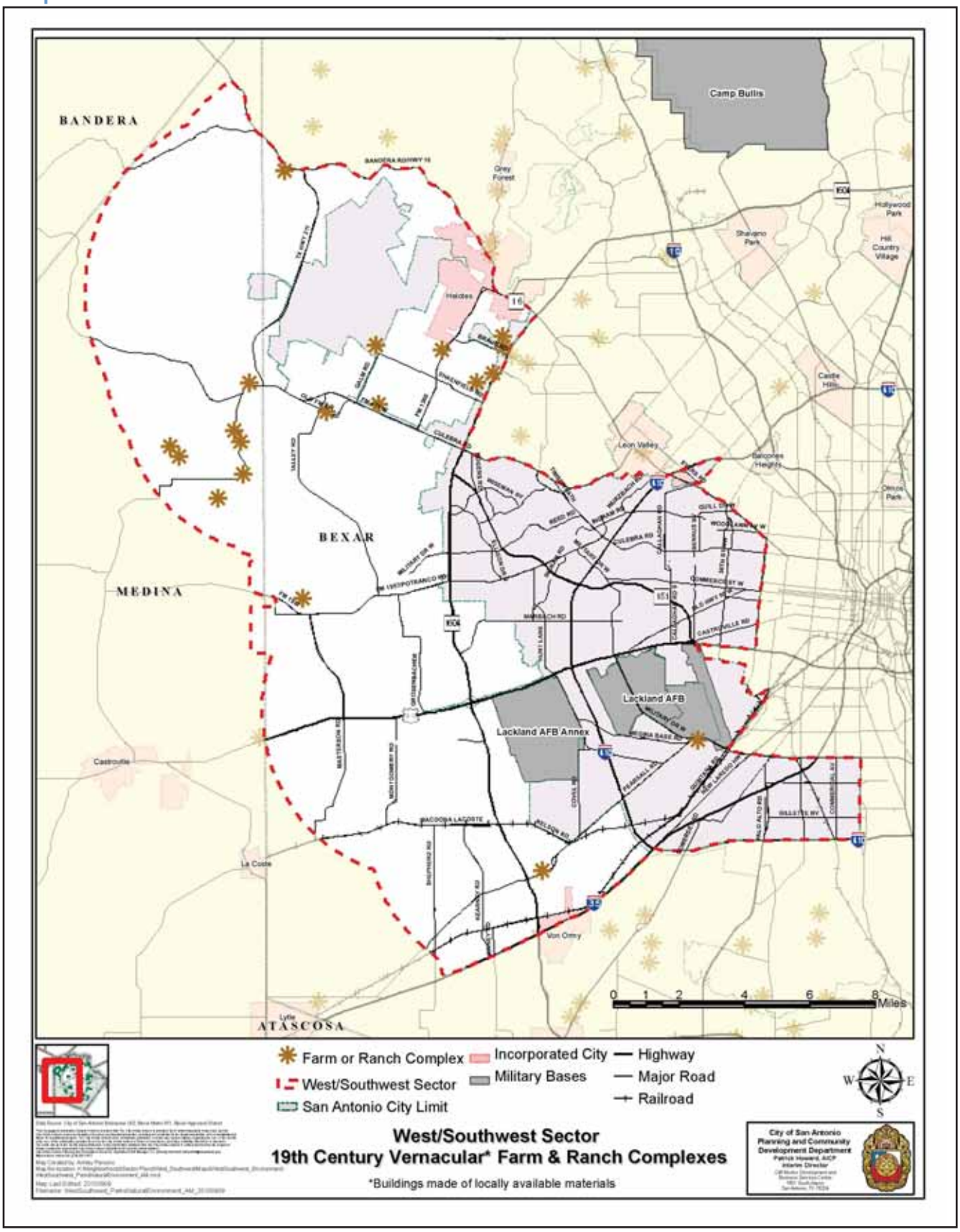


Figure A-28: City Council Districts

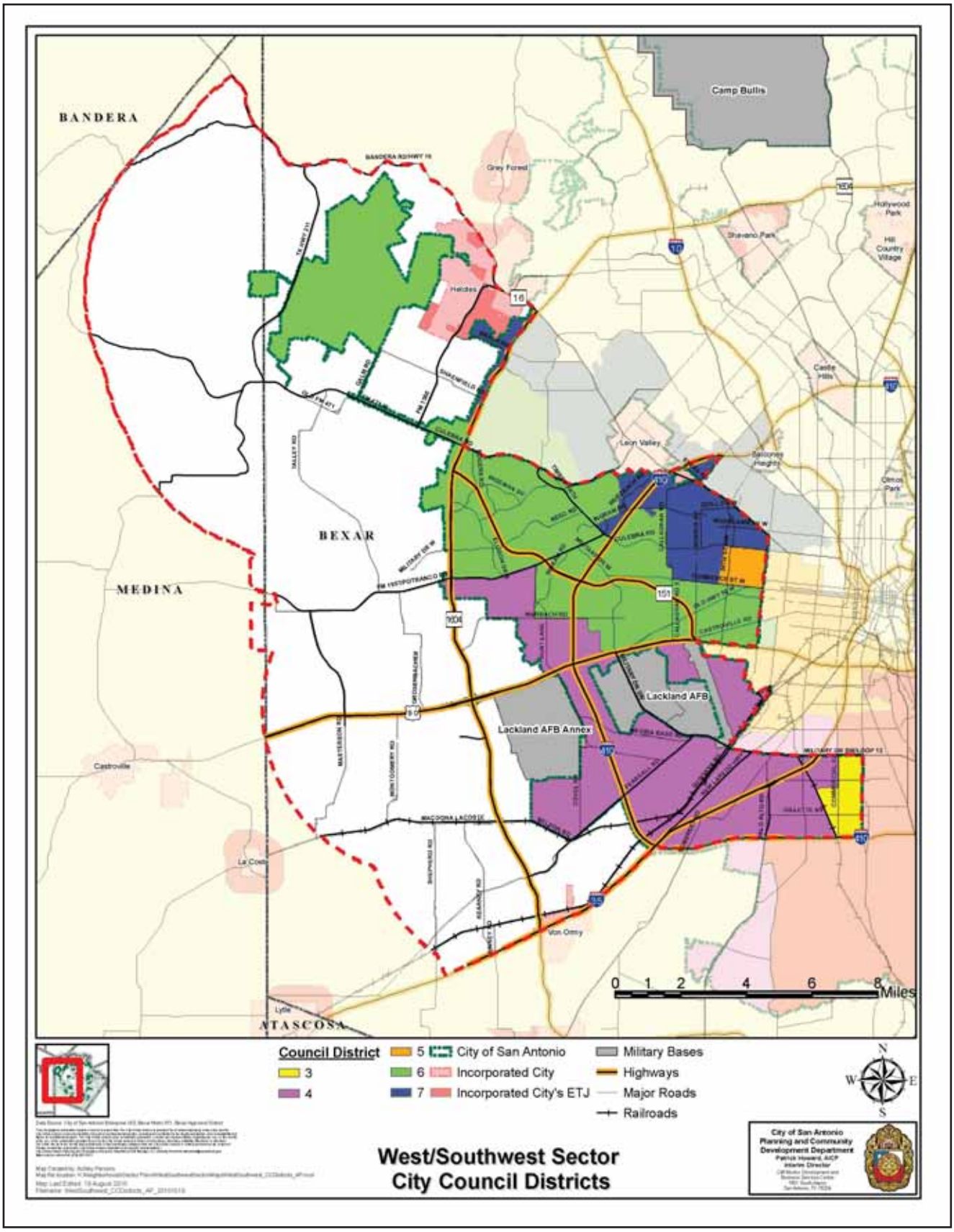
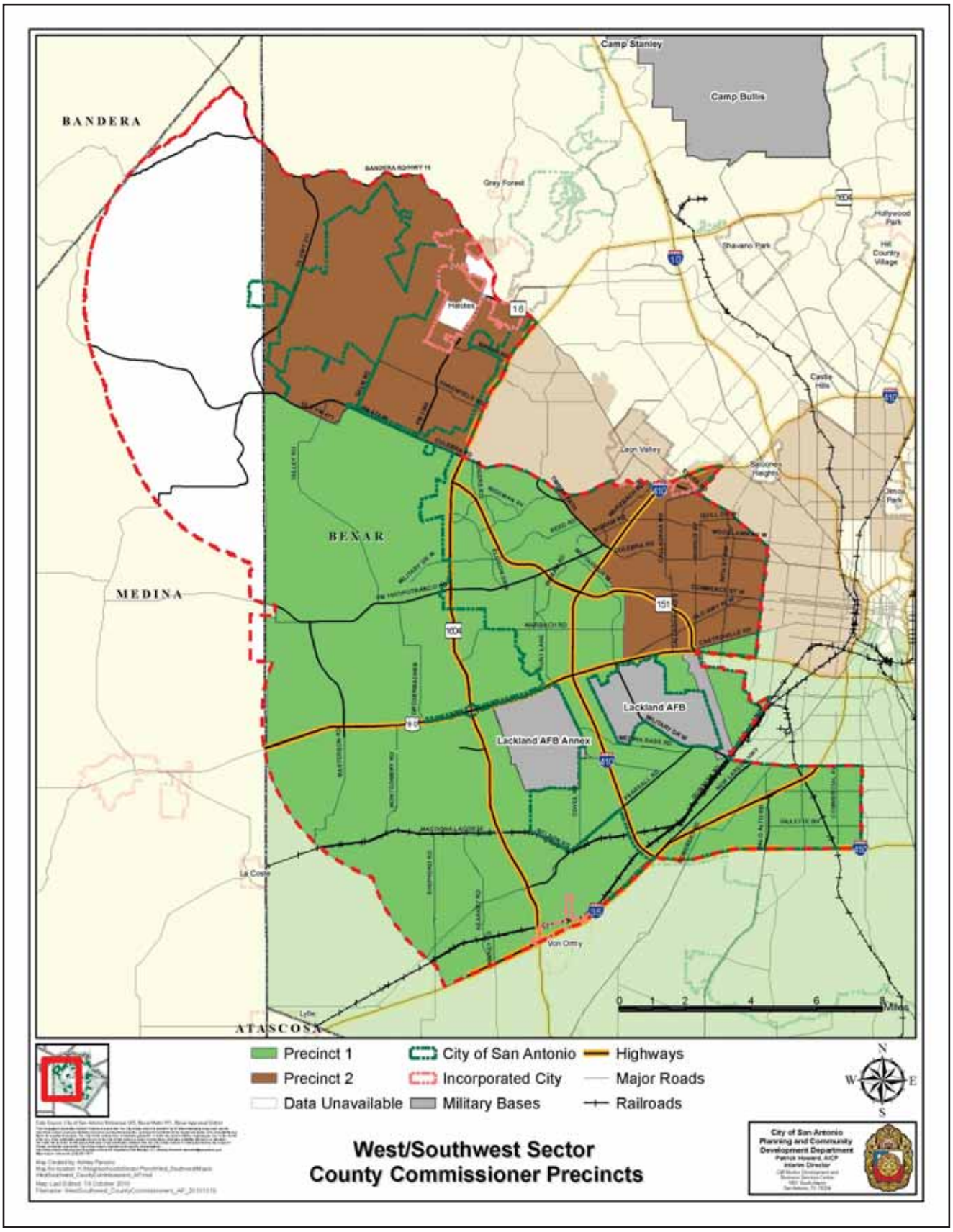


Figure A-29: County Commissioner Precincts



Military Compatibility

History of Lackland Air Force Base

Lackland Air Force Base (AFB) began as the San Antonio Aviation Cadet Center (SAACC) on July 4, 1942. Prior to this time, the portion of Kelly Field west of Leon Creek, where Lackland AFB is now situated, was known as "the Hill." The Hill was used as a bombing range and bivouac area for cadets until an increased demand for Airmen arose in the wake of Pearl Harbor. To ensure the urgent demand for bomber pilots was met amidst the installation's rapid expansion, the SAACC facility received designation as an independent military installation with a preflight school, classification center, station hospital, and several other units.

The SAACC grew rapidly with the mobilization for World War II. Approximately 90,000 candidates for flying training passed through the preflight school before the need diminished, and the War Department ordered the school closed in 1945. With the end of preflight training, the San Antonio Aviation Cadet Center changed its name and mission. The installation's new mission became receiving veterans from combat and either reassigning or separating them, and was therefore redesignated as the San Antonio District, Army Air Forces Personnel Distribution Command. The base's 1,500-bed regional hospital played a significant role in its new mission in the care for Airmen returning from war.

The mission of the installation changed again in 1946 when the War Department re-designated the base as the Army Air Forces Military Training Center, becoming the sole basic military training mission for the Army Air Force. On July 11, 1947, the base was renamed after Brigadier General Frank D. Lackland, who originated the idea of an aviation cadet reception and training center. From 1946 onwards, with few exceptions, all enlisted Airmen have begun their Air Force careers at Lackland.

Lackland AFB Today

Lackland AFB, the "Gateway to the Air Force," is home to the 37th Training Wing, the largest training wing in the U.S. Air Force. The wing is responsible for four primary training missions graduating more than 80,000 students annually and providing base operations and support to 45,000 people. The four missions include the Basic Military Training of all enlisted people entering the Air Force, Air Force Reserve and Air National Guard; technical training for a wide array of Air Force support functions encompassing more than 380 separate courses; English language training for international military personnel from more than 100 countries at the Defense

Language Institute English Language Center; and specialized maintenance and security training for Latin American students from more than 20 countries at the Inter-American Air Forces Academy.

While neighboring Kelly Air Force Base closed as a result of Base Realignment and Closure (BRAC) actions, the Air Force retained use of the runway, portions of the apron east of the runway, and taxiways and aprons west of the runway now known as the Kelly Field Annex. The runway is one of the busiest airfields operated by the Department of Defense. The Air Force and Port San Antonio jointly utilize the Kelly Field runway for military and commercial airfield operations.

Growth is occurring in and around Lackland Air Force Base due to ongoing BRAC actions and other Air Force organizational decisions. Lackland AFB is gaining 1,131 new personnel due to BRAC and 940 new personnel from mission realignments. A daily population of more than 33,000 at Lackland now works and trains in 1,799 buildings consisting of over 13 million square feet.

Joint Land Use Study

Lackland AFB is collaborating with Bexar County, City of San Antonio, and Port San Antonio in a joint land use study (JLUS) which will provide additional recommendations to promote and protect the mission of the base. The long-term goal of the JLUS is to reduce potential incompatibility and accommodate safe local growth to sustain the regional economy. Designated geographic boundaries that represent noise and air safety impacts – the Accident Potential Zones (APZs) and Noise Zones – extend beyond property owned by the Air Force and Port San Antonio and into surrounding communities.

While noise and safety concerns can affect residents living and working around the base, certain nearby civilian land uses that concentrate people, such as higher density housing or public gathering places, can also threaten aviation operations and training activities.

The Joint Land Use Study includes a series of recommended policies and regulations for the Air Force, Port San Antonio, and local governments to consider, which can be found within the Lackland AFB Joint Land Use Plan. For a copy of the plan, please visit www.lacklandjlus.com or www.sanantonio.gov/oma/.

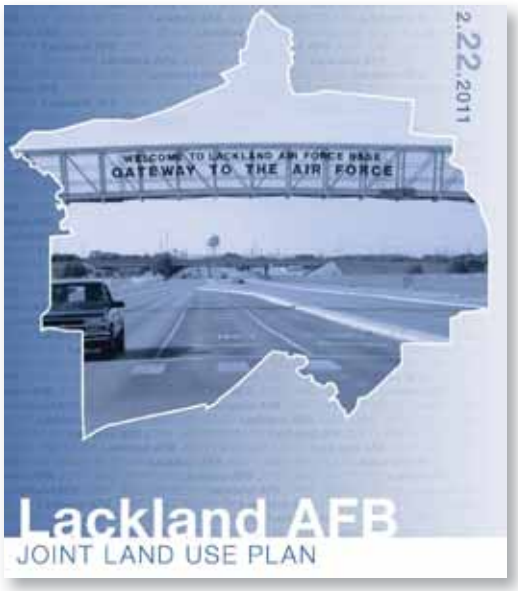


Figure A-30: JLUS Study Area

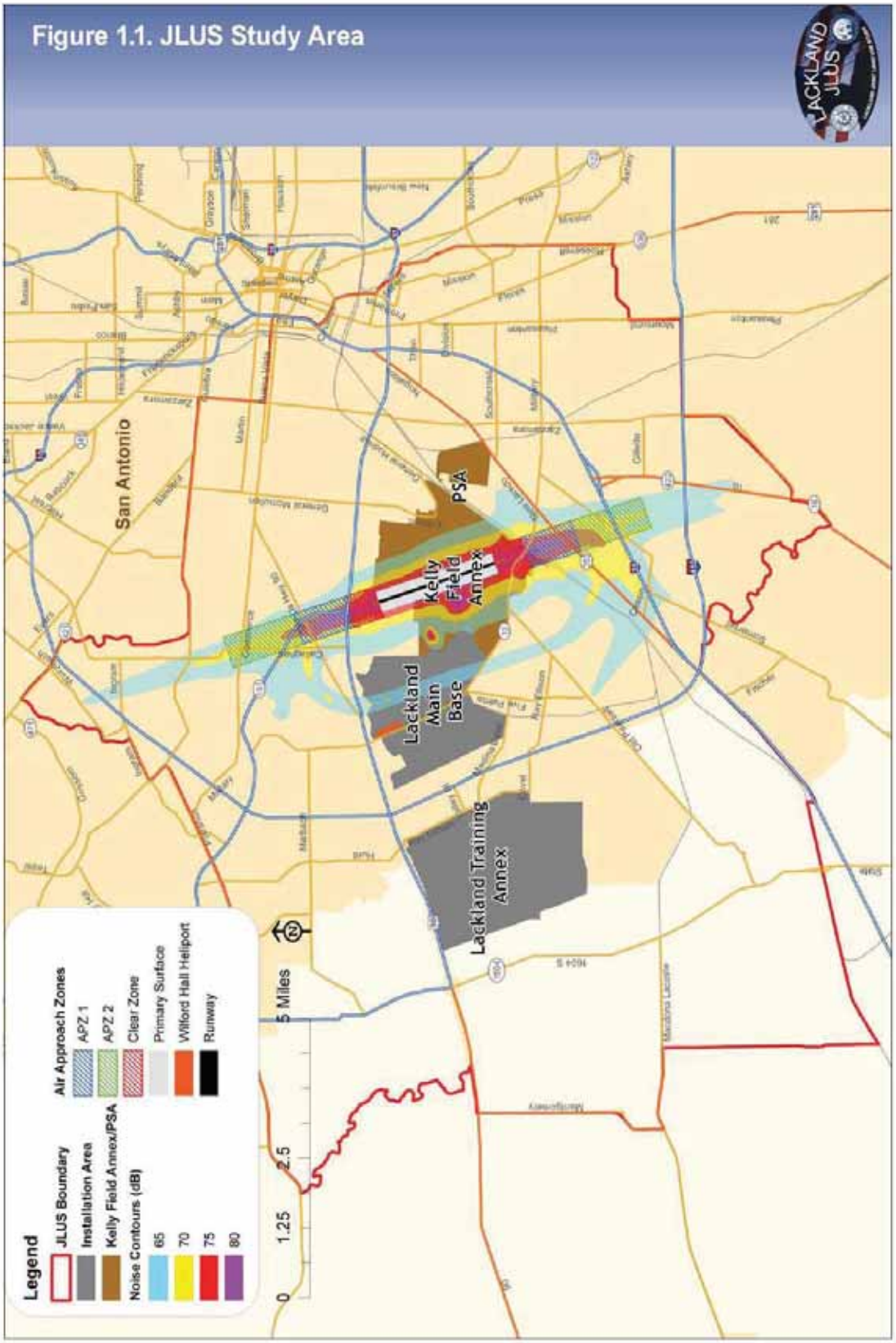
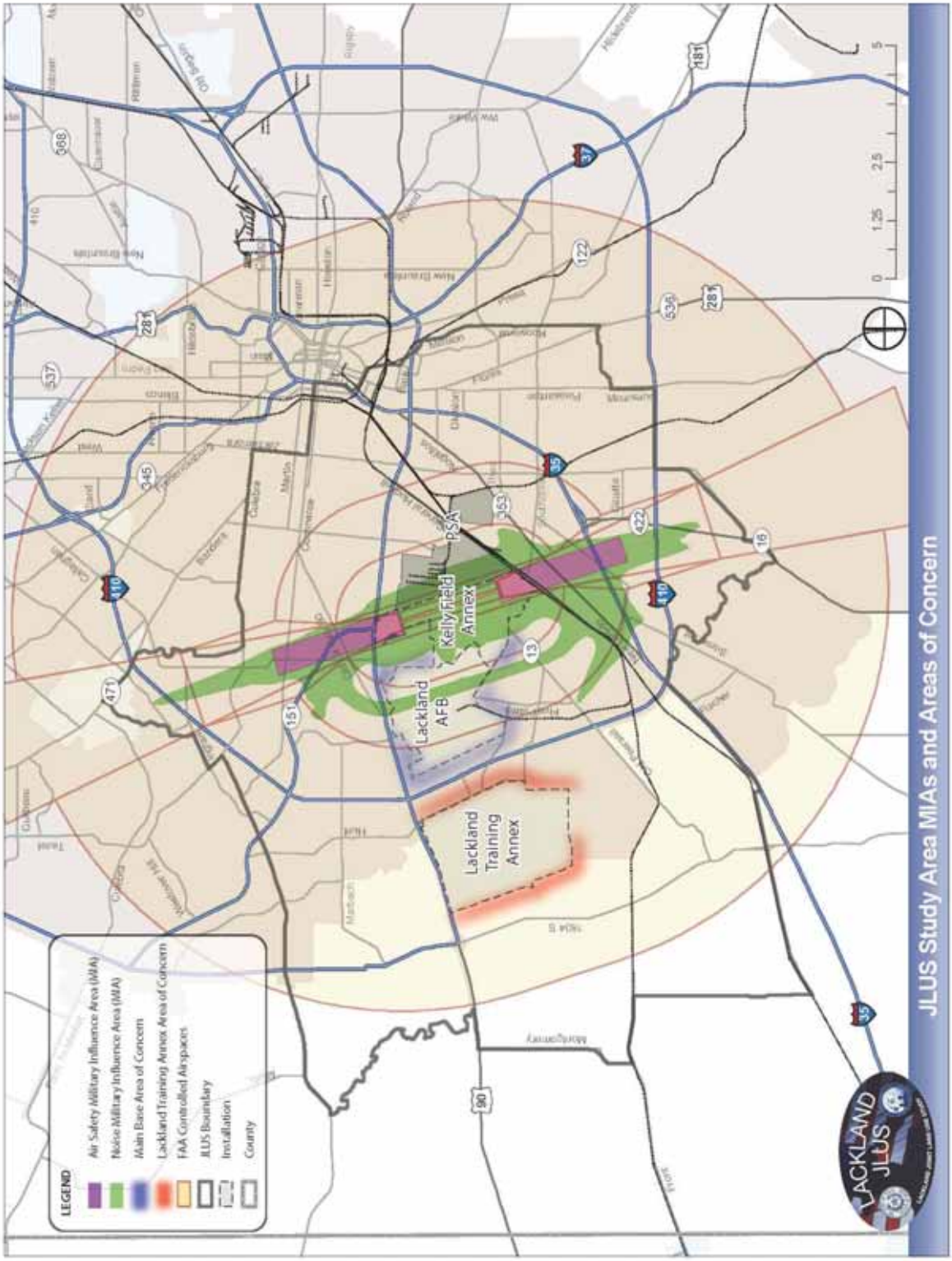


Figure A-31: JLUS Study Area MIAs and Areas of Concern



Acronyms

A

AACOG	Alamo Area Council of Governments
ADA	Americans with Disabilities Act
AFB	Air Force Base
AFISRA	Air Force Intelligence, Surveillance, and Reconnaissance Agency
Alamo RMA	Alamo Regional Mobility Authority
APZ	Accident Potential Zone
ART	Alamo Regional Transit

B

BASH	Bird Aircraft Strike Hazard
BexarMet	Bexar Metropolitan Water District
BRAC	Base Realignment and Closure

C

CCN	Certificate of Convenience and Necessity
CIP	Capital Improvement Plans
COP	Cellulars on Patrol
CoSA	City of San Antonio
CPS	CPS Energy
CSS	Context Sensitive Streets

D

Du/Ac	dwelling unit per acre

E

EA	environmental assessment
EAA	Edwards Aquifer Authority
EMS	Emergency Medical Services
EPA	Environmental Protection Agency
ESD	Emergency Service District
ETJ	Extraterritorial Jurisdiction

F

FTZ	foreign trade zone

H

HUBZone	historically underutilized business zone
HUD	Housing and Urban Development

I

ICRIP	Inner City Reinvestment Infill Policy
ISD	Independent School District
IT	Information Technology

J

JLUS	Joint Land Use Study
JUA	Joint Use Agreement

L

LEED	Leadership in Energy and Environmental Design
LEED ND	LEED Neighborhood Development

LRCTP	VIA's Long Range Comprehensive Transportation Plan
LSTAR	Lone Star Rail District regional passenger rail service

M

MIA	military influence area
MLOD	military lighting overlay district
MPO	San Antonio-Bexar County Metropolitan Planning Organization
MTP	Major Thoroughfare Plan

N

NSA	National Security Agency

P

PC	Planning Commission
PCD	Planning and Community Development Department
PSA	Port San Antonio
PUD	Planned Unit Development

R

ROW	right-of-way

S

SA	San Antonio
SAACC	San Antonio Aviation Cadet Center
SAWS	San Antonio Water System

T

TCEQ	Texas Commission on Environmental Quality
TDR	Transfer of Development Rights
TIF	tax increment financing
TIRZ	tax increment reinvestment zone
TOD	transit oriented development

U

UDC	Unified Development Code

V

VFD	Volunteer Fire Department
VIA	Via Metropolitan Transit

Glossary

A

Abut
To lie adjacent to another object or to share a boundary.

Activity Center
Hubs of commercial, institutional, and/or transportation activity. Centers can vary in size from small neighborhood-centered areas to large mixed-use areas.

Adjacent
A condition where two (2) properties, either lots and/or parcels, are located near or close to one another, but not necessarily touching and are separated by a dissimilar type of man made condition or natural feature including, but not limited to a roadway or street, right-of-way, or railroad line, or any stream, river, channel, lake or other body of water. While an adjacent condition may or may not imply contact, it always exhibits the absence of anything of the same kind between two properties.

Accessible Health Care
Health care services designated for uninsured and low-income individuals and families.

Affordable Housing
Households whose total housing costs are deemed "affordable" to those whom have a median income. Housing Urban Development (HUD) guidelines for housing affordability is that housing costs including taxes, home insurance, and utility costs, do not exceed more than 30% of annual household gross income. Affordable housing programs include HOME Investment Partnerships Program, Self-help Homeownership Opportunity Program (SHOP), and Homeownership Zone Initiative (HOZ).

Alternative Transportation
See definition for Transit

Arterial Roadway
A route used primarily for the movement of traffic, which may be both local and non-local in nature. Various classifications include:

Primary Arterial
A major thoroughfare, with limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement of through traffic between activity centers of medium intensity.

Secondary Arterial
A major thoroughfare, with limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, and medium intensity activity centers.

B

Base Realignment and Closure (BRAC)

A process of the United States federal government directed by the Department of Defense and Congress to close certain excess military installations and realign equipment, personnel, supplies, and other resources to various operating bases. It is aimed at consolidating military forces, increasing efficiency, and reducing costs.

Best Management Practices

Best management practices (BMPs) are land use mechanisms designed to prevent or reduce pollution and excess sediment runoff from entering into bodies of water. BMPs are intended to improve and maintain water quality and provide better habitat for wildlife.

Bexar Regional Watershed Management (BRWM)

The Bexar County Commissioners Court, San Antonio City Council, and San Antonio River Authority Board of Directors in 2008 formed the BRWM partnership, which also includes 20 suburban cities within Bexar County. The BRWM is working to prevent the impact that heavy rain and flooding has on Bexar County.

Bicycle Master Plan

A document aimed at comprehensively planning for the expansion of bicycle facilities, paths, and trails, and connecting those facilities to existing infrastructure as well as ensuring its implementation in new developments. It integrates with roadway maintenance programs and identifies which projects should include bicycle infrastructure and when they should be funded.

Buffer / Buffering

A neutral zone between two incompatible uses that is implemented to reduce the chances of conflict, such as open space between industrial uses and residential areas. This can include fences and berms as well as shrubbery and trees.

Building Articulation and Massing

Building articulation refers to the various design elements on the façade of a building that can be observed from the street, such as building materials, corner treatments, cornices, architectural details, etc. Building massing is the physical area that a building occupies in three dimensional space, and is a function of its setbacks, height, width, depth.

Bus Rapid Transit (BRT)

BRT is a term applied to bus lines that receive a wide variety of treatments aimed at providing faster, more efficient service than a regular bus line. Such treatments can include dedicated bus lanes, grade separation, special vehicles, enhanced scheduling, and many more. The general idea behind BRT is to create bus lines that approach the service quality of rail transit.

C

Capital Improvement Plans (CIP)

A CIP is a short to medium range plan used by a municipality or district to identify needed capital projects and equipment purchases, and prioritize and schedule them according to necessity and available financial resources.

Census Tract
Small areas into which large cities and adjacent areas have been divided for statistical purposes. Each census tract is based upon an average population of four thousand people.

Centers and Tiers
Different land use classifications according to type of use (office, residential, mixed use, etc.), development intensity (density, building massing), and service area (regional, local, neighborhood).

Certificate of Convenience and Necessity (CCN)
A CCN is issued by the Texas Commission of Environmental Quality to an entity providing retail water or sewer service in an "uncertified" area. The purpose of obtaining a CCN is to protect these service areas from encroaching utilities.

Cluster Development
A design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive features.

Collector Streets
A street that carries traffic from minor streets to the major system of arterial streets and highways.

Community Services
Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

Community Park
A publicly owned park that is usually in the range of 25 to 50 acres. These parks are larger than neighborhood parks, and provide more amenities and services, but are smaller in size and service area than regional parks.

Commuter Rail
Short-haul passenger rail service that is provided between a central city and its outlying suburbs or nearby towns. It is usually provided to people who travel on a daily basis.

Complete Streets
Streets designed so that all users - drivers, transit users, pedestrians, bicyclists, senior citizens, children, people with disabilities, etc. - can move along and across safely. Each complete street is unique, but ingredients that may be found on a complete street include sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible transit stops, frequent crossing opportunities, median islands, accessible pedestrian signals, curb extensions, and more. A complete street in a rural area will look quite different from a complete street in a highly urban area. But both are designed to balance safety and convenience for everyone using the road.

Comprehensive Planning Program
The process that San Antonio follows in developing, adopting, and implementing comprehensive plans.

Conditional/Special Use Permits
A permit issued by the City to a landowner or developer that authorizes land uses in zoning districts that are otherwise not automatically allowed. Usually, this authorization comes with certain conditions attached that must be fulfilled by the landowner or developer as part of the agreement.

Conservation District
Is an overlay district that includes the application of neighborhood based or context-sensitive design standards, individually tailored to address specific development or redevelopment issues.

Conservation Subdivision
A subdivision development that clusters housing on a portion of the site and retains large areas as open space for private or public use.

Context Sensitive Street
A roadway that is designed, operated, and maintained in a manner that considers not only regional transportation goals, but also the local context in which the street exists. Such streets respond to adjacent land uses and surrounding neighborhoods and generally respect traditional street design objectives for safety, efficiency, capacity, and maintenance.

Corridor
A generally linear transportation route that is dominated by one or more main lines for transport, such as rail lines or highways. The corridor can also include the origins and destinations that are linked together. When referring to a land use, it is a generally linear area where a certain type of development occurs, for example a commercial corridor. These often follow major roadways.

Curb Cut
An opening in the curb where vehicles may enter or leave the roadway. Where there is no curb, the point at which the driveway meets the roadway pavement is considered the curb cut.

D

Dark Skies
Dark skies is the concept of preserving the nighttime environment by reducing light pollution.

Density
The number of families, individuals, dwelling units, or housing structures per unit of land. Typically used to quantify residential subdivisions, and is expressed as dwelling units per acre (du/ac).

Density Bonus
An increase in the allowed density that a developer may build to above and beyond the normal level of density permitted by the zoning code, usually in exchange for some exaction from the developer, such as green building, providing affordable units, upgrading public facilities, etc.

Design Guidelines
Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential guidelines while setbacks, canopies and signage may be emphasized in commercial guidelines.

Detention
A detention basin is a type of BMP used to manage storm water runoff to prevent flooding and improve water quality. Detention basins, also known as dry ponds, temporarily store water after a storm and eventually empty water out at a controlled rate to a downstream water body.

Dwelling
A building or portion of a building designed exclusively for residential occupancy, but not including motels and hotels.

Dwelling Unit
A building or portion of a building designed exclusively for residential occupancy by one family and provided with sanitation and cooking facilities.

Dwelling Unit Per Acre (du/ac)
A measure of residential density that expresses the number of households that exist within a geographic area divided by the total number of acres in that area. A higher level means more residential density.

E

Edwards Aquifer
A unique groundwater system serving the water needs of almost two million people in south central Texas, which lies on the eastern edge of the Edwards Plateau.

Edwards Aquifer Contributing Zone
The area that extends 40 miles north along the length of the Edwards Aquifer Recharge Zone, and where water flows near the surface to the Recharge Zone.

Edwards Aquifer Recharge Zone
The area where surface water enters the Edwards Aquifer, which follows the Balcones Fault line.

Edwards Plateau
The region in west-central Texas which is bounded by the Balcones Fault to the south and east, the Llano Uplift and the Llano Estacado to the north, and the Pecos River and the Chihuahuan Desert to the west.

Egress
An exit.

Encroachment
The entry of development into an area that was previously occupied solely by another use, usually one that is incompatible with the encroaching use. An example of this is the spread of residential sprawl toward an airport or military base.

Entitlement
The right to build granted by an agreement or permit issued by a municipality to a developer. The process of receiving a permit to build is called the entitlement process.

Environmental Assessment
A study for the purpose of identifying the social and environmental costs and benefits of a project or proposal, as well as the magnitude of those impacts.

Equal Housing Opportunity
Policies adopted by the federal government to ensure that all Americans have equal access to the housing of their choice.

Extraterritorial Jurisdiction (ETJ)
State law authorizes San Antonio to regulate specific functions within an area extending five miles beyond its own boundaries. These functions include signs, platting, and the subdivision of land.

F

Farm Owners Association
A farm owners association is a voluntary group of residents or property owners living in rural areas who advocate for or organize activities within a delineated geographic area. A farm owners association is very similar to a neighborhood association the only difference is the amount of land and number of residents within the association.

Floor Area Ratio (FAR)
A measurement, often used for the purposes of limiting building size in zoning ordinances, that is an expression of the total floor area of a building divided by the total land area of the parcel(s) that the building is constructed upon. For example, a building with 10,000 square feet built on a 5,000 square foot piece of property would have a FAR of 2.0.

Foreign Trade Zone (FTZ)
These areas are created in the United States to provide special customs procedures to US companies engaged in international trade-related activities. Duty-free treatment is accorded items that are processed in FTZs and then re-exported, and duty payment is deferred on items until they are brought out of the FTZ for sale in the US market.

G

Green Building
Development that has minimal environmental impact, is energy and water efficient, utilizes existing infrastructure where possible, and uses recycled or recyclable material to create healthier indoor and outdoor environments.

Green roof
A roof of a building that is partially or completely covered by vegetation for the purpose of providing open space, sequestering carbon dioxide, preventing storm water runoff, and various other benefits.

Greenway
A greenway is a long, narrow strip of land that is comprised of park or open space, such as a creek or gulch. Greenways can often be used for transportation if they contain trails, bike paths, or rail lines.

H

Heat Island Effect
Heat islands are created in urban areas where the temperature is significantly hotter than surrounding rural areas. This issue often arises due to high levels of concrete and other hard materials in urban areas that absorb heat.

High Capacity Transit
This type of transit differs from normal transit primarily in that it can move larger volumes of passengers at faster speeds. This can be achieved through dedicated right of way, grade separation, more frequent service, higher capacity modes of transit such as rail, and less frequent stops.

Historic Resource
A historic building, structure, site, or district that is significant in history, architecture, archaeology, engineering, or culture that is eligible for listing on a National or State register of Historic Places.

Household
Consists of all the people who occupy a housing unit (as defined by the census bureau).

Housing Master Plan
A comprehensive document that lays out a vision for meeting the housing needs of all of San Antonio's citizens, adopted in 2001.

Housing Unit
A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as separate living quarters, or if vacant, is intended for occupancy as separate living quarters (as defined by the census bureau).

High Occupancy Vehicle (HOV) Lanes
Highway or arterial street lanes that are dedicated for the exclusive or near-exclusive use of vehicles containing more than one person.

HUB Zone
A historically underutilized business zone that is the target of programs administered by the US Small Business Administration designed to promote job growth, capital investment, and economic development.

I

Impervious Cover
Ground cover that does not let rain or storm water penetrate and seep into the soil, but instead forces the water to flow downhill or stand in pools.

Infill Development
New buildings constructed on vacant lots or open sites in an area that is predominantly developed.

In-Lieu Fees
Fees that are exacted from a developer to mitigate the developer's inability or unwillingness to do something normally required by the City.

Inner City
The Inner City is generally the area located inside Loop 410.

Inner City Reinvestment Infill Policy (ICRIP)
This policy coordinates public initiatives within targeted areas in order to stimulate private investment in walkable urban communities that are the building blocks of a sustainable region.

Intensity
A term used to express the amount of development located within a particular lot utilized for commercial, office, industrial or civic use. Typically expressed as Floor Area Ratio (FAR).

K

Karst Invertebrate
Invertebrates that inhabit underground caves and mesocaverns in karst limestone. In Bexar County, Texas, nine of these species are listed as endangered.

Karst Zone
Landscape shaped by the dissolution of a layer or layers of soluble bedrock, usually carbonate rock such as limestone or dolomite.

L

Land Use
The manner in which land is used. For example, low-density residential land uses primarily include single-family houses.

Large Urban Park
One of the types of parks defined by San Antonio's park hierarchy, these parks serve a broader area than community or neighborhood parks, and can include major facilities such as pools and recreation centers.

LEED
LEED is an internationally recognized green building certification system, providing verification that a building or community was designed and built using strategies aimed at improving energy savings, water efficiency, carbon emission reductions, and improved indoor environmental quality.

LEED ND
LEED for Neighborhood Development (ND) Rating System provides verification that a development's location and design meet accepted high levels of environmentally responsible, sustainable development.

Light Rail
A type of urban rail transit that has slower speeds and lower capacities than heavy rail systems, but are larger and faster than streetcars. Light Rail is usually electric, and can operate its own right of way like heavy rail or in mixed traffic like a streetcar.

Linear Parks
Provides a physical link between two or more areas. Linear park trails can accommodate bicycling, hiking, jogging, and walking. The width of a linear park system is important because the amount of land included in the corridor is intended to reflect a park-like environment.

Live/Work Units
Housing units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studies.

Local Street
A roadway, often a residential street, designed to provide direct access to individual homes, shops, abutting land, and similar minor traffic destinations. Through traffic is usually not a priority.

Low Impact Development
Low impact development (LID) is a term used to describe a land planning and engineering design approach to managing storm water runoff. LID emphasizes conservation and use of on-site natural features to protect water quality.

M

Military Influence Area (MIA)
An area surrounding a military installation that has potential to impact military operations if encroaching land uses are constructed upon it.

Military Lighting Overlay District (MLOD)
A zoning overlay district applied to property in vicinity of a military base that regulates outdoor lighting in order to protect night-time training activities at the military installation.

Military Readiness
The ability of forces, units, weapon systems, or equipment to deliver the outputs for which they were designed, including the ability to deploy and employ without unacceptable delays.

Mission Verde Plan
San Antonio's plan to develop a more sustainable economy, with a special focus on energy.

Mixed Use
Development that incorporates two or more of the following major land use types; residential, office or retail within a single project.

N

Natural Area
An area left in as near of a natural condition as possible, with minimal impact from humans.

Neighborhood Park
One of the smallest parks in San Antonio's hierarchy of parks, both in scope and size. It is typically 3-10 acres, and is designed to serve only the local neighborhood and therefore has little or no off-street parking or facilities.

Neighborhood Watch
A neighborhood watch (also called a crime watch or neighborhood crime watch) is an organized group of citizens devoted to crime and vandalism prevention within a neighborhood.

Node
A center of activity or development, often located at a major intersection.

O

Open Space
Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.

Overlay District
A zoning district which is designed to be applied on top of a base zoning district and applies more restrictions above and beyond what the base district would require.

P

Parks and Recreation Department System Strategic Plan
A plan document intended to provide guidance on future decisions concerning operations, capital improvement needs, and programs for San Antonio's parks and recreation facilities.

Pedestrian Shed Analysis
The purpose of the pedestrian shed analysis is to ensure that development responds appropriately to its urban context. The pedestrian shed analysis provides a snapshot of existing conditions within a certain distance, ranging from 1/4 mile radius to 1/2 mile radius, from proposed developments. For more information on the analysis please see Chapter 35-209(d)(2) of the San Antonio Unified Development Code.

Pervious Cover
A vegetated area that allows rainfall to infiltrate the soil.

Planned Unit Development (PUD)
A zoning category that allows innovation in development by the suspension of standard zoning to be replaced by negotiated agreements between the developer and the city.

Planning Commission
Created by ordinance with the responsibility for reviewing and approving applications for the division and development of land and recommends amendments and additions to the master plan.

R

Redevelopment
The demolition of an old building or use on a site and construction of a new use and/or building, or the renovation, improvement and/or restoration of an existing structure.

Rehabilitation
The restoration or repair of dilapidated housing or other types of structures to make habitable or usable again.

Retention
A retention basin is a type of BMP used to manage storm water runoff to prevent flooding and improve water quality. Retention basins are also referred to as wet ponds or wet detention basins. They only discharge water during very large storm events.

Revitalization
The restoration of physical activity or vitality or economic activity to a neighborhood or district.

Right-of-Way (ROW)
A strip of land that is dedicated for the purpose of transportation, such as land for a highway, road, or rail line.

Riparian
Relating to the interface between land and a river or stream. For example, a riverbank.

Road Diet Analysis
A consideration to convert an existing four-lane undivided roadway to a two-lane roadway, including a two-way left turn lane, by removing a travel lane in each direction. The remaining roadway width can be converted to bike lanes, on-street parking, or sidewalks.

Roundabout
A raised traffic island, usually landscaped, located in the middle of an intersection of arterial streets. Similar to a traffic circle but located in a busier intersection at a larger scale. Traffic circulates counter-clockwise around the island. Cars in the roundabout have the right-of-way, while cars entering must yield. Traffic slows but does not stop because left turns are not possible.

S

Sector
One of five planning areas defined by the City of San Antonio for its comprehensive plan.

Setback
The required or actual placement of a building a specified distance away from a road, property line, or other structure.

Single Family Detached Dwelling
A dwelling that is designed to be occupied by only one family and surrounded by open space or yard and is not attached to any other dwelling.

Site Grading
The process of ensuring that the slope of land on a site is appropriate for constructing a foundation or providing infrastructure such as water, sanitation, and/or storm water sewer.

Site Plan
Plans that provide a bird's-eye perspective on how structures, parking lots, and other facilities would be situated on a site.

Sports Complex
An amenity that can be found in certain types of larger parks in San Antonio that provide sports facilities such as soccer fields.

Stakeholder
A person or a formal/informal group having a direct or indirect interest, involvement or investment in the outcome of a defined process, action, or issue.

State Franchise Tax Credit
A credit for a tax that is imposed on a corporation by the State of Texas.

Storm Water Features
The use of natural and/or man-made landforms, topography and/or structures to direct the flow and retain/detain precipitation that cannot be absorbed into the land, allowing for a controlled release into designated streams, channels, or impoundments. Such features may include, but are not limited to, play fields that can serve as retention ponds or park layouts that utilize natural looking drainage corridors.

Strategic Historic Preservation Plan
A long-term plan creating a vision for strengthening and enhancing the City's current historic preservation program.

Streetscape
The visual character of a street as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

Subdivision Designs
The design and layout of the multiple smaller parcels that result from the division of a single large parcel.

Suitability Analysis
The analysis and classification of land according to its suitability and readiness to accommodate new development.

T

Tax Abatement
A reduction of real estate taxes due over a period of time.

Tax Increment Reinvestment Zone (TIRZ)
A geographically defined area with a special mechanism for funding capital improvements that involves establishing a benchmark level of property taxes during the creation of the zone, and devoting any additional property taxes generated through redevelopment toward capital improvements for a specified period of time.

Texas Enterprise Zone
The Texas Enterprise Zone Program is an economic development tool for local communities to partner with the State of Texas to promote job creation and capital investment in economically distressed areas of the state.

Townhome
A single family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside and each unit is separated from another unit by one or more common fire resistant walls.

Transfer of Development Rights (TDR)
TDR programs allow developers to relinquish the development rights on a certain piece of property and sell or otherwise transfer them to another piece of property in the form of density bonuses.

Transit
Transit refers to various forms of mass transit, such as bus, light rail, street car, commuter rail, etc. Light rail is a form of mass transit that has several linked cars and typically operates within a city and uses rail lines. Street cars typically hold fewer passengers than a bus and travel shorter distances.

Transit Oriented Development (TOD)
Development that is located within proximity to a transit station that recognizes context and is designed to maximize access to public transport and encourage ridership.

V

Viewshed
The natural environment that is visible from one or more viewing points, especially areas having aesthetic value.

W

Watercourse
A natural or artificial channel through which water flows.

Watershed
The area of land where all of the water that is under it or drains off of it goes into the same place. Watersheds come in all shapes and sizes. They cross county, state, and national boundaries.

Watershed Management
Watershed management is the technological approach of managing the storm water runoff generated from rainfall. Management will enhance water conservation, improve water quality, and improve the biological integrity of water systems.

Wetland
An area of low-lying soil that is saturated with water either permanently or seasonally.

Z

Zoning
Regulates density and land use. Zoning is a key tool for carrying out planning policy.

Zoning Application
An application petitioning for an amendment of the City's official zoning map, such as a request to rezone a piece of property.

Zoning Ordinance
Rules and regulations that govern the way land is zoned (separated according to land uses) in a city.

Planning Commission Resolution

RESOLUTION NO. 11 04-03

RECOMMENDING THE WEST/SOUTHWEST SECTOR PLAN, AN APPROXIMATELY 317 SQUARE MILE AREA BOUNDED BY HIGHWAY 16, LOOP 1604, CULEBRA ROAD, GRISSOM ROAD, AND BANDERA ROAD TO THE NORTH; GENERAL MCMULLEN, THE NORTH AND EAST BOUNDARY OF PORT SAN ANTONIO, MILITARY DR. SW, AND PLEASANTON ROAD TO THE EAST; LOOP 410 AND IH-35 TO THE SOUTH; AND A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION WESTERN BOUNDARY TO THE WEST TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN, AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 2009 Comprehensive Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the West/Southwest Sector Plan and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

WHEREAS, a public hearing was held on April 13, 2011.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The West/Southwest Sector Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan. This Commission further recommends that City Council consider incorporating incentives into the West/Southwest Sector Plan that encourage pedestrian oriented developments.

PASSED AND APPROVED ON THIS 13th DAY OF April 2011.

Approved:

For Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission

City Council Ordinance

SG/cla
04/21/2011
P-1. Amended.

Master Plan Amendment
West/Southwest Sector Plan

AN ORDINANCE 2011-04-21-0331

ADOPTING THE NORTH SECTOR PLAN AS A COMPONENT OF THE MASTER PLAN OF THE CITY IN AN AREA BOUNDED BY: HIGHWAY 16, LOOP 1604, CULEBRA ROAD, GRISSOM ROAD, AND BANDERA ROAD TO THE NORTH; GENERAL MCMULLEN, THE NORTH AND EAST BOUNDARY OF PORT SAN ANTONIO, MILITARY DR. SW, AND PLEASANTON ROAD TO THE EAST; LOOP 410 AND IH-35 TO THE SOUTH; AND A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION WESTERN BOUNDARY TO THE WEST.

WHEREAS, the West/Southwest Sector Plan includes approximately 317 square miles and 322,410 residents and is bounded by: Highway 16, Loop 1604, Culebra Road, Grissom Road, and Bandera Road to the north; General McMullen, the north and east boundary of Port San Antonio, Military Dr. SW, and Pleasanton Road to the east; Loop 410 and IH-35 to the south; and a meandering line following the City of San Antonio's Extraterritorial Jurisdiction western boundary to the west; and

WHEREAS, the planning process was initiated in September 2010, a Planning Team established, and eight Planning Team Meetings, three Public Meetings, and two Community Meetings were held; and

WHEREAS, the San Antonio Planning Commission reviewed the West/Southwest Sector Plan on April 13, 2011, and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, a public hearing was held on April 13, 2011, and the Planning Commission recommended that the City Council adopt the West/Southwest Sector Plan as a component of the City of San Antonio Comprehensive Master Plan; **NOW THEREFORE;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The West/Southwest Sector Plan is hereby adopted as a component of the Comprehensive Master Plan of the City of San Antonio for an area of approximately three hundred and seventeen square miles bounded by: Highway 16, Loop 1604, Culebra Road, Grissom Road, and Bandera Road to the north; General McMullen, the north and east boundary of Port San Antonio, Military Dr. SW, and Pleasanton Road to the east; Loop 410 and IH-35 to the south; and a meandering line following the City of San Antonio's Extra-territorial Jurisdiction western boundary to the west. A copy of the amended plan is attached hereto and incorporated herein by reference for all purposes as **Attachment "I"**.

SG/cla
04/21/2011
P-1. Amended.

Master Plan Amendment
West/Southwest Sector Plan

SECTION 2. This ordinance shall take effect on May 1, 2011.

PASSED AND APPROVED on this 21st day of April 2011.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Michael Bernard, City Attorney

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For Additional Information Contact:

City of San Antonio
Planning and Community Development Department
1901 S. Alamo
San Antonio, TX 78204

210.207.1111

www.sanantonio.gov

DISCLAIMER

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Northside Sector Plan, San Antonio

Submission by Emerald Village, #13196

WPDD – PRECLEARANCE REQUEST

EMERALD VILLAGE

Web Address of Plan

www.sanantonio.gov/planning/npud/NorthSector/pdf/NorthSectorPlan2010.pdf

Page References to Large for Cell

- lack of accessibility to and/or presence of inadequate health care facilities, law enforcement and fire fighting facilities, social and recreational facilities, and other public facilities comparable to those typically found in neighborhoods containing comparable but unassisted housing;

  Pages: 33 and 104-105

- The adopted plan specifically addresses how the providing of affordable rental housing fits into the overall plan and is a necessary component thereof.

  Pages: 21, A-134 and 101

City of San Antonio, Texas

Department of Planning and Community Development

January 7, 2013

Cameron Dorsey
Director, Housing Tax Credits
Texas Department of Housing and Community Affairs
PO Box 13941
Austin, TX 78711

RE: Emerald Village – NEC of NW Loop 1604 & Corporate Woods Dr.

Dear Mr. Dorsey:

The property described above is located within the North Sector Plan, a component of the City of San Antonio's Comprehensive Plan. The subject property is classified as *Suburban Tier* in the North Sector Plan's Future Land Use Map. The North Sector Plan was adopted by San Antonio's City Council on August 5, 2010, via ordinance no. 2010-08-05-0672. The process to approve the plan and resolution allowed for extensive public input and comment.

For more information regarding the North Sector Plan, please visit http://www.sanantonio.gov/planning/npud/NorthSector/pdf/NorthSectorPlan2010.pdf

Should you have any further questions, feel free to contact me at 210.207.5889. Thank you.

Cordially,

Christopher J. Looney, AICP
Assistant Director
Department of Planning and Community Development

1400. South Flores Street, San Antonio, TX 78204
Department Phone Number: (210) 207-0147

Project Number: 40-00005

1/6/201312:06:31PM

Bulverde Rd (Loop 1604 to Evans Rd)

District(s): 09, 10
Project Manager: Arnulfo Ramirez
Capital Project Officer: JOHN DONNELLY (210) 207-4019

Total Approved Budget

Source	Amount
2007 GO STREET IMPROVEMENT BOND	$30,000,000
2007 GO STREET IMPROVEMENT BOND-A	$1,000,000
CITY PUBLIC SERVICE	$2,006,000
SAN ANTONIO WATER SYSTEM	$6,959,916
Total Fund	$39,965,916

Cost Information

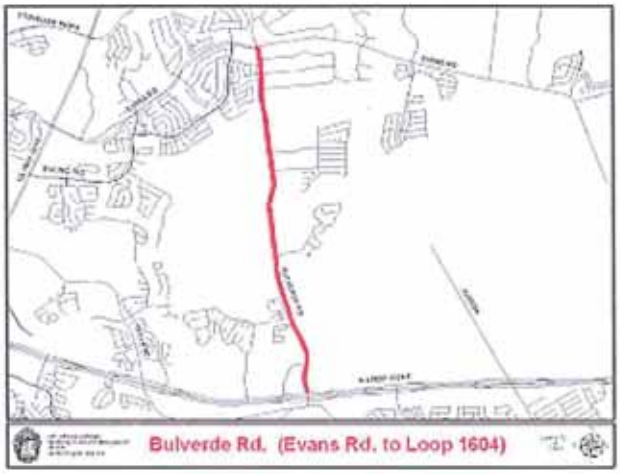
Category	Appropriations *	Expenses To-date
Design	$4,662,856	$4,289,234
Right of Way	$66,589	$56,989
Environmental	$35,432	$28,334
Construction	$35,085,598	$18,653,021
Other	$3,250	$3,250
Assets Purchased	$612,189	$611,801
Total	$40,465,916	$23,642,632

*** Ordinances will be reflected in the appropriations column 10 days after council approval.**

Project Status: UNDER CONSTRUCTION
Consultant: Pape Dawson Engineers, Inc.
Contractor: Texas Sterling
Estimated Project Advertisement: 06/2010
Estimated Construction Start: 09/2010
Estimated Construction Completion: 04/2013

Project Scope:

Bulverde Rd (Loop 1604 to Evans Rd) Reconstruct and widen Bulverde Road, with curbs, sidewalks, driveway approaches, and necessary drainage and traffic signal improvements. The project includes the installation of bike facilities.



Project Number: 40-00019 **1/6/2013 12:06:31PM**

Jones Maltsberger (Redland to Thousand)

District(s): 10
Project Manager: David Matney
Capital Project Officer: JOHN DONNELLY (210) 207-4019

Total Approved Budget

Source	Amount
2007 GO STREET IMPROVEMENT BOND	$13,339,505
SAN ANTONIO WATER SYSTEM	$622,755
CITY PUBLIC SERVICE	$114,879
Total Fund	$14,077,140

Cost Information

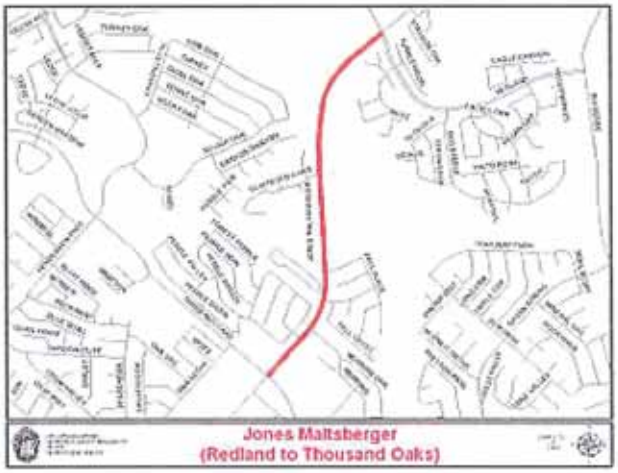
Category	Appropriations *	Expenses To-date
Design	$2,807,606	$2,405,272
Right of Way	$214,592	$181,260
Environmental	$55,340	$29,024
Construction	$10,518,044	$7,438,506
Assets Purchased	$521,500	$453,463
Total	$14,117,084	$10,507,526

*** Ordinances will be reflected in the appropriations column 10 days after council approval.**

Project Status: UNDER CONSTRUCTION
Consultant: HNTB Corporation
Contractor: Yantis Company
Estimated Project Advertisement: 09/2010
Estimated Construction Start: 01/2011
Estimated Construction Completion: 06/2012

Project Scope:

Jones Maltsberger (Redland to Thousand Oaks) Reconstruct and widen Jones Maltsberger to five lanes with curbs, sidewalks, driveway approaches, and necessary drainage. Project includes construction of a bridge to eliminate a low water crossing.



Project Number: 40-00260

1/6/2013 12:06:31PM

Redland Road Improvements at 1604

District(s): 10
Project Manager: Arnulfo Ramirez
Capital Project Officer: JOHN DONNELLY (210) 207-4019

Total Approved Budget

Source	Amount
2007 GO STREET IMPROVEMENT BOND-A	$400,000
Total Fund	$400,000

Cost Information

Category	Appropriations *	Expenses To-date
Design	$140,000	$92,005
Construction	$260,000	$62,261
Total	$400,000	$154,267

*** Ordinances will be reflected in the appropriations column 10 days after council approval.**

Project Status: PRE-CONSTRUCTION
Consultant: HDR, Inc.
Contractor: Pronto
Estimated Project Advertisement: 03/2012
Estimated Construction Start: 07/2012
Estimated Construction Completion: 08/2012

Project Scope:

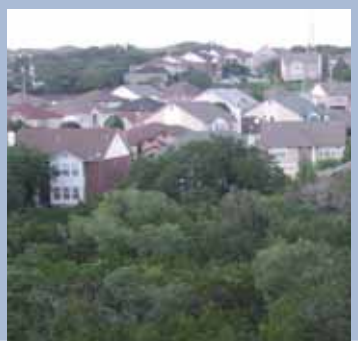
Redland Road Improvements at 1604 This project will allow for the construction of a right turn lane approximately 200-linear feet from intersection on the Southside of Loop 1604. The project will be designed and constructed with available funds

August 5, 2010

City of San Antonio

North Sector Plan

Shaping the Future of San Antonio



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August 5, 2010

City of San Antonio

North Sector Plan

Shaping the Future of San Antonio

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Foreword

By 2035, the San Antonio metropolitan area is expected to contain a population of 2.1 million residents. Approximately 35 percent are expected to be located in the North Sector. Based on an existing population base of 568,000, the growth forecasted over the next 25 years will add nearly 220,000 new residents in the North Sector as projected by the San Antonio - Bexar County Metropolitan Planning Organization. Accommodating this growth in a sustainable manner will require the collective efforts of all who have a stake in a prosperous North Sector future:

- *Developers, who want to satisfy market demand for markets in residential units and retail, office, and industrial space;*
- *Companies, who want to locate or expand to a strong community that provides a high quality of life for their employees;*
- *Citizens, who want efficient transportation, safe neighborhoods, quality schools, and job opportunities; and*
- *Public and private utility and service providers, who utilize this blueprint to guide their forward planning needs and service investments.*

The North Sector Plan is a strategic instrument which is one of several key planning tools that promote a community fabric that is vibrant, attractive and valued. It is one of seven sector plans in the City, and contributes, in a unique way, to a prosperous San Antonio region. Each sector was developed through a collaborative process that enabled individuals and organizations to share views about current community conditions and to work together to set future priorities. While market,

physical and environmental factors impact continuing growth, this planning process has addressed a full array of key issues related to transportation, economic development, housing, natural resources, community facilities, land use and urban design, and military compatibility.

Consistent with the Comprehensive Master Plan Policies, the North Sector Plan reflects a long-term outlook over the next 25 years, while the Comprehensive Master Plan Policies offer general guidance for growth and development within the metropolitan region. The North Sector Plan provides specific strategies and recommendations that address the unique needs of its defined sub region.

The North Sector Plan has been crafted to allow flexibility to address changes in community circumstances and priorities that may occur over time. Although this document reflects outcomes of extensive community dialogue, continued effort will be needed to achieve its future vision and its supportive strategies. Ongoing community assistance will be required for successful strategy implementation.

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Executive Summary

The North Sector Plan is intended to be a guide for everyone involved in making the North Sector a great place to live, work and play. The plan will be: used by City staff in recommending the appropriate land uses and zoning for specific areas of the North Sector; assist the development and real estate community in understanding the desired future for specific areas; and aid the Planning Commission and City Council in evaluating the merits of development proposals and capital investment within specific areas.

Through the implementation of this document, the North Sector Plan will provide an overall vision to achieve the plan area's shared values of its supportive goals and strategies. Recommended strategies are presented to guide transportation, housing, economic development, parks and open spaces, community facilities, land use and urban design, and military compatibility. An action plan identifies the proposed partnerships to ensure this plan achieves the desired goals of the many residents, workers and others with a stake in the continued success and prosperity of the North Sector.

The vision for the North Sector is built on the key issues and values identified by stakeholders.

North Sector Vision Statement

The North Sector is a community, rich with natural panoramic views and abundant natural resources, nestled in the Texas Hill Country. As the North Sector Community continues to grow, compatible live, work, and play opportunities will foster a high quality of life by:

Preserving priceless natural resources, including the irreplaceable Edwards Aquifer, which provide a unique and valuable asset to the region today and in the future;

Enhancing the integration of scenic and recreational resources, outstanding educational opportunities, and diverse quality housing; while

Developing a compatible land use fabric that preserves military readiness, contributes high quality jobs to the regional economy, recognizes and respects private property rights and integrates sustainable development patterns.

Document Organization

The North Sector Plan is divided into five chapters: Planning Into Practice , North Sector Planning Area, North Sector Plan Elements, North Sector Adopted Neighborhood and Community Plans, and North Sector Action Plan. It also includes an Appendix. The following is a brief overview of the organization of the North Sector Plan, including the contents of each chapter.

- ***Chapter I: Planning Into Practice:*** This chapter provides an introduction and context for the North Sector Plan. It discusses the North Sector Plan's relationship to the City's Comprehensive Plan and the North Sector Plan's role in the development process.

- ***Chapter 2: North Sector Planning Area:*** This chapter restates the vision for the North Sector, provides a description of the boundary, discusses the existing profile of the planning area and an includes an overview of the Plan's goals and strategies.

- ***Chapter 3: North Sector Plan Elements:*** This chapter provides information for the various areas of discussion and elements included as part of the North Sector Plan. A brief discussion of the existing conditions in relation to the key issues provides a foundation for the goals and strategies for each of the Plan Elements. Several of the elements also contain supportive maps and guidelines to communicate their intentions for compliance. The seven Plan Elements are organized and summarized as follows:
    - *Transportation, Infrastructure, and Utilities*
    - *Housing*
    - *Economic Development*
    - *Parks, Natural Environment, and Historic Resources*
    - *Community Facilities and Education*
    - *Land Use and Urban Design*
    - *Military Compatibility*

- ***Chapter 4: North Sector Adopted Neighborhood and Community Plans:*** This chapter provides a summary of each of the five adopted plans within the North Sector. Each summary describes the major plan concepts, its supportive land use plan, and consistency with the North Sector Plan.

- ***Chapter 5: North Sector Action Plan:*** This chapter provides both a near term and complete listing of the strategy responsibilities necessary to implement the goals over the next 5 - 10 years.

- ***Appendix:*** The Appendix provides supplemental material used to develop the North Sector Plan, including Acknowledgements, Public Involvement Process, Planning Area Profile, Map Atlas, Land Use / Zoning Consistency, BASH Plan, JAZB Draft Ordinance, Rotary Wing Safety Zones, Compatibility Development Standards, Acronyms, Glossary, Planning Commission Resolution, and City Council Ordinance.

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Chapter 1

Planning Into Practice

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City of San Antonio

Chapter 1: Planning Into Practice

Shaping the Future of San Antonio

Putting plans into practice is an important step in order to maintain the ongoing relevance of goals and strategies from their initial identification. The implementation steps that correspond to each of the goals are identified in Chapter 5: North Sector Action Plan. For items that are not identified in the actions, but are guided by the Sector Plan goals and strategies, understanding which plan element to review and how sector plans affect proposed developments is vital.

Relationship of Plans

Sector plans are a new addition to the City's planning toolbox. Sector plans, neighborhood plans, community plans, and several functional city-wide plans are adopted as components of the City's Comprehensive Master Plan. The City's Comprehensive Master Plan Policies document, which was adopted in 1997, provides all-encompassing, broad, long-range goals and policies to guide future development decision making and evaluation of City programs and initiatives. City-wide functional plans focus on whole areas or systems, such as the environment, transportation, and parks. A sector plan is a long-range guide for the future growth, conservation, and redevelopment of all physical aspects of the City on a regional level. Community plans are developed for areas with a population greater than 10,000 people and include multiple neighborhoods. Neighborhood plans cover a smaller area and may include at least one neighborhood unit. When proposing a project, applicants need to know which plan applies to them, and how their project is consistent (or not).

By virtue of the plan adoption process, all proposed projects must be determined consistent with the Comprehensive Master Plan as the initial condition for approval. It is recommended that all adopted city sector, community and neighborhood plans be consulted for context regardless of project scale. In the case of future land use recommendations, the most specific plan (neighborhood, community or sector plan) should be consulted. A neighborhood plan is more specific than a community plan; a community plan is more specific than a sector plan. Where a neighborhood or community plan does not currently exist, then the North Sector Plan should be consulted.

All of the City's plans are vital to understanding the connective vision and desires of area stakeholders. The investment of time in reviewing plans that are focused on different geographic scales and topics conducted at different points in time creates an enhanced understanding of area conditions, issues, and actions, which assists in an informed application, submission, and potential reduced approval time frame.

Development Process

When a contractor, builder or property owner applies for a building permit, the first step in the development process is to review the applicant's zoning standards (if any) that apply to the property. Texas Local Government Code allows cities and towns to adopt zoning regulations in order to protect and promote the health, safety, and general welfare of the public. Generally, counties in Texas are not allowed to enforce zoning regulations. Zoning districts detail what types of uses are permitted, as well as regulations for standards such as height and building location on the site.

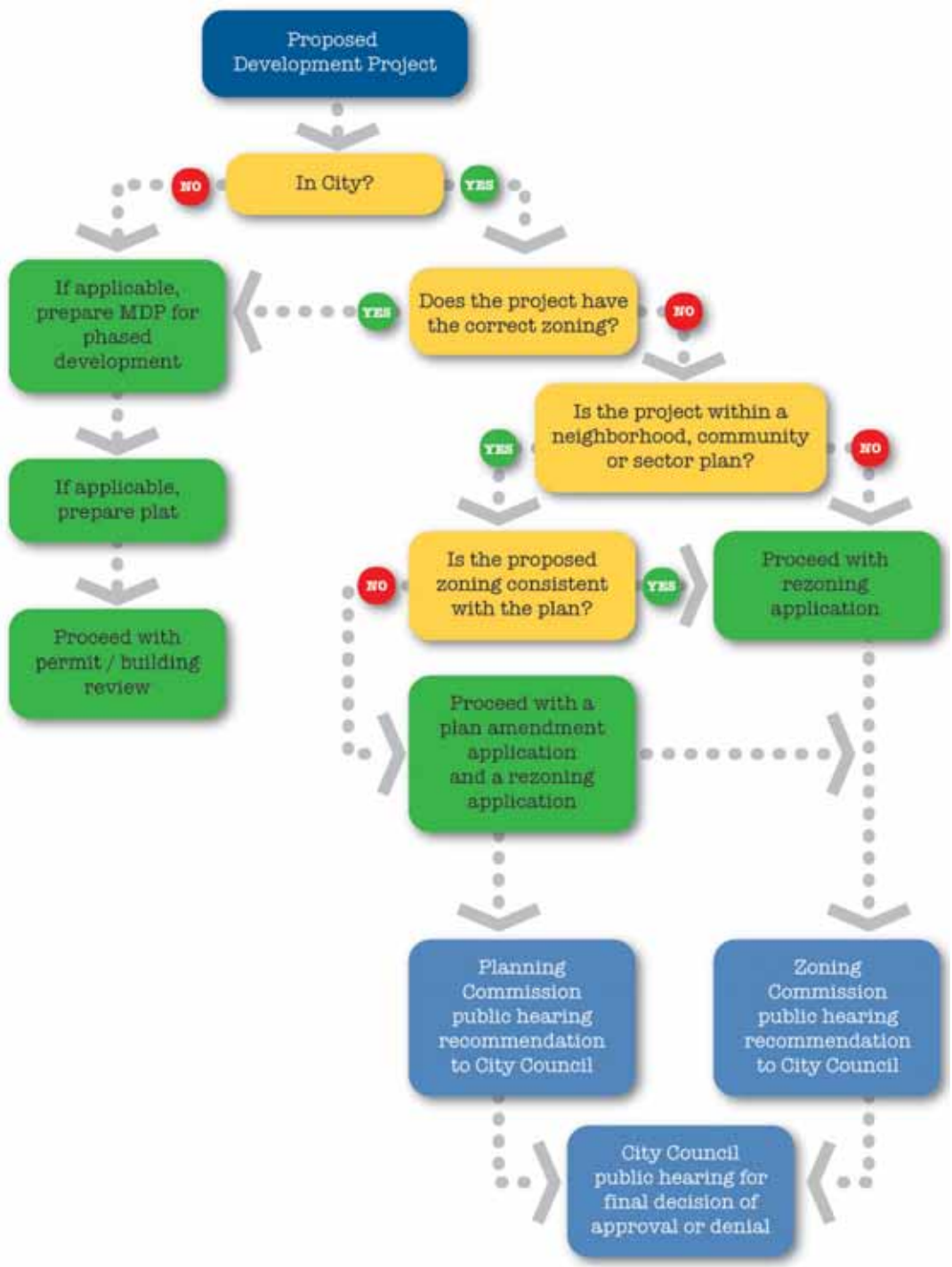
If the current zoning allows for the property or structure on the property to be occupied, developed, renovated, or expanded for a proposed project, then permits may be issued as long as the proposal meets the building and zoning requirements detailed in the Unified Development Code (UDC). The following examples are for demonstrative purposes only:

For example: *A property owner proposes to build a small office building on a parcel that is zoned Neighborhood Commercial (NC). City Planning and Development Services Department staff determine that the building plans are consistent with the NC zoning district and a zoning change is not required for the proposed use. Permits for the office are issued to the property owner or contractor to construct and open the office building following procedures for review and inspections identified in the UDC.*

In cases where the current zoning does not allow for the proposed project or development, the property owner or a designated representative may apply for a zoning change. The applicable land use plan (i.e., sector, neighborhood or community) will be reviewed when an application is made to change the current zoning. If the request is inconsistent with the land use plan, the request cannot be approved unless an amendment is made changing the land use designation to one which is consistent with the proposed zoning change. See ***Figure 1-1: North Sector Plan Role in the Development Process***.

For example: *A property owner has a parcel that is currently zoned Residential Single Family (R-6) in the Suburban Tier land use designation. The property owner is requesting a zoning change to General Commercial (C-3) to construct a large commercial outlet store. The Suburban Tier land use designation is primarily low density residential with scattered commercial uses that are supported at the community or neighborhood level. The highest commercial use that the Suburban Tier corresponds to is Commercial (C-2). Therefore, the zoning change request is determined to be inconsistent with the land use plan. In order for the property owner to be approved for the C-3 zoning, the sector land use plan must be amended from the Suburban Tier to the Regional Center land use designation. The Regional Center land use designation is characterized as a power center which includes a mix of multi-family residential uses and big box retail stores.*

Figure 1-1: North Sector Plan Role in the Development Process



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Chapter 2

North Sector Planning Area

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City of San Antonio

Chapter 2: North Sector Planning Area

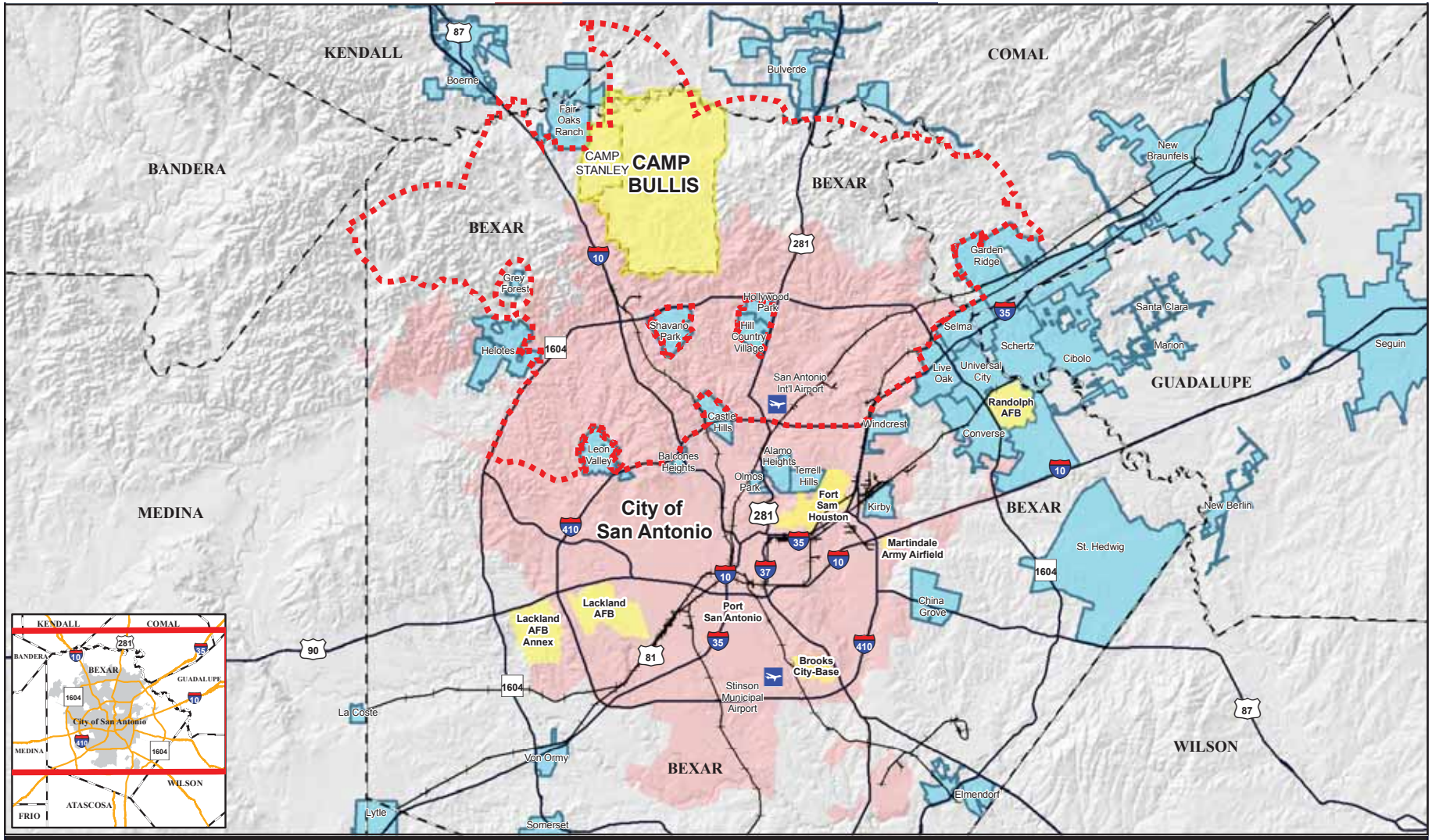
Shaping the Future of San Antonio

The North Sector Planning Area chapter includes important information that provides a foundation for the other chapters in this Sector Plan. This information includes an overview of the Planning Area and its division into four quadrants, the guiding vision, which underpins the goals and strategies, an overview of the demographic character of the Sector, and an overview of goals and strategies, which are components for each of the seven Sector Plan elements (contained in Chapter 3: North Sector Plan Elements).

- *Overview*
- *Profile*
- *Vision*
- *Goals and Strategies Overview*

Overview

The North Sector is the largest of the seven sectors in the City, and comprises a gross total of 256,400 acres or approximately 400 square miles of land as shown on ***Figure 2-1: Regional Location***. The North Sector also surrounds the incorporated communities of Hill Country Village, Hollywood Park, Shavano Park and Grey Forest, and is adjacent to portions of Castle Hills, Leon Valley and Helotes. These incorporated areas comprise approximately 11,400 acres or 17 square miles of land (and are not included within this process), which translates to a net planning area of 383 square miles. Camp Bullis and Camp Stanley are also located within the North Sector, and collectively comprise a total of 32,000 acres. These bases are currently utilized for a variety of day and night military training operations, supported by both fixed and rotary wing aircraft. While the City does not have regulatory authority over the military installations, this document contains strategies and guidelines to ensure the protection and sustainability of the military operations. The North Sector Planning Area also includes unincorporated land within Bexar, Comal, Kendall, and Medina Counties that comprise a portion of the City's Extraterritorial Jurisdiction (ETJ). The North Sector is generally bounded by: Loop 410, Grissom Road, and Culebra Road to the south; Loop 1604 and Texas Highway 16 / Bandera Road to the west; The City of San Antonio Extraterritorial Jurisdiction boundary to the north; and The City of San Antonio Extraterritorial Jurisdiction boundary, Toepperwein Road and Interstate Highway 35 to the east.



North Sector Planning Area
San Antonio
Incorporated City
Camp Bullis/Stanley
Military Installation
County
Highway
Railroad
Airport

N W E S

0 1.75 3.5 7 Miles

2-1

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

North Sector Regional Location

Regional_Location_20100629_RGR.pdf

Figure 2-2: North Sector Boundary and Quadrants

Due to its size, the North Sector Planning Area is divided into four quadrants based on the north-south boundary of Blanco Road and the east-west boundary of Loop 1604, as shown on ***Figure 2-2: North Sector Boundary and Quadrants***. These quadrants include: southwest, southeast, northwest, and northeast and will be utilized to assist in describing the recommendations for various elements of the North Sector Planning Area, including land use, transportation, and community facilities.

Profile

The residents of the North Sector reflect high levels of educational attainment which translate to elevated levels of household income and value of their homes as shown in ***Table 2.1: North Sector Profile***. The sector also exhibits a median age that is higher than other sectors and lower levels of unemployed residents. It is the largest of all seven sectors in the city.

Table 2.1: North Sector Profile

Size of the Sector:	400 Sq. Mi. (gross) / 383 Sq. Mi. (net)
Population:	568,020 (2008)
Employed:	304,600 (2008)
Median Age:	36 years
Ethnicity:	White (50%) Hispanic/Latino (40%)
Education:	Bachelors (25%) Masters (10%)
Median Household Income:	$63,000
Median Housing Value:	$188,000 (2008)

Source: U.S. Census, Claritas and Matrix Design Group, January 2010

Vision

During the course of the North Sector planning process, a series of Planning Sector Team and Public meetings were conducted. Several meetings were dedicated to identifying issues, values, and assets. Attendees were organized into groups and asked to identify key areas within the North Sector that they felt to be either an issue – an item of concern needing to be addressed, or a value – a physical asset or existing quality of the community that is important. Assets were also identified and located within the North Sector Planning Area through a mapping exercise. The resulting map and issues and values are contained in the Appendix of this document. This process helped to identify what the community and stakeholders consider to be important to the North Sector, and the areas that they felt needed improvement to achieve the community's desired direction. The objective of this issue and value identification and prioritization process was to develop and gain community support for an overarching Vision Statement for the North Sector. The Vision states:

North Sector Vision Statement

The North Sector is a community, rich with natural panoramic views and abundant natural resources, nestled in the Texas Hill Country. As the North Sector Community continues to grow, compatible live, work, and play opportunities will foster a high quality of life by:

Preserving priceless natural resources, including the irreplaceable Edwards Aquifer, which provide a unique and valuable asset to the region today and in the future;

Enhancing the integration of scenic and recreational resources, outstanding educational opportunities, and diverse quality housing; while

Developing a compatible land use fabric that preserves military readiness, contributes high quality jobs to the regional economy, recognizes and respects private property rights and integrates sustainable development patterns.

Goals and Strategies Overview

The creation of realistic and interrelated strategies is based on issues, values and community assets identified by North Sector stakeholders during the planning process. Goals and strategies communicate a common understanding in the guidance of the broad range of plan elements that guide community development activities within the North Sector Planning Area.

> **Goal:** A broad, flexible, long range aim that achieves the desired result.
>
> **Strategy:** A succinct statement that prescribes a course of action to implement its respective goal.

The intent of these goals and strategies are to provide a common reference point for informed decision making that fosters both consistency and predictability. Such decisions assist all residents, business owners, property owners, public entities and development interests to plan their respective actions. The goals and strategies are presented within each of the plan elements in Chapter 3: North Sector Plan Elements.

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Chapter 3
Sector Plan Elements

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City of San Antonio

Chapter 3: North Sector Plan Elements

Shaping the Future of San Antonio

The North Sector Plan Elements chapter provides the guidance for elected and appointed decision makers to promote quality growth in the North Sector. This chapter is presented in the following seven sections:

- *Transportation, Infrastructure, and Utilities*
- *Housing*
- *Economic Development*
- *Parks, Natural Environment, and Historic Resources*
- *Community Facilities and Education*
- *Land Use and Urban Design*
- *Military Compatibility*

Each section is organized in a standard approach to foster ease of reference. This standard approach is identified and summarized below:

- ***Overview*** *- Provides background information and describes several key issue areas.*
- ***Goals and Strategies*** *- Provides the guiding statements to manage future growth in the North Sector*
- ***Element Guidance*** *- Contains supportive maps and standards to implement the goals and strategies*

Transportation, Infrastructure, and Utilities

Overview

The planning, design, construction, and maintenance of transportation networks within the San Antonio Metropolitan Area (and the North Sector) involves federal, state, regional, and local agencies.

The City's Major Thoroughfare Plan (MTP) is a long-range transportation plan for both the City and Bexar County. Originally adopted in 1978 and substantially updated over the years, the MTP designates the desired or future location, cross-sections, and dedication requirements of roadways. The City and County have also prepared the Bicycle Master Plan (adopted in 2005) which is currently in the process of being updated. VIA Metropolitan Transit is also currently working on a long-range comprehensive transportation plan (SmartwaySA) for the City and County.

The Alamo Regional Mobility Authority (Alamo RMA) is currently conducting two environmental impact statements within North San Antonio. Alamo RMA is studying US 281 from Loop 1604 to the Bexar / Comal County line and Loop 1604 from US 90 to IH 35N.

Connect Roadways and Non-Vehicular Networks for East-West Mobility

The southern quadrants of the North Sector exhibit a more developed transportation network than the northern quadrants due to the amount and density / intensity of development over the years extending outward from the central city. Hence, the northern quadrants are challenging for transit and pedestrian mobility. While a connected transportation network exists in the southern quadrants, it often becomes congested during peak traffic times, based on the dislocation of jobs and residences.

The North Sector includes numerous MTP street designations including expressways, primary arterials and secondary arterials. As future development occurs, it will be important to ensure that appropriate road networks are constructed concurrently to support increased travel demand.

New Ways to Move People and Goods

The North Sector includes portions of three railroad lines: Kerville Subdivision, Austin Subdivision-Mainline 1, and Austin Subdivision-Mainline 2. The Kerville subdivision line extends north from downtown San Antonio, parallels IH-10, and terminates at Loop 1604 near IH-10. Union Pacific has indicated that the use of the Kerville Subdivision for freight purposes may end in three to five years. If so, it could be evaluated for reuse for commuter transportation. The Austin Subdivision-Mainline 1 extends north from downtown San Antonio parallel to the US 281 corridor and then northeast to New Braunfels. Within Bexar County, this line is approximately 33 miles long with approximately 66 percent located inside the North Sector boundary. This line appears to be ideally suited for commuter rail reuse. Austin Subdivision-Mainline 2 is proposed to become Lone Star Rail for commuters between Austin and San Antonio and extends from downtown San Antonio parallel to the IH-35 corridor and then out to New Braunfels. Outside the City, within Bexar County, this line is approximately 34 miles long, of which approximately 33 percent is located inside the North Sector boundary. However, appropriate redevelopment and the interface of transit stops in the future could transition the demand to move people instead of goods. VIA is currently conducting a study on Union Pacific Rail lines for future passenger rail potential.

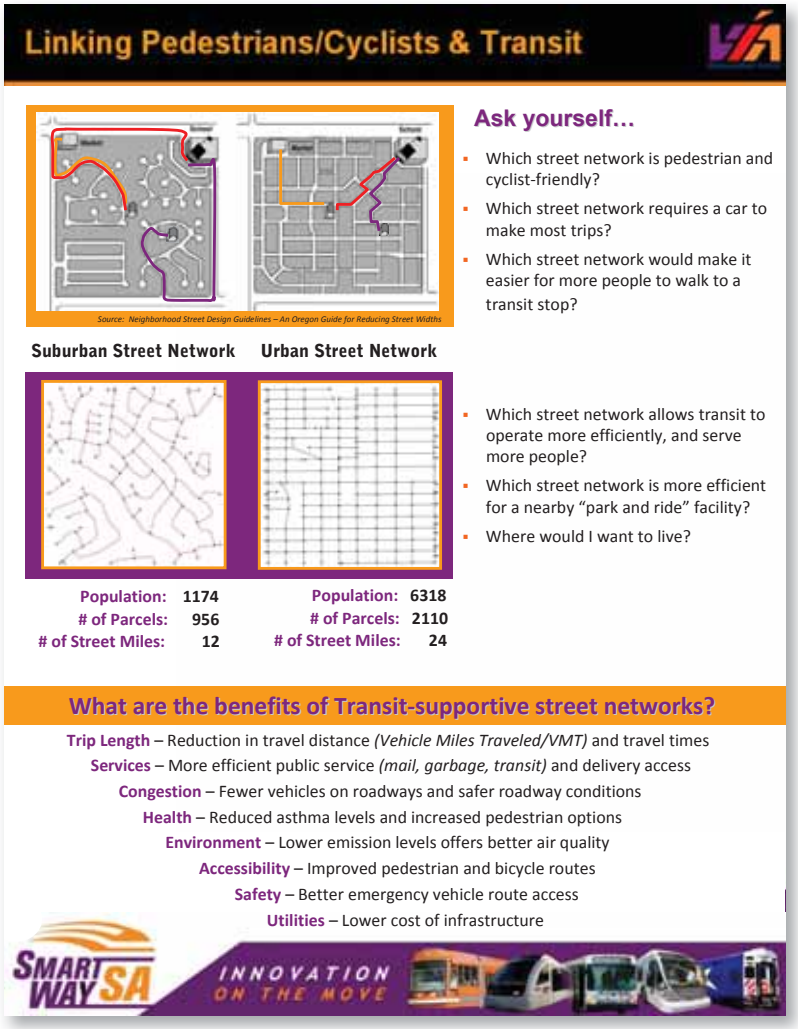
While transit currently serves mainly the southern quadrants of the North Sector, current planning focuses on extending transit improvements to include new park and ride facilities, and opportunities for high occupancy corridors to provide another choice for commuters. The provision of enhanced buses, bus rapid transit (BRT) and internal circulator service to significant originations and destinations within the North Sector will also assist mobility in the area.

Changing the Behavior of the Commuter

VIA serves the North Sector with bus routes and stops. With a few exceptions, these routes are located south of Loop 1604. In total, throughout the North Sector, there are 35 bus routes in operation that cover approximately 355 linear miles. Routes 2 (Blanco Road), 14 (Perrin Beitel), 534 (Wurzbach), 92 (Fredericksburg Road) and 88 (Bandera Road) exhibit the highest ridership within the Sector. Additionally, there are three park and ride lots, which include Parkhills (temporary) Park and Ride, University Park and Ride and the Blossom Park and Ride which serves the Southeast Quadrant. Two transit stations provide connections to other areas of the City including Medical Center Transit Center. Transit facilities located south of the southern North Sector boundary include the North Star Transit Center, Randolph Park and Ride, Crossroads Park and Ride and the Ingram Transit Center. Additionally, VIA indicates that a permanent park and ride at US 281 and Loop 1604, as well as one at Loop 1604 and Highway 151 would also support mobility in the area.

The improvement of north-south arterials is expected to provide relief to IH-10 and US 281, while enhanced capacity and connectivity will assist in relieving congestion on Loop 410 and Loop 1604. East-west connectivity is impeded to the far north with the presence of Camp Bullis. VIA is studying the necessary transit improvements on Wurzbach Parkway needed to increase east-west capacity and connectivity.

As the plan is updated every five years, staff will ensure the plan is consistent with both the San Antonio - Bexar County Metropolitan Planning Organization (MPO) and VIA Metro Transit Long-Range Comprehensive Transportation Plans.



Connecting Bicycle and Pedestrian Paths for a Healthier Community

The City of San Antonio and Bexar County both adopted the Bicycle Master Plan in 2005. The City of San Antonio is in the process of updating the Bicycle Master Plan. The North Sector currently has approximately 40 miles of dedicated bike lanes and routes which are not interconnected in all cases.

The inclusion of a connected bicycle and pedestrian network should not be overlooked. While segments of these networks have been implemented, their

true value is to connect activity areas and provide a safe and healthy alternative for North Sector residents, visitors and workers. As a component of context sensitive streets or linear parks/greenways, these paths and trails are an important component of the North Sector transportation network.

Creating a Future Land Use Pattern That Fosters Integrated Utility Planning

Utility service in the North Sector is provided by numerous public and private providers. CPS Energy serves the majority of the Planning Area with natural gas and electricity. The majority of the wastewater and water service is provided by the San Antonio Water System (SAWS), while the remaining areas are served by additional private providers.

Utilizing the land use plan as the underpinning for infrastructure investments will allow for the provision of extensions and improvements for the existing water, wastewater and natural gas providers, that will leverage the expenditure of funds for both capital and operating and maintenance expenses that match the density and intensity of anticipated development.

Protecting Existing and Future Residents from the Threat of Flooding

Bexar County is comprised of five different watersheds, all of which are partially located in the North Sector: Leon Creek, Salado Creek, Cibolo Creek, Medina River and San Antonio River. The Northwest Quadrant contains portions of the Cibolo Creek, Salado Creek, Medina River and Leon Creek watersheds. The Northeast Quadrant contains portions of the Cibolo Creek, Salado Creek and San Antonio River watersheds. The Southwest Quadrant contains portions of the Salado Creek, San Antonio River and Leon Creek watersheds. The Southeast Quadrant contains portions of the Cibolo Creek, Salado Creek and San Antonio River watersheds. Each watershed contains several waterways and floodplains.

Flash floods are a serious problem in flood prone areas, including parts of the North Sector. Average annual rainfall can range from 15 inches to 33 inches, which can cause unpredictable droughts and also sporadic flash floods. A major cause of flash floods is impervious cover, which impedes rainwater from percolating into the ground causing it to flow across surfaces and collect in low lying areas. There are approximately 65 low water roadway crossing locations in the North Sector, which are unusable during such weather events.

There are several development measures that can be implemented to reduce the potential damages caused by flooding. Within flood areas, minimize development within mandatory detention areas or institute low-impact development features which allow for increased stormwater percolation into the ground instead of collecting in areas where it could cause property damage or harm to residents. Increased stormwater percolation also improves water quality. San Antonio currently implements many regulatory measures that are used to guide future development to manage stormwater and flood prone areas. The goal of the North Sector Plan is to reduce and mitigate flooding hazards.

Transportation, Infrastructure and Utilities Goals and Strategies

Goal TRAN-1	*Connected road network constructed with improved traffic flow on local, collector, and arterial streets within and among neighborhoods.*

Strategies:

TRAN-1.1 Continue to coordinate with the San Antonio-Bexar County Metropolitan Planning Organization (MPO) to model existing and future roadways and intersections and prepare mitigation plans for roadways and intersections where projected volumes exceed capacity in the 2035 horizon year.

TRAN-1.2 Continue to implement and update the recommendations of the Major Thoroughfare Plan to allow for context sensitive streets that help to achieve the Sector Land Use Plan

TRAN-1.3 Encourage connectivity in street design within new residential developments.

Goal TRAN-2	*East-west roadway mobility and connectivity that alleviates north-south congestion is established.*

Strategies:

TRAN-2.1 Conduct a network mobility study to identify potential collector connections.

TRAN-2.2 Implement east-west intra-neighborhood collector and local road connectivity to reduce traffic on the arterial network and incorporate linear hike-bike paths, public transportation, and local road connectivity.

Goal TRAN-3	*Mass transit corridors within the developed southern half of the North Sector are supported through land use planning and increased density at selected locations.*

Strategies:

TRAN-3.1 Support the recommendations of SmartWaySA (Long Range Transit Comprehensive Transportation Plan) to explore options within the North Sector for high capacity transit, including bus rapid transit, electric streetcar, light rail, commuter rail, dedicated bus lanes, transit stations, and HOV lanes.

TRAN-3.2 Augment transit station area planning with adjacent transit oriented development (TOD) to capitalize on the access and proximity of high capacity transportation corridors.

TRAN-3.3 Encourage VIA to add an Express Route on Loop 1604.

TRAN-3.4 Support Alamo Area Council of Governments' Alamo Regional Transit Program, which provides additional connectivity for commuters.

Goal TRAN-4	*Enhanced and strategically located new park and ride options within the Northeast and Northwest Quadrants are encouraged.*

Strategies:

TRAN-4.1 In conjunction with the SmartWaySA Plan and Alamo Regional Transit Program, coordinate the siting of preferred locations and tract acquisition where park and ride facilities will provide optimum support for the extension of transit service.

TRAN-4.2 Work with VIA advance planning to identify mid- and long term park and ride locations along anticipated high capacity transit corridors.

Goal TRAN-5	*Bicycle and pedestrian network expanded along compatible streets.*

Strategies:

TRAN-5.1 Consider bicycle and pedestrian infrastructure improvements in capital improvement and infrastructure maintenance projects based on the updated Bicycle Master Plan and recommendations from the Bicycle Mobility Advisory Committee (BMAC).

TRAN-5.2 Promote secondary access through bike and pedestrian networks connecting gated and un-gated communities to nearby attractions and destinations (i.e. parks, schools, libraries, employment areas etc.).

TRAN-5.3 Provide incentives for "context sensitive streets" and cluster development that encourages walkability and bikability.

TRAN-5.4 Form public-private partnerships with major employers, the medical industry, and higher education to enhance the connection of the non-vehicular network on private property.

TRAN-5.5 Consider the road diet analysis conducted by the San Antonio-Bexar County MPO and the provision of bike racks, bike stations, lockers and shower facilities by employers to enhance bicycle and pedestrian commuting.

TRAN-5.6 Expand coordination with health organizations, businesses, and private retailers to promote bicycle and pedestrian networks.

TRAN-5.7 Implement the recommendations of the Regional Bicycle Master Plan and update the plan periodically.

Goal UTI-6	*Utility investments coordinated in order to accommodate recommended future development.*

Strategies:

UTI-6.1 Enhance communication with all water purveyors and the City and Counties on the proposed expansions of Certificates of Convenience and Necessity (CCNs) for sewer and water that is consistent with the Sector Land Use Plan.

UTI-6.2 Encourage energy efficiency through green building and design and renewable energy sources such as solar and wind energy.

UTI-6.3

- *Ensure that new development meets the following conditions:*
- *The applicant demonstrates that the necessary transportation and utilities will be installed or adequately financed; and*
- *Anticipated environmental issues have been addressed.*

Goal INF-7	*Stormwater runoff is effectively managed to reduce flooding and protect the safety of citizens and property.*

Strategies:

INF-7.1 Continue to manage the capacity and transmission capabilities of the storm drainage network to protect public and private property from damage and prevent degradation of natural resources.

INF-7.2 Encourage project designs that utilize low impact development and best management practices that minimize impervious cover where feasible and provide a natural water course appearance.

INF-7.3 Discourage development or major fill or structural improvements (except for flood control purposes) within the 100-year floodplain as regulated by the Federal Emergency Management Agency (FEMA). Recreational activities that do not conflict with habitat uses may be permitted within the floodplain.

INF-7.4 Increase inspections and maintenance of retention/detention areas.

INF-7.5 Complete watershed management master plans for all watersheds in the area.

INF-7.6 Promote San Antonio Flood Emergency (SAFE) system programs.

INF-7.7 Utilize the North Sector Land Use Plan to create a drainage master plan for future drainage infrastructure.

INF-7.8 Strive to design and construct future drainage infrastructure such that it does not impact historic or environmentally sensitive areas.

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Housing

Overview

Housing in the North Sector expanded faster (21 percent) than the overall pace of all the other sectors combined (13 percent) between 2000 and 2008. Out of the total housing units in all sectors, the North Sector contained 37 percent in 2000, and 41 percent in 2008. The increase in the North Sector's housing share is the result of its capture of approximately 66 percent (49,000 housing units) built between 2000 and 2008 among all Sectors. The Northeast Quadrant exhibited the greatest amount of housing growth with a 54 percent increase in housing units from 2000 to 2008. The Northwest and Southwest Quadrants also experienced growth that was higher than the overall sector total, 37 percent and 18 percent, respectively.

A Range of Housing Types Creates Choices

The existing housing stock within the North Sector is comprised of both single and multi-family housing types. Single family housing is the predominant housing type, is relatively new, and is located within the interior area of transecting major thoroughfares. Multi-family housing is typically located adjacent or proximate to employment areas and transportation corridors. In the future, the composition of the housing stock south of Loop 1604 will continue to age. Focused efforts on revitalization activities to maintain their viability through transitioning neighborhood demographic cycles will be necessary in the future. North of Loop 1604, the pattern of single family housing is expected to continue, but lot

sizes should increase to respond to site conditions. Where appropriate, higher density housing should be considered in areas where it can be carefully integrated as a stand alone project or part of a Planned Unit Development (PUD).

The Natural Environment Is Conducive To Low Impact Development

The Texas Hill Country, and the northern portions of the Northwest and Northeast Quadrants, exhibit an existing character of natural features and rural development. These areas not only provide a lifestyle choice for North Sector residents, they also contribute valuable habitat for wildlife and offer protection for Camp Bullis. For these reasons, future residential development should consider the limiting effects of slope, vegetation, floodplain, and encroachment as growth pressure is expected to extend north in the future. As such, care should be expended to master plan these lands with the intent to focus housing density in areas where limitations of development are minimal or can be reasonably mitigated.

High Density Housing Is an Important Land Use

Within the North Sector, high density residential is primarily located in the southern quadrants, primarily in a cluster surrounding the Medical Center, as well as along several major arterial roads, such as Blanco Road. These areas are the ideal locations for high density residential. It is not an appropriate land use for portions of the quadrant that are more rural in character and where higher density development would have a negative impact on sensitive natural lands. Furthermore, the placement of high density development within commercial and office areas, and as a component of mixed use, helps to foster walkable communities and live-work centers.

In addition, the redevelopment or revitalization of commercial and employment uses, may provide a higher density residential component that would appeal to a different segment of the City population than exists in such areas today. Also, the future provision of commuter/light rail would also have a resulting catalytical effect on the provision of transit oriented development concepts adjacent to transit stations, fostering the inclusion of a higher density housing in these surrounding areas.

Neighborhoods Are Well Organized

San Antonio's Planning and Development Service Department's (PDSD) Neighborhood Planning and Urban Design Section assists citizens in organizing and registering a Neighborhood Association (NA) for their neighborhood. A registered NA can develop a unified voice for its residents that the City responds to, can create neighborhood plans with a consensus on goals and priorities, and can be the official point of contact between local citizens and the City. For example, registered NAs in San Antonio receive notice of proposed rezoning cases, plan amendments, and other public notices affecting the area within and near their boundaries. Approximately 240 of San Antonio's total 400 registered NAs are located within the North Sector's boundaries, spanning most of San Antonio's established residential neighborhoods in the Sector's southern quadrants. Some newer subdivisions in the northern quadrants of the North Sector are not registered NAs with the City.

Housing Goals and Strategies

Goal HOU-1	*Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.*

Strategies:

HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.

HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

HOU-1.3 Advocate for new residential developments to meet energy efficiency and mitigate adverse environmental impacts as per the goals of the Mission Verde Plan.

HOU-1.4 Make available public information provided by other public agencies and non-profit organizations on equal housing opportunity and rehabilitation grants and programs.

HOU-1.5 Encourage residents and developers in the North Sector to utilize available local and state funding resources.

HOU-1.6 Support the efforts to designate, preserve and enhance existing and future neighborhood conservation districts within the North Sector.

HOU-1.7 Encourage the use of incentive and rebate programs for energy and water efficiency.

Goal HOU-2	*High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.*

Strategies:

HOU-2.1 Focus High Density Residential near activity centers.

HOU-2.2 Educate and encourage homeowners to utilize available financial mechanisms (i.e. Location Efficient Mortgages, etc.) that reflect increased disposable income from lower car ownership costs in areas served by transit.

HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

Economic Development

Overview

The North Sector exhibits a relatively healthy economy partly due to its demand as a desirable living environment that has generated appreciation in home values and positive market characteristics for retail uses as well as job retention and expansion efforts. The Planning Area also contains several key employers within the metropolitan area including health care, education, military, and tourism/hospitality.

Focus on Retention and Expansion of Existing Major Employers

Two of the largest contributors to the economy of the North Sector are the 900-acre South Texas Medical Center in the Southwest Quadrant and the military, including Camp Bullis in the Northwest Quadrant. The Medical Center is a prime location for future economic growth as it supports the medical field, research and study, and innovation in new science and technology for San Antonio and South Central Texas. The area surrounding the Medical Center, as well as the area surrounding the San Antonio International Airport, in the Southeast Quadrant, are both primed to continue to foster economic growth and bring in new businesses. The Airport is currently updating its Airport Master Plan. In addition, the University of Texas at San Antonio (UTSA), USAA, Valero Energy, NuStar, Kinetic Concepts Inc., and San Antonio International Airport all contribute to an approximate 40 percent job capture for the North Sector. The military is also expanding in San Antonio, which will further boost the City's, and North Sector's, economic base.

The North Sector serves an important role as a contributing area to the City's economic base. Its roadway transportation system provides confluence areas where freeways intersect that have been and should continue to be focal areas for the attraction, retention and expansion of several targeted employment clusters, including aviation/aerospace, biotechnology, creative services, information technology and cyber-security, finance, logistics and distribution, telecommunications, and corporate and regional headquarters. The increase of jobs in areas adjacent to the San Antonio International Airport and the South Texas Medical Center provides opportunities to work within proximity to where North Sector citizens live, which improves both air quality and their quality of life.

The achievement of the Sector's economic goals will rely on the coordinated efforts of all entities including business alliances and chambers of commerce. These efforts will range from new relocations of desired target businesses to appropriate sites in the North Sector, to the retention and expansion of existing employers who have invested in the City and its residents.

The Military Is a Significant Contributor to the Sector and Regional Economy

Camp Bullis and Camp Stanley are located within the Northwest Quadrant of the North Sector. Since 1917, Camp Bullis has served as the training site for soldiers stationed at Fort Sam Houston. Camp Bullis has evolved as the Army's premier training installation for combat medicine. As of October 2008, there were 745 full-time personnel at Camp Bullis. Recent forecasts estimate an additional 180 people resulting from the Base Realignment and Closure (BRAC) mission increases to Fort Sam Houston and Camp Bullis. In fiscal year 2008, approximately 151,000 personnel were trained at Camp Bullis.

Fort Sam Houston is the parent command to Camp Bullis and provides overall leadership, management and oversight. One of the most anticipated economic development initiatives is the expansion of Fort Sam Houston. By 2011, Fort Sam Houston will host almost all military personnel involved in combat medic training in the US. A total of 12,500 new personnel, along with their dependents are expected. Fort Sam Houston is one of four major military installations that have a significant economic impact on San Antonio, totaling $13.3 billion from the Department of Defense (DOD) annually, apportioned among DOD contracts ($5.7 billion), civilian and military personnel ($5.4 billion), and retirees and beneficiaries ($2.2 billion).

A Joint Land Use Study was finalized in 2009 for Camp Bullis that included many initiatives to promote compatibility around the training facility and minimize encroachment so that it will remain operational for future military students. The study can be viewed at ***www.sanantonio.gov/oma/cbjlus.asp***. It is expected that the military will continue to be one of the highest contributors to San Antonio's economy in the future.

Economic Development Goals and Strategies

Goal ED-1	*Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.*

Strategies:

ED-1.1 Continue to locate higher density residential and compatible employment uses near the intersections of:

- IH-10 / Loop 410
- US 281 / Loop 1604
- IH-10 / Loop 1604
- IH-35 / Loop 410
- Along Lone Star Rail in Selma and Garden Ridge

ED-1.2 Continue to locate compatible employment uses at the intersections of US 281 and Loop 410.

ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

ED-1.4 Work cooperatively with other incorporated and adjacent cities and counties, and other local and regional economic development entities to retain, expand, and improve the North Sector economic base.

Goal ED-2	*Strong and stable medical and research industries that promote economic stability in the North Sector.*

Strategies:

ED-2.1 Promote development activity inside Loop 1604 that is adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion as per the Sector Land Use Plan.

ED-2.2 Actively promote the benefits of locating and/or hiring from within areas designated as a Texas Enterprise Zone, HUBZone or Foreign Trade Zone as shown on Figure A-10.

ED-2.3 Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.

ED-2.4 Identify and attract biotechnology and medical industry jobs that achieve the City's strategic economic objectives.

Goal ED-3	*Camp Bullis' continued significance as a component of San Antonio's military and residential economy.*

Strategies:

ED-3.1 Encourage developers to coordinate with the City and/or Bexar County for all proposed non-residential developments or expansion of an existing use if located within the Military Influence Overlay Area as identified in the North Sector Land Use Plan.

ED-3.2 Continue to work with Camp Bullis representatives to enhance the use of local and regional contractors and services, and to purchase material, equipment, and supplies from in-City or in-County sources.

ED-3.3 Identify and support the development of businesses and suppliers to the military and their contractors that are compatible with the US Army/Air Force.

Parks, Natural Environment, and Historic Resources

Introduction

The North Sector contains a variety of man-made and natural open spaces within its boundaries. The provision of parks and open space is one of the key factors that define a community's quality of life. The ability to engage in active and passive pursuits among all age groups fosters a healthy and engaged population of residents, workers and visitors. The Texas Hill Country is also characterized by a unique natural environment and includes endangered species, the Edwards Aquifer Recharge and Contributing Zones, and the Edwards Plateau, with its often-sought after viewsheds.

Recharge And Contributing Zones Are Important To The Health And Sustainability Of The Natural Aquifer

The Edwards Aquifer, of which the Recharge and Contributing Zones are partially located in the North Sector, is an immense underground reservoir that stores and transports water. Rainfall and streams seep into cracks, fissures, fractures, sink holes, solution cavities, caves, and other karst features, eventually reaching the aquifer. The Edwards Aquifer produces many springs that feed creeks, streams, waterfalls, and rivers throughout Bexar County and Central Texas. In addition, the Edwards Aquifer is able to supply most of Central Texas with drinking water[1].

The importance of preserving and protecting the Edwards Aquifer Recharge and Contributing Zones is a fundamental step in ensuring that there is an adequate and healthy supply of water for the current and future residents of San Antonio. Low impact development such as low density residential, ranches and agricultural uses are ideally suited for areas located on sensitive Edwards Aquifer features.

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1 (www.saws.org, accessed 5-26-2009)

The Hill Country Contains Sensitive Landform, Vegetation And Wildlife Characteristics

The North Sector contains many areas exhibiting a range of topographical relief. Where such relief occurs over short distances, steep slopes result. The steepest slopes in Bexar County are located in the North Sector. Developing on steep slopes is typically more costly than in lower sloped areas and must be completed in a sensitive manner to integrate it within the natural environment as well as making it structurally sound. The landscape of the North Sector is rocky and rugged and is dominated by Ashe juniper and various oaks.

Bexar County contains several federally listed threatened and endangered species. Endangered species known to exist in the North Sector include two small song birds, the Golden-cheeked Warbler and the Black-capped Vireo, six endangered plant species, and nine karst invertebrates often referred to as "cave bugs". Potential habitat for these species is generally located in the North Sector due to the geology and vegetation of the Edwards Plateau. Golden-cheeked Warblers utilize heavily wooded areas along steep slopes, drainages, and upland areas with a thick tree canopy typically comprised of both mature Ashe junipers (cedars) and hardwoods. Black-capped Vireos tend to occupy recently disturbed areas that are relatively open and contain a shrubby component. The main threat to both of these birds is loss of habitat and, for Vireos, nest-site parasitism from cowbirds who lay their eggs in Vireo nests.

Karstic limestone outcroppings on the Edwards Plateau provide habitat for karst invertebrate species. Frequently, karst invertebrates in Bexar County are single-cave endemics, which means they are only located in that single feature. The invertebrates cannot relocate or be relocated to other karst features. If the karst feature is disturbed by development, direct/indirect contamination, or changes to water flow/water availability, the species may be lost at that location. Additionally, karst invertebrates are an indicator of water quality and quantity.

Several measures are currently in place and being evaluated to protect sensitive habitats and endangered species within the North Sector. Federal regulations currently require site evaluations to be submitted when a developer is proposing to build on an area that could potentially support endangered species. Certain locations have been and should be acquired either through public or private funds, where available, in order to preserve as native habitat. The outlook for future development within sensitive habitat areas will be primarily low density residential and will consider the need to preserve these lands and species.

Historic Resources Provide an Important Physical Connection to the Past

The presence of historic resources in the Sector are minimal. The area itself, however, is rich in history and has been involved in important events that have shaped the City of San Antonio. Some of the important historic trails and corridors within the North Sector include the Old Spanish Trail auto highway, El Camino Real, the Pinta Trail, the Great Western Cattle Trail, and Scenic Loop Road. The northern portion of the Sector also includes several historic farms and ranches that have been in the area for generations.

Stakeholders have expressed a strong desire to retain the existing rural character in the Northwest Quadrant where several historic trails and scenic corridors exist. If these corridors and adjacent farms and/or ranches in this area are retained in their existing manner by the property owners, the area can retain its history and culture.

Parks, Natural Environment and Historic Resources Goals and Strategies

Goal NR-1	*Edwards Aquifer Recharge and Contributing Zones are protected as the City's primary potable water source.*	
Strategies:	**NR-1.1**	Continue to work with and support the Edwards Aquifer Authority (EAA), other groundwater conservation districts, other cities and counties, and local water purveyors to share groundwater data to develop a mutually beneficial Integrated Regional Water Resources Management Program, define the long-term sustainability of the groundwater basin, and work to manage groundwater uses in ways that facilitate the basin's quality and quantity.
	NR-1.2	Work with the Texas Commission on Environmental Quality (TCEQ) on preventing non-point (i.e. land runoff, precipitation, drainage, etc.) source pollution.
	NR-1.3	Support measures, such as low impact development standards, by counties, Edwards Aquifer Authority or other groundwater conservation districts to preserve water quality, support vegetation and protect environmentally sensitive features within the Recharge Zone and Contributing Zone.
	NR-1.4	Continue and enhance public education campaign regarding residential landscaping to reduce runoff and improve water quality.
	NR-1.5	Encourage the implementation or improvements to construction standards, performance measures, and best management practices to preserve water quality.

Goal NR-2	*Natural Hill Country features such as steep slopes, soils, native trees and natural vistas are protected.*	
Strategies:	**NR-2.1**	Respect the natural setting of the Hill Country area by encouraging hillside development to retain existing/incorporate natural landscape/hardscape features.
	NR-2.2	Preserve the existing natural edges and minimize erosion along the City's creek system and wetland areas and restore impacted creeks by planting indigenous vegetation.
	NR-2.3	Promote the use of best management practices for site grading and drainage to foster sustainable development objectives.

	NR-2.4	Encourage (where feasible) the provision of pedestrian, bicycle and wildlife access to linear creekways and open space areas.
	NR-2.5	Locate open space and parks adjacent to creeks, whenever possible.
	NR-2.6	Continue to follow the Parks and Recreation Department's System Strategic Plan (2006-2016)
	NR-2.7	Encourage the protection and continuation of existing important wildlife corridors.

Goal NR-3	***Native tree canopy is conserved and managed to provide natural stormwater mitigation, shade, and improved air quality.***

Strategies:	**NR-3.1**	Where feasible, incorporate low impact development features to reduce the need for structural onsite retention facilities and foster healthy vegetation through natural infiltration.
	NR-3.2	Promote the use of green roofs.
	NR-3.3	Monitor the enforcement of the tree ordinance.

Goal NR-4	***Endangered species in the area are protected.***

Strategies:	**NR-4.1**	Pursue public and private funding to acquire endangered species habitat areas through land acquisition programs that support the dual protection of endangered species habitat and water quality.
	NR-4.2	Participate in the preparation and implementation of the Southern Edwards Plateau Habitat Conservation Plan.
	NR-4.3	Require coordination with US Fish and Wildlife Service (USFWS) for public facilities and activities proposed in wildlife habitat areas.
	NR-4.4	Educate the general public and the development community about endangered species, current protection regulations, and the need for wildlife corridors.

Goal NR-5	*Historic trails, sites, structures, cemeteries, and ridges are preserved and promoted.*

Strategies:

NR-5.1 Strive to make rehabilitation the first choice in all public projects and encourage it in the private sector, consistent with the City's Strategic Historic Preservation Plan and Mission Verde Plan.

NR-5.2 Preserve wildlife corridors, historic trails and scenic corridors such as the Old Spanish Trail, El Camino Real, Pinta Trail, Chisholm / Great Western Cattle Trail, Scenic Loop Road, Babcock (north of 1604), and Boerne Stage Road.

NR-5.3 Support voluntary efforts by landowners to preserve historic farms, ranches, and structures within the North Sector.

NR-5.4 Ensure that new development respects the Hill Country heritage through its preservation of the regional architectural context.

Community Facilities and Education

Overview

The Community Facilities and Education section includes the discussion of public safety, health care and educational facilities within the North Sector. These facilities provide the foundation for a high quality of life for North Sector residents, workers and visitors. A successful educational system comprised of primary, secondary, and post-secondary opportunities will match up with the professional and technical job requirements of both North Sector and regional employers.

Community Facilities are Critical Components for a Strong Community

The North Sector is currently served by eight (soon to be nine) City of San Antonio public libraries. All but two branches, Bannwolf Library at Reagan High School and the future Parman Branch, are located south of Loop 1604. The Great Northwest, Maverick, Igo and Cody Branches are located within the Southwest Quadrant. Brook Hollow, Thousand Oaks, and Semmes Branches are located within the Southeast Quadrant.

The Bannwolf Library at Reagan High School is located in the Northeast Quadrant, northwest of the intersection of Loop 1604 and US 281. The Parman Branch, currently under construction, will serve the area east of Camp Bullis and north of Loop 1604. It is anticipated that additional branch libraries will be needed to serve the growing population. The Library's new Strategic Plan is expected to determine the number and location of future libraries.

The need was also expressed for a satellite animal care facility in the North Sector. While a specific location has not been identified, a high visibility shopping area with direct arterial access is also recommended.

Public Safety and Protection Are Important Characteristics within the North Sector

All areas of the North Sector within San Antonio's city limits are served by San Antonio's police, fire, and emergency medical services (EMS). The San Antonio Police Department has an authorized strength of over 2,300 officers to protect the City's six district areas. The North Sector includes two districts (Prue [west] and North [east]). These districts are administered by a substation that is typically centralized within each district. The Department has indicated that it is considering adding another substation to serve the far northern area of the City. The City's ETJ area is patrolled by the respective County Sheriff's Department, which typically utilizes very large patrol areas and provides limited public safety service.

The San Antonio Fire Department operates a total of 16 stations within the North Sector and is interconnected through the computer aided dispatch system. The Department is expected to augment these existing stations with one new station, to be located southeast at Beckwith Boulevard and Vance Jackson (Station 51). This station will also be home to the City's second Technical Rescue Team. Areas outside of San Antonio's city limits are served by emergency service districts and a range of public agencies including Bexar County, Comal County, and Kendall County.

Schools Are the Foundation for Future Employment Bases

A total of 149,000 children currently reside in the North Sector. For those children who are enrolled in the public education system, five independent school districts (ISD) provide the majority of coverage across the entire Sector. The Northside and Northeast Independent School Districts are the two largest school districts within the Sector. Boerne, Comal, and Judson ISDs also provide service to the North Sector. Very small portions of two districts (San Antonio and Alamo Heights) are located to the south and only serve a very limited number of Sector students. There are approximately 102 elementary schools, 19 middle schools and 42 high schools within the sector. The graduation rates of the public schools are listed below in ***Table 3.1: Graduation Rates at Independent School Districts***. As shown, the Boerne ISD exhibits the highest graduation rate, followed by the Comal ISD.

In addition to public schools there are approximately 8 charter schools, 46 private schools, and 2 trade schools located within the North Sector.

Even though the educational system is not under the direct purview of the City, it has a significant impact on many aspects of the community. The North Sector has a significant inventory of elementary, middle and high schools within its incorporated area. As development continues to the north, the timing of supportive schools will have to occur as well.

Table 3.1: Graduation Rates at Independent School Districts

DISTRICT	STUDENTS	PERCENT GRADUATED
Judson	21,256	73
Northside	91,578	81
Northeast	65,318	90
Boerne	6,300	99
Comal	16,600	94

Source: Judson ISD, Northside ISD, Northeast ISD, Boerne ISD, Comal ISD; June 2010

Opportunities for Post-Secondary Education Will Enhance Vitality

The North Sector includes two universities, University of Texas at San Antonio, (UTSA), and University of Texas (UT) Health Science Center San Antonio, as well as two trade schools (Hallmark College, and ITT Technical Institute). A new site has been purchased by the Alamo Community College for its North Central Campus in the Northwest Quadrant. UTSA had a 2009 enrollment of over 28,000 students, offering 64 bachelor, 49 master, and 21 doctoral programs, making it the fifth largest university in Texas and the second largest in the University of Texas system. The university is currently in the process of greatly expanding its research funding to attain Tier 1 status as a research institution. Enrollment projections expect UTSA to grow to 35,000 students by 2016. The UT Health Science Center San Antonio had an enrollment of 3,223 in the fall of 2009. It contains five schools offering programs in biomedical sciences and health professions. In order to increase the level of funding it receives from the State of Texas, UT Health Science Center's School of Nursing hopes to increase enrollment by 25 percent by 2014, but the School of Medicine and the Dental School have state-mandated enrollment caps for each class, set at 200 medical students and 90 dental students per year.[2]

Hallmark College offers associate degrees at its aeronautics, allied health, and information technology schools, as well as Bachelor of Science degrees at its school of business. Total enrollment is just over 750 students. ITT Technical Institute has an enrollment of roughly 700 students at its San Antonio campus, offering two-year associate degrees in information technology related fields.

The Alamo Community College District offers associate degrees, certificates and licenses in occupational programs that prepare students for jobs. Its curriculum also includes arts and science courses that transfer to four-year colleges and universities and lead to Associate of Arts (AA) and Associates of Science (AS) degrees. Alamo Community College purchased an approximate 150-acre site in February 2009 for its future North Central Campus.

2 *UTHSCSA Website*

Community Facilities and Education Goals and Strategies

Goal COM-1	*Parks, schools, libraries, animal care and other community facilities linked to one another.*

Strategies:

COM-1.1 Utilize the recommendations identified in the City's updated Parks and Recreation Department System Strategic Plan (2006-2016) to ensure adequacy, accessibility, and connectivity.

COM-1.2 Continue to implement the City's Bicycle Master Plan to connect existing bicycle facilities, through the use of linear parks, utility easements, riparian corridors, and other greenways.

COM-1.3 Foster collaborative efforts by the City, independent school districts, and other quasi-public and private entities to create a common site for the possible co-location of community/recreation centers, neighborhood and community parks, elementary, middle and senior high schools, libraries and stormwater features.

COM-1.4 Use trails incorporated within greenways as connective links among community facilities, parks, open space, libraries and commercial uses.

COM-1.5 Prepare and adopt an amendment to the Transfer of Development Rights (TDR) policy to facilitate the preservation of open space, parks, and agricultural preservation.

COM-1.6 Consider / encourage private funding and/or sponsorships/ partnerships (e.g., adopt-an-area, after hours use of recreational facilities) to leverage public resources for acquisition and to provide for long-term operational and maintenance needs.

COM-1.7 Consider the location of an accessible, high traffic satellite animal care facility, in the North Sector.

COM-1.8 Construct additional off-leash dog parks in existing and/or new park facilities.

COM-1.9 Create a partnership with schools to keep athletic fields and facilities open after hours for community use to reduce the potential for obesity and other diseases through active lifestyles.

Goal COM-2	*Educational facilities and libraries are cornerstones of the North Sector.*	
Strategies:	**COM-2.1**	Strive to continue to upgrade and augment library facilities and services to meet educational, informational, and cultural needs of residents.
	COM-2.2	Co-locate libraries near or adjacent to schools and park sites, and other community facilities wherever possible.

Goal COM-3	*All emergency and public safety services are continually improved within the North Sector.*	
Strategies:	**COM-3.1**	Continue to work toward regional coordination of existing City emergency and public service facilities with existing Bexar, Kendall, and Medina County facilities, equipment, and staffing.
	COM-3.2	Promote the use of Crime Prevention Through Environmental Design (CPTED) using site planning and building design as elements that decrease crime and calls for service.
	COM-3.3	Continue to organize and foster citizen assistance and participation in safety programs, such as the San Antonio Fear Free Environment (SAFFE), Neighborhood Watch, National Night Out, and Cellulars on Patrol programs.
	COM-3.4	Promote the location of a new police substation within the boundaries of the North Sector.
	COM-3.5	Continue to build on public education to understand emergency services and wild fire prevention.
	COM-3.6	Continue to enforce fire code safety through code enforcement.

Goal COM-4	***Growth and expansion of University of Texas at San Antonio (UTSA), Alamo Community College District (ACCD), and other post secondary institutions in the North Sector.***

Strategies:

COM-4.1 Support and encourage the expansion of UTSA and ACCD programs by:

- *Providing supportive community infrastructure i.e. capacity of the vehicular transportation network, utilities, pedestrian/bicycle access and egress from the university, park and ride facility/ transit connectivity from key destination points outside the UTSA or ACCD areas,*
- *Bonding projects for transportation improvements,*
- *Forming a partnership among VIA, ACCD and UTSA to transport students to and from their campuses,*
- *Investigating enacting parking agreements with local businesses to ease traffic and parking on -campus and in the neighborhoods near UTSA.*

COM-4.2 Nurture the expansion of other existing, and attract new, post secondary institutions to the North Sector as per the master plans of each institution (i.e., ACCD Master Plan and UTSA Campus Master Plan).

COM-4.3 Work with UTSA, ACCD, and other post secondary institutions to prepare an integrated land use and transportation plan that supports the campus' long-term housing needs while protecting environmentally sensitive features.

COM-4.4 Encourage the widening of Hausman Road in order to accommodate the growth around UTSA.

Goal COM-5	***Post secondary programs in the North Sector provide a career ready workforce in support of the targeted job needs of greater San Antonio.***

Strategies:

COM-5.1 Foster a partnership among the city (i.e. libraries), universities/ colleges and business community to match educational curriculum with the technical and educational skills required to enhance the City's targeted job base.

COM-5.2 Communicate the post secondary program to the independent public school districts and private schools to ensure senior high school students are properly prepared for college coursework.

Goal COM-6	*Strong neighborhood school districts.*

Strategies:

COM-6.1 Strive to expand the collaboration of the City with private and public school entities serving the North Sector Planning Area to serve youth through curriculum, after-school, and extended day care programs and day camps.

COM-6.2 Foster multi-use campus facilities comprised of public libraries, parks and recreation facilities and schools to support after school programs for North Sector youth with shared costs for operation and maintenance of such facilities.

COM-6.3 Encourage the various independent school districts to site: elementary schools within residential neighborhoods within walking distance; middle schools at the periphery of residential neighborhoods where they are served by a collector street and bicycle networks and high schools away from residential neighborhoods, in locations served by a collector or arterial street, transit service, and pedestrian and bicycle networks.

Land Use and Urban Design

Overview

The North Sector comprises the largest area of all seven sectors within the City. The Sector is transected by numerous principal arterial roadways as well as three railroad corridors. The Sector includes several major employment centers, such as: San Antonio International Airport, Camp Bullis, Camp Stanley, University of Texas at San Antonio, South Texas Medical Center, USAA and Valero. Camp Bullis' and Camp Stanley, covering approximately 32,000 acres, or roughly 11 percent of the North Sector land area, are located in the Northwest Quadrant; the 2,600-acre San Antonio International Airport is in the Southeast Quadrant, just northeast of the Loop 410/Highway 281 interchange; and the 900-acre South Texas Medical Center lies northwest of the Loop 410/IH-10 interchange in the Southwest Quadrant.

Single family residential occupies the majority of the developed portion of the North Sector and is the primary land use along minor collector and local streets. High density residential is generally located in a cluster around the Medical Center and along major roads. Commercial land uses are located along major highways and principal arterials. Significant clustering of commercial uses also exists in the vicinity of the South Texas Medical Center and surrounding San Antonio International Airport. Industrial uses and zones are primarily located around the Airport, specifically along the rail corridors. Park and open space are generally sited adjacent or proximate to drainage ways and are scattered throughout the North Sector. The majority of park and open space areas are located in the Northwest and Southwest Quadrants.

Even though the net area of the North Sector is nearly 400 square miles, a significant portion has either already been developed or has been approved for development. A suitability analysis was prepared using geographic information systems (GIS) to identify lands with existing and/or potential physical and environmental factors. The suitability factors considered were organized into five categories which are summarized below:

- **Endangered Species** – *potential habitat for the Golden-cheeked Warbler (not excluded-only identified) .*
- **Planned/Approved Development** – *contains approved community, neighborhood and master development plans.*
- **Ownership** – *owned by federal, state, or municipal governments.*
- **Land Use** – *contains existing development and/or uses.*
- **Natural** – *includes bodies of water, floodplains, and dedicated open space.*

Effectively, over 85 percent of the land within the North Sector, more than 200,000 acres, was excluded. These lands are included within at least one of the five categories identified above (excluding Endangered Species), in an effort to illustrate those lands remaining to be planned to accommodate future development. Although potential Golden-cheeked Warbler habitat is not necessarily prohibitive to future development, it lowers the overall development suitability of the land it occupies.

Potential for Compatible Land Uses

In general, similar land uses are located next to each other within the North Sector. The northern quadrants are primarily low density residential and rural, while the southern quadrants are developed at a higher density and intensity that supports more concentrated residential, employment, and industrial areas. It is important to separate incompatible land uses so that they do not interfere with each other and infringe upon the quality of life of residents or the operational livelihood of North Sector workers. For example, locating a residential community next to an industrial area has the potential for many issues, such as noise, glare, objectionable chemicals or emissions, or other safety and/or nuisance concerns for nearby residents. Likewise, developing residential uses around Camp Bullis could interfere with military training operations at the facility as well as generating complaints from residents of noise generated by aviation and/or firing range training activities.

The concept of buffering has been identified at numerous locations within this section. Buffering is a mechanism that should be considered when any residential and non-residential development pattern or land use abuts one another, particularly if there is

substantial reason to believe the adjacency and/or proximity of such uses will be incompatible. Buffering consists of placing neutral space between two incompatible uses. Methods of buffering may employ the following techniques:

- *Natural or Landscaped Areas*
- *Concrete masonry unit block walls, opaque fences*
- *Earth berms*
- *Combinations of the above*

Another technique that can successfully be implemented is the concept of transitional uses. These are uses contained within the palette of Tier and Center land uses identified later in the chapter and can be selected to be placed between two dissimilar or incompatible land uses to assist in creating a compatible land use pattern within a defined area. An example may be the placement of medium density residential use between low density and high density residential uses.

Buffering or the placement of transitional uses is recommended when the following conditions occur:

- *Single-Family residential land uses within the Country and Rural Estate Tiers are located adjacent to Multi-Family residential land uses.*
- *Single-Family residential land uses are located adjacent to commercial or industrial land uses.*

Farms and Ranches are an Important Hill Country Component

The rural character of the northern portion of the North Sector includes farms and ranches that have been in operation for generations. These land uses have a variety of attributes that make them important for the character of the North Sector. Although all of them may not have been established over a long period of time, they are important community assets and are central to the livelihood and history of the families that own and operate them. Ranch and farmland are generally compatible uses in the region around Camp Bullis and Camp Stanley (as long as they are not excessively illuminated). Low-impact farming and ranching uses in which natural features are preserved provide reduced interference with military operations such as night-time training. Utilizing large tracts of land for ranching or farming can also help to preserve natural viewsheds.

Land Use Goals and Strategies

Goal LU-1	*Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.*

Strategies:

LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.

LU-1.2 Promote the application of site plan and subdivision designs that provide residents with transportation choices to walk, ride bicycles, access public transit, as alternatives to a vehicle.

LU-1.3 Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.

LU-1.4 Continue programs to improve the quality of life in existing neighborhoods, using available city, county, state, and federal resources, including: enforcement of all codes, participation in neighborhood associations, housing and commercial rehabilitation programs, historic or neighborhood conservation designations and other city and county departmental actions.

LU-1.5 Promote flexibility and innovation in residential, business and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other innovative development and land use planning techniques.

LU-1.6 Identify and preserve appropriate areas, including floodplains, (based on size, location and ecological value) for preservation of natural resources.

Goal LU-2	*Preservation of farm and ranch lands is encouraged.*

Strategies:

LU-2.1 Encourage the protection of agricultural land in an environmentally sensitive manner for long-term use through conservation easements

Goal LU-3	*Higher density/intensity tiers are recommended adjacent or proximate to activity centers.*

Strategies:

LU-3.1 Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

LU-3.2 Integrate mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area.

LU-3.3 Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

Goal LU-4	*City of San Antonio collaborates with Bexar, Comal, Kendall, and Medina counties to support the North Sector Plan goals within the City's ETJ.*

Strategies:

LU-4.1 Encourage counties located within the North Sector Planning Area to implement land use regulations to the fullest extent available by Texas State law and to make them consistent with the adopted or amended Sector Plans within the City and County.

LU-4.2 Partner with, and provide planning support and guidance to Bexar and surrounding counties to identify land use controls, implementation measures and actions by the City and County to maintain consistency with the Sector Plan and the goals and policies of San Antonio's Comprehensive Master Plan.

LU-4.3 Utilize the resources and benefits of collaborative planning with the MPO and the Alamo Area Council of Governments' (AACOG) regional planning programs and other regionally cooperative entities to coordinate City plans and programs with its surrounding and internal municipalities.

LU-4.4 Work with other incorporated towns and cities in planning contiguous areas in order to ensure a compatible land use edge for both jurisdictions.

Goal LU-5	*All new construction and renovation efforts within corridor overlay districts must be in compliance with applicable standards.*

Strategies:

LU-5.1 Continue to implement the standards and guidelines of existing scenic corridors, gateway corridors and overlay districts to maintain and enhance a consistent design theme along North Sector principal and arterial roadways.

LU-5.2 Encourage development and preservation of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are sensitive to their locations and historic contexts.

LU-5.3 Enhance the built environment by providing transitions between the street and building, encouraging variation in building articulation and massing.

Goal LU-6	*Development of livable, walkable communities is encouraged.*

Strategies:

LU-6.1 Provide incentives for development proposals that create and enhance major public streets, open spaces, cityscape, and important "gateways" into the natural environment.

LU-6.2 Create connectivity and compatible transitions among the seven City Sectors, and encourage activities in each that result in the creation of diverse and distinctive places reflective of their environmental, historical, and cultural heritage.

LU-6.3 Designate gateway points at major entrances to the Sector/City, using street trees, welcome signs, decorative lighting, archways, etc.

LU-6.4 Maintain a distinct urban edge between Regional and Mixed Use Centers and adjacent Tiers (using open space) to promote vitality, while creating a gradual transition in density and intensity.

LU-6.5 Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

Tiers and Centers are the Land Use Components of the North Sector Land Use Plan

The North Sector Land Use Plan has been prepared based on the concept of Centers and Tiers. The intent of this concept is to allow for a range of compatible residential and non-residential uses within each Tier and Center. Tiers and Centers allow for a range of appropriate densities and intensities that can achieve compatibility and respond to market opportunities. Each Center and Tier utilized within the North Sector Land Use Plan considers the character of the existing land use pattern, existing and proposed transportation networks, and the presence of environmental resources.

The overview of each Center and Tier and its land use guidance is presented below. There are seven Tiers, five Centers and one Overlay. The following "related zoning districts" are those that best meet the land use descriptions for the Tier or Center. Special zoning districts such as MXP, IDZ, TOD, ED, AE, PUD, FBZD, etc. may have a broad range of applicability. Requests for these special districts should be evaluated on a case by case basis. Generally, lower density or intensity uses may be accommodated in most Tiers and Centers although they are not listed as a related zoning district.

Tiers	Centers	Overlay
Natural Tier	Mixed Use Center	Military Influence Overlay Area
Country Tier	Regional Center	
Rural Estate Tier	Specialized Center	
Suburban Tier	Civic Center	
General Urban Tier	Military Center	
Urban Core Tier		
Agribusiness Tier		

Natural Tier

RESIDENTIAL: None

NON-RESIDENTIAL: Limited
Generally: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses

RELATED ZONING DISTRICTS:
RP, G

SUMMARY: *The Natural Tier includes parks, designated natural areas, and recreational areas. It is dispersed throughout the entire Sector in a pattern that acknowledges the natural drainage system and adjacent parks and open spaces, and provides opportunities for active and passive recreation. The combination of Natural Tier Land includes more in than outside the city, with over 10,000 and 4,000 acres, respectively, as shown on* ***Chart 3.1.*** *The Natural Tier encompasses nearly 18,000 acres or 6 percent of the North Sector.*

Country Tier

RESIDENTIAL: Rural Homestead
Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres.

NON-RESIDENTIAL: Agriculture, Commercial
Generally: Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate

RELATED ZONING DISTRICTS:
RP, FR

LOCATION: Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.

Rural Estate Tier

RESIDENTIAL: Low Density Residential Estate

Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL: Neighborhood Commercial

Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate

RELATED ZONING DISTRICTS:

RP, RE, R-20, O-1, NC, C1, RD

LOCATION: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Suburban Tier

RESIDENTIAL: Low to Medium Density

Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

NON-RESIDENTIAL: Neighborhood and Community Commercial

Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

RELATED ZONING DISTRICTS:

NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Suburban Tier *(continued)*

LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

General Urban Tier

RESIDENTIAL: Medium to High Density

Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

NON-RESIDENTIAL: Community Commercial

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

RELATED ZONING DISTRICTS:

R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Urban Core Tier

RESIDENTIAL / NON-RESIDENTIAL: Mixed Use

Generally: High density detached, attached multi-family such as mid to high rise apartment buildings, lofts, condos. Mixed use blocks and buildings with a high concentration of attached office, hotels, and retail / services in mid to high rise buildings are appropriate

RELATED ZONING DISTRICTS:

D, FBZD, TOD, MXD, MPCD

LOCATION: The Urban Core serves a mix of residential and commercial uses. The compatibility of these uses in a dense urban environment is dependent upon the urban design of the buildings and the public realm. The street pattern should be conducive to pedestrians, bikes, cars, and have appropriate access for commercial vehicles. In this environment, the form of the development takes precedence over the location of the use.

Agribusiness Tier

RESIDENTIAL: Farm Homestead

Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses. Farm worker housing is appropriate.

NON-RESIDENTIAL: Agriculture and Light Industry

Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate

RELATED ZONING DISTRICTS:

FR, I-1, MI-1, BP, L, RP, L

LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials.

Mixed Use Center

RESIDENTIAL: Very High Density

Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Community Commercial, Office, Mixed Use

Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses

RELATED ZONING DISTRICTS:

MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

LOCATION: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

Regional Center

RESIDENTIAL: High Density

Generally: Attached single family and multi-family housing; Mid-High rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Regional Commercial, Office

Generally: "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

Regional Center *(continued)*

RELATED ZONING DISTRICTS:
MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Specialized Center

RESIDENTIAL: None

NON-RESIDENTIAL: Heavy Industrial, Business / Office Park
Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

RELATED ZONING DISTRICTS:
0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

LOCATION: Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Civic Center

RESIDENTIAL:
Generally: Dormitories and/or student housing

NON-RESIDENTIAL: Office, Educational, Governmental, Religious
Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations

Military Center

RESIDENTIAL:
Generally: Permanent or temporary housing for military personnel and civilians on military installations

NON-RESIDENTIAL:
Generally: Federal or state military installations and uses associated with military readiness and related military services and offices

RELATED ZONING DISTRICT: MR

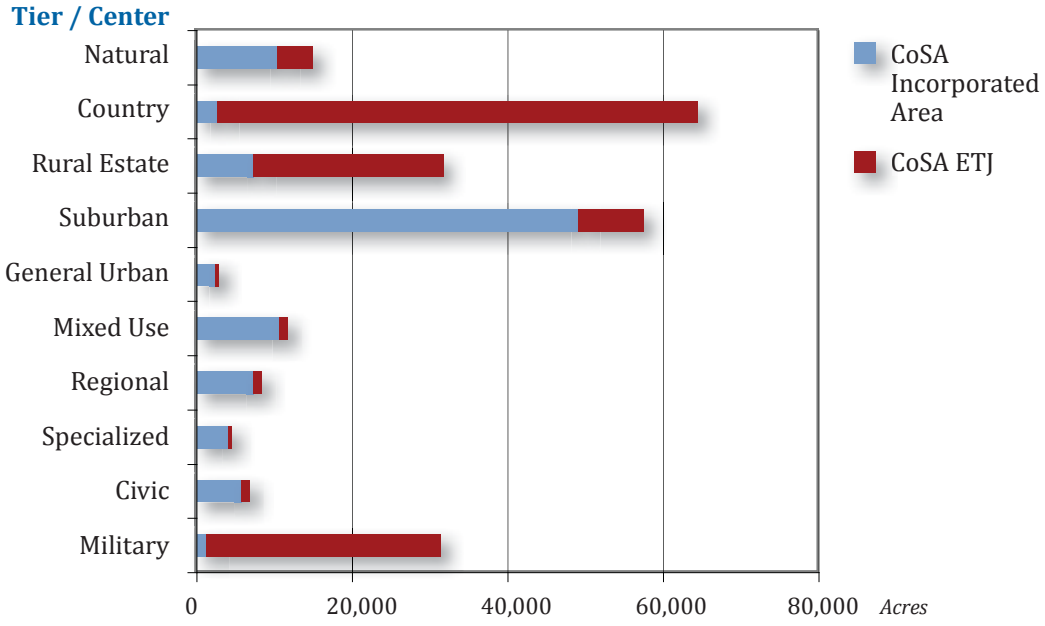
Military Influence Overlay Area

RESIDENTIAL:
Generally: See Compatible Development Guidelines

NON-RESIDENTIAL:
Generally: See Compatible Development Guidelines

RELATED ZONING DISTRICTS: MAOZ, MLOD, MSAO

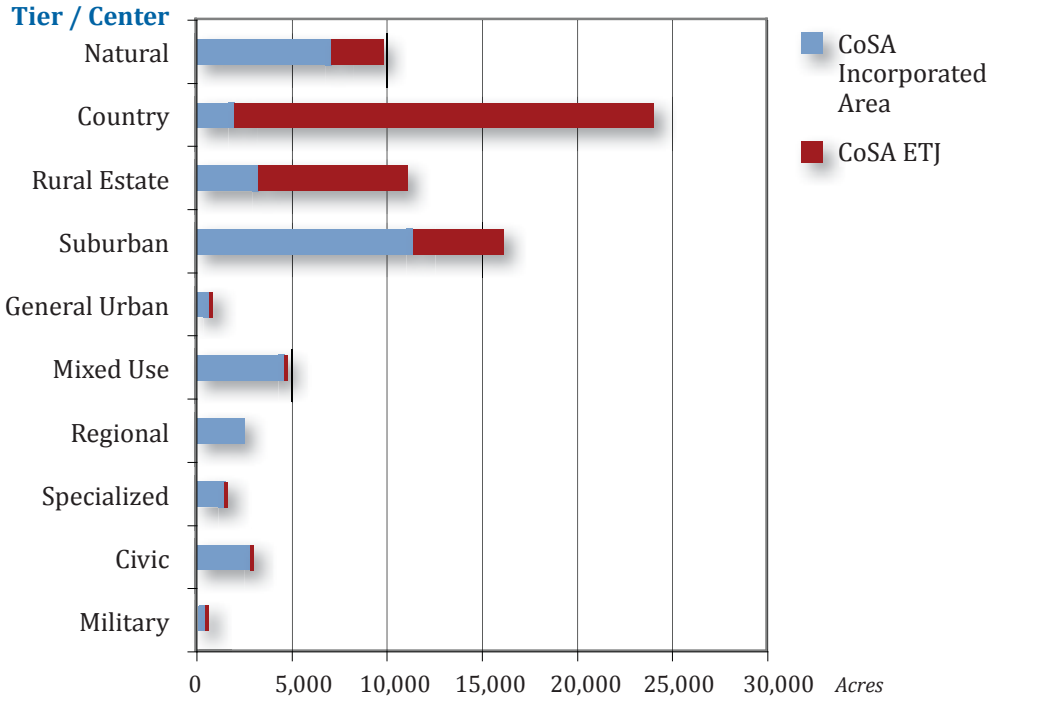
Chart 3.1: Land Use Plan Acreage Allocation by Type



Source: Matrix Design Group, June 2010

Note: All acreage calculations reflect the original tabulation based on Figure 3-1: North Sector Land Use Plan

Chart 3.2: Vacant Designated Land by Type



Source: Matrix Design Group, June 2010

Note: All acreage calculations reflect the original tabulation based on Figure 3-1: North Sector Land Use Plan

North Sector Plan Amendments

The North Sector Plan has been prepared to address the needs of the Planning Area, existing development pattern, considerations of the natural environment and opportunities for growth over the next five to ten years. As such, physical, market and development conditions will continue to evolve within the Planning Area. Over the next five to ten years, any of these variables are expected to undergo any number of changes and can result in plan amendments. Amendments should only be considered after careful review of the request, findings of fact in support of the request, and a public hearing by the Planning Commission (PC) and City Council.

The required findings of fact should include, but may not be limited to:

- *The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.*
- *The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.*
- *The amendment must uphold the vision for the future of the North Sector Plan.*

- *The amendment will not adversely impact a portion of, or the entire Planning Area by:*
  - *Significantly altering acceptable existing land use patterns, especially in established neighborhoods.*
  - *Affecting the existing character (i.e., visual, physical and functional) of the immediate area.*
  - *Creating activities that are not compatible with adjacent neighboring uses and, particularly, the mission of Camp Bullis.*
  - *Significantly alter recreational amenities such as open space, parks, and trails.*

It shall be the burden of the party requesting the amendment to prove that the change constitutes an improvement to the North Sector Plan and that all its goals and strategies have been met under the proposed amendment.

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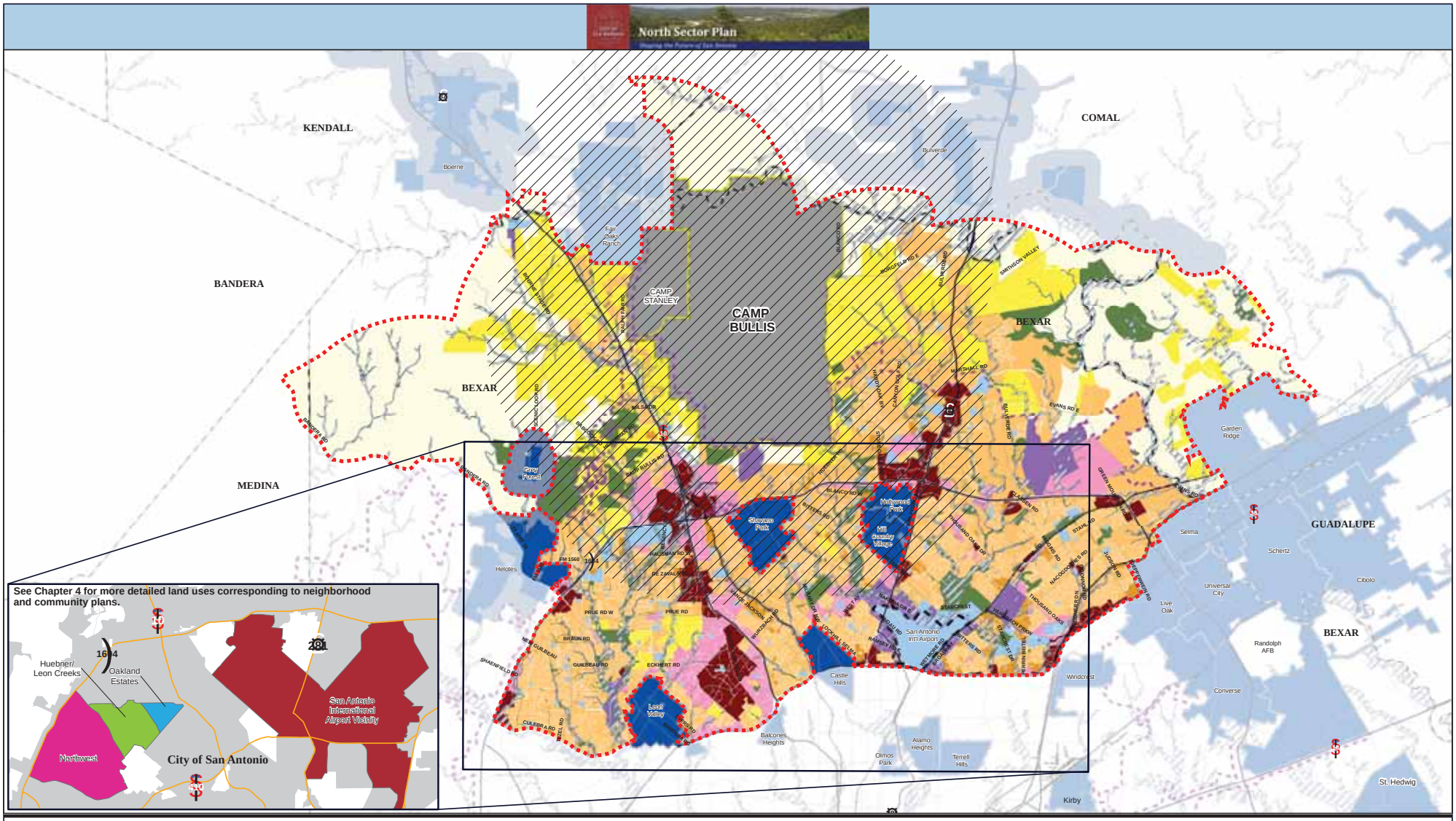

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Future Land Use

- Natural
- Country
- Rural Estate
- Suburban
- General Urban
- Civic
- Military Influence Overlay Area*
- Mixed Use
- Regional
- Specialized
- Military

Neighborhood and Community Plan

- Huebner/ Leon Creeks
- Northwest
- Oakland Estates
- San Antonio International Airport Vicinity

*Note: subject to recommended compatible uses

**Note: refer to the adopted land use plans for these areas

- Floodplain
- North Sector Planning Area
- San Antonio
- Incorporated City
- Incorporated City ETJ
- County
- Airport
- Highway
- Major Road
- Railroad

N W E S

0 1.5 3 Miles

North Sector Land Use Plan

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

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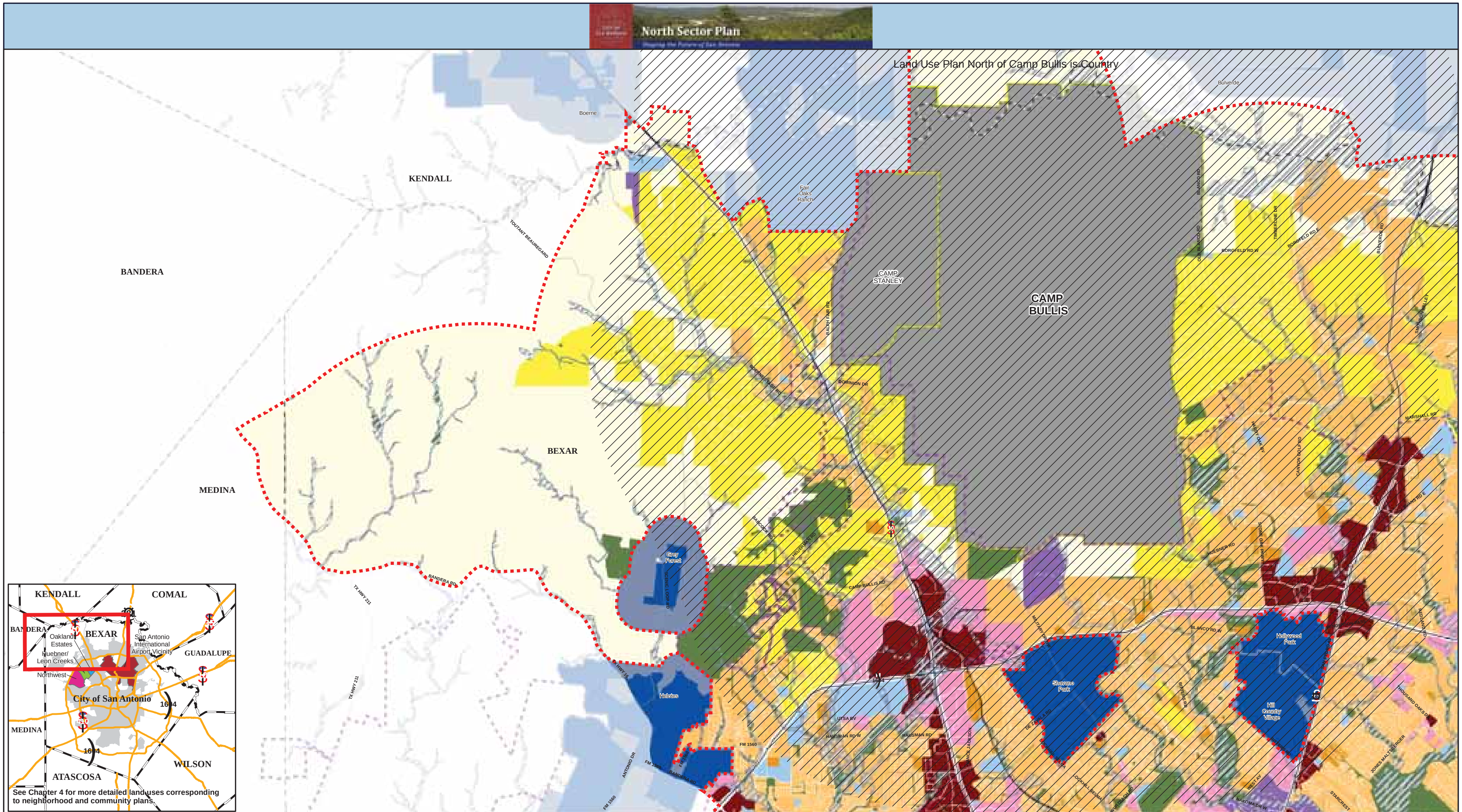
Figure 3-1: North Sector Land Use Plan

11 x 17 Back



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Future Land Use
- Natural
- Country
- Rural Estate
- Suburban
- General Urban
- Civic

junk
- Military Influence Overlay Area*
- Mixed Use
- Regional
- Specialized
- Military

Neighborhood and Community Plan
- Huebner/ Leon Creeks
- Northwest
- Oakland Estates
- San Antonio International Airport Vicinity

*Note: subject to recommended compatible uses
**Note: refer to the adopted land use plans for these areas

- Floodplain
- North Sector Planning Area
- San Antonio
- Incorporated City
- Incorporated City ETJ

- County
- Airport
- Highway
- Major Road
- Railroad

0 0.875 1.75 Miles

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

Northwest Quadrant - North Sector Land Use Plan

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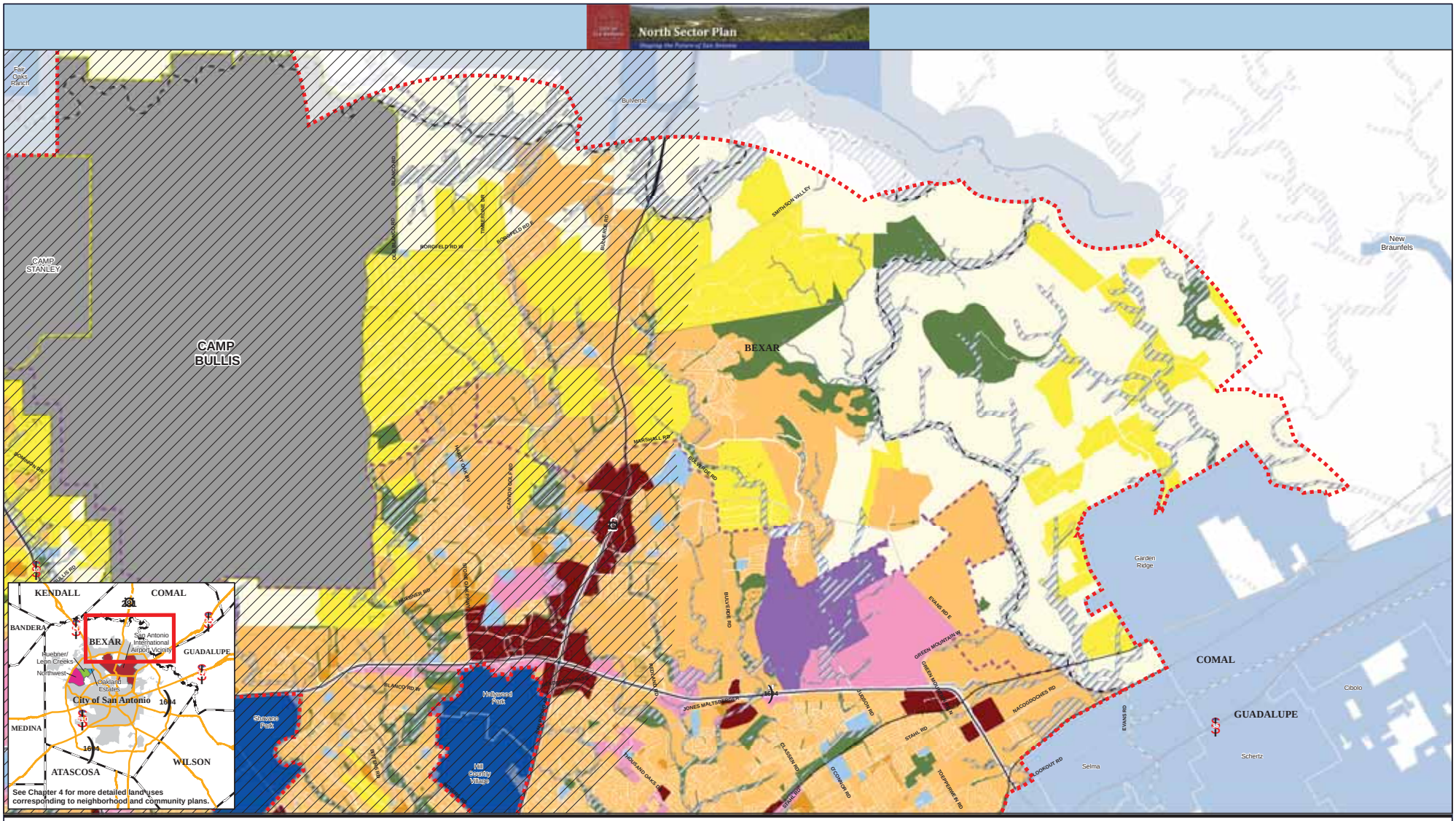
Figure 3-2: Northwest Quadrant - North Sector Land Use Plan

11 x 17 Back



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

Future Land Use

- Natural
- Country
- Rural Estate
- Suburban
- General Urban
- Civic
- junk
- Military Influence Overlay Area*
- Mixed Use
- Regional
- Specialized
- Military

Neighborhood and Community Plan

- Huebner/ Leon Creeks
- Northwest
- Oakland Estates
- San Antonio International Airport Vicinity

*Note: subject to recommended compatible uses

**Note: refer to the adopted land use plans for these areas

- Floodplain
- North Sector Planning Area
- San Antonio
- Incorporated City
- Incorporated City ETJ
- County
- Airport
- Highway
- Major Road
- Railroad

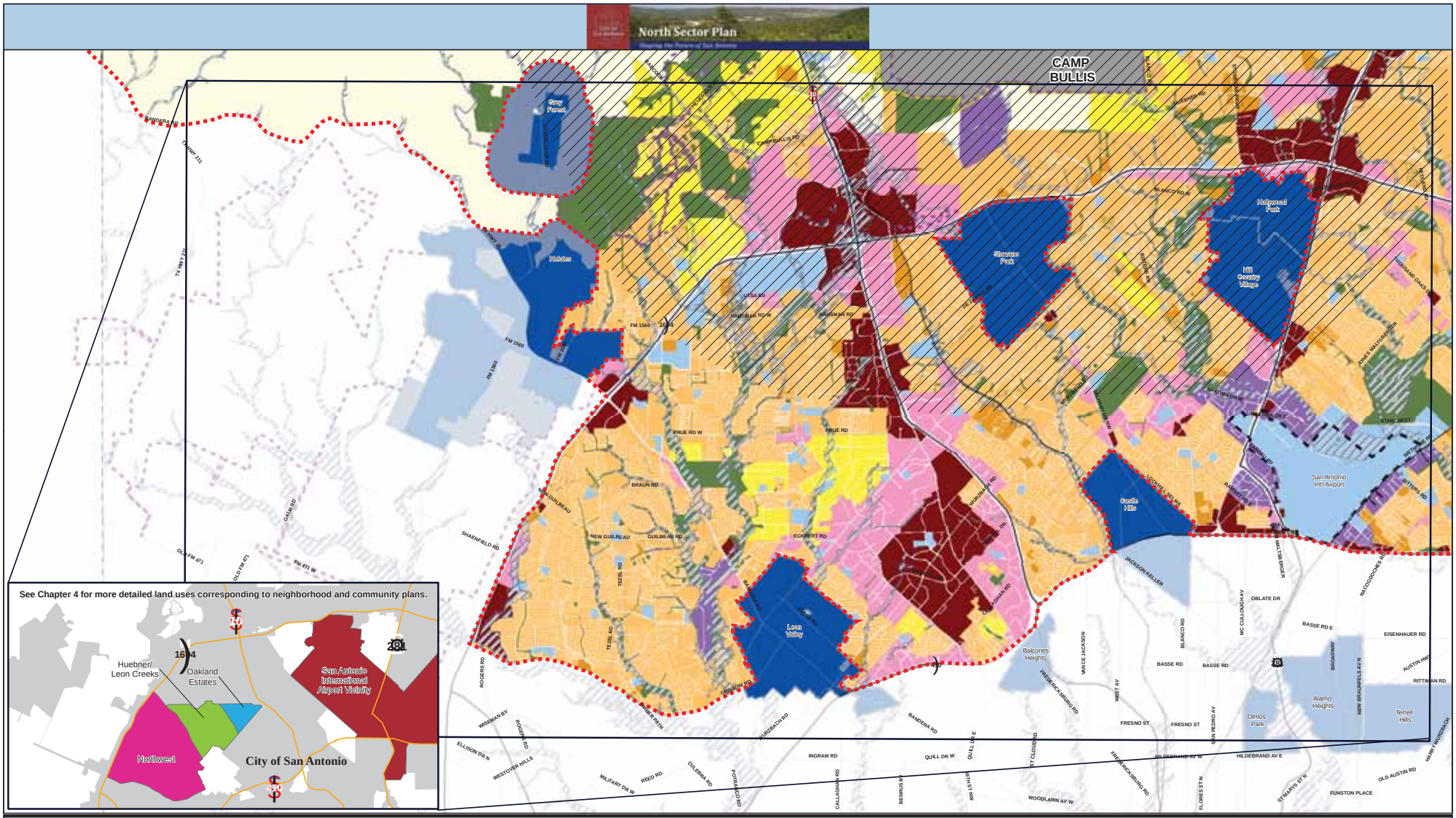
0 0.75 1.5 Miles

Northeast Quadrant - North Sector Land Use Plan

FLU_NE_20100722_RGR.pdf

Figure 3-3: Northeast Quadrant - North Sector Land Use Plan

11 x 17 Back



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Future Land Use

- Natural
- Country
- Rural Estate
- Suburban
- General Urban
- Civic
- junk
- Military Influence Overlay Area*
- Mixed Use
- Regional
- Specialized
- Military

Neighborhood and Community Plan

- Huebner/ Leon Creeks
- Northwest
- Oakland Estates
- San Antonio International Airport Vicinity

*Note: subject to recommended compatible uses

**Note: refer to the adopted land use plans for these areas

- Floodplain
- North Sector Planning Area
- San Antonio
- Incorporated City
- Incorporated City ETJ
- County
- Airport
- Highway
- Major Road
- Railroad

0 0.75 1.5 Miles

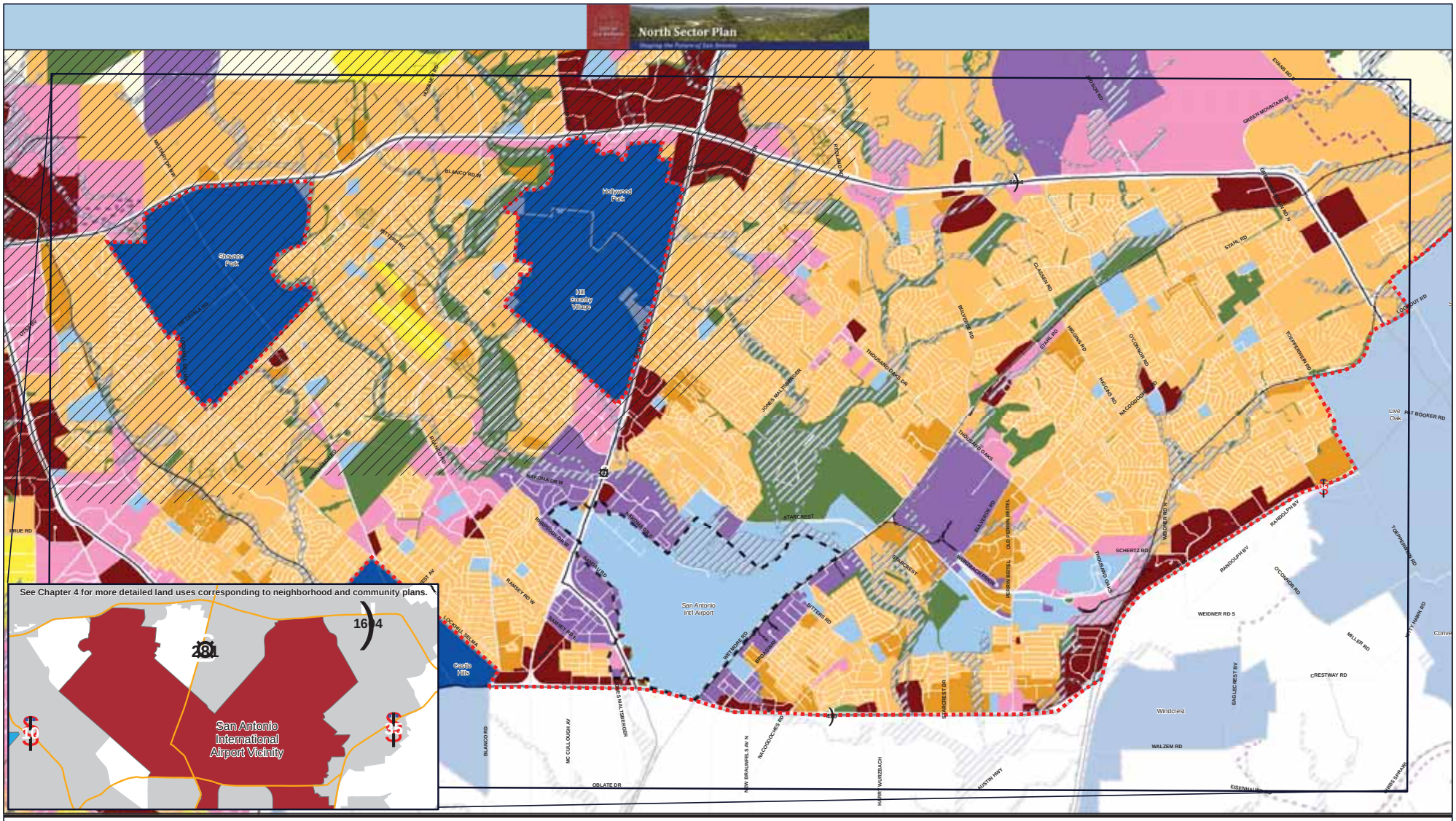
source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

FLU_SW_20100722_RGR.pdf

Southwest Quadrant - North Sector Land Use Plan

Figure 3-4: Southwest Quadrant - North Sector Land Use Plan

11 x 17 Back



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Future Land Use

- Natural
- Country
- Rural Estate
- Suburban
- General Urban
- Civic
- junk
- Military Influence Overlay Area*
- Mixed Use
- Regional
- Specialized
- Military

Neighborhood and Community Plan

- Huebner/ Leon Creeks
- Northwest
- Oakland Estates
- San Antonio International Airport Vicinity

*Note: subject to recommended compatible uses

**Note: refer to the adopted land use plans for these areas

- Floodplain
- North Sector Planning Area
- San Antonio
- Incorporated City
- Incorporated City ETJ
- County
- Airport
- Highway
- Major Road
- Railroad

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

FLU_SE_20100722_RGR.pdf

Southeast Quadrant - North Sector Land Use Plan

Figure 3-5: Southeast Quadrant - North Sector Land Use Plan

11 x 17 Back

Military Compatibility

Overview

Camp Bullis and Camp Stanley are contiguous US Army facilities located approximately 21 miles northeast of Fort Sam Houston in the Northwest Quadrant. They each have their own mission and are managed by separate commands. Camp Stanley is a weapons and munitions supply, maintenance, test, and storage facility. The site includes 4,000 acres with 630,000 square feet of storage space and supports a variety of military activities. Camp Stanley's workforce has no active duty military personnel and so it is supported by civil service employees and contractors. Industrial buildings, ammunition storage structures, and small arms ranges to facilitate weapons and ammunition testing for quality assurance purposes are located within the installation.

Camp Bullis occupies approximately 28,000 acres and its primary activities include firing ranges, maneuver areas for Army, Air Force, and Marine combat units, and field training of the various medical units from Fort Sam Houston. The training and maneuver areas cover approximately 22,000 acres and include 26 field training areas, 14 direct fire ranges (largest caliber is 7.62mm), two automated rifle ranges, one automated pistol range, a live-fire convoy range, grenade launcher range, demolition range, land navigation areas, leader reaction courses, rappel towers, obstacle courses, multiple landing zones for helicopters, and four drop zones (three for cargo and one for personnel) as shown on ***Figure 3-6: Camp Bullis Operations and Influences***.

Land Use Compatibility Is Critical For Camp Bullis

The official mission statement of Camp Bullis is "To provide an unparalleled training infrastructure offering quality range, training facilities, and maneuver areas that facilitate tough, realistic training for military and government agencies." In order to accomplish this operational mission, a wide variety of training takes place at Camp Bullis including live-fire weapons, vehicle maneuvering, helicopter flights and air drops, medical simulation and response training, night vision weapons and maneuver training, and fixed-wing aircraft operations from the combat assault landing strip (CALS). Located in the northeastern corner of Camp Bullis, the CALS is utilized by C-130 and C-17 aircraft for takeoff and landing and troop air drops over Camp Bullis. Some of

these operations can be heavily impacted by incompatible land use surrounding the installation. For example, helicopter, fixed-wing aircraft, and weapons firing all have noise contours that extend beyond the boundaries of Camp Bullis. Certain

types of development, such as housing or schools that are not properly constructed with sound attenuation measures can be impacted by this noise, which reduces the quality of life for residents. Likewise, excessive ambient light generated by proximate development at night can have a negative impact on night vision training.

Camp Bullis has faced the issue of residential encroachment up to its fence line. Although most of the development around Camp Bullis is low density residential, it still can impact military operations, or be impacted by these activities. Future development around Camp Bullis should be accommodated to minimize negative impacts to both the military and the public such that the military does not have to reduce its operational training activities.

Communication Among the Military, Counties, and Cities Is Important To Understand Each Entity's Issues and Objectives

It will be important for the military and local jurisdictions to continue the initial collaborations initiated through the preparation of the Camp Bullis Joint Land Use Study (JLUS) to ensure that both can develop and grow compatibly with each other. When the military becomes aware of a new operational mission that will take place at Camp Bullis, it will be their responsibility to inform local jurisdictions of the potential impacts this will have for residents. Similarly, when a jurisdiction becomes aware of a proposed development, or wishes to consider a land use near Camp Bullis that could impact operations or be impacted by operations, it will be their responsibility to share this information. The jurisdictions will also be responsible for communicating such proposals to the public and specifically those property owners expected to be directly or indirectly impacted.

Encroachment Must Be Mitigated To Retain and Expand the Military's Presence In the North Sector and the Region

The 2005 Base Realignment and Closure (BRAC) Committee presented several recommendations that have impacted the San Antonio metropolitan area. The requirement for Fort Sam Houston entails consolidating medical enlisted personnel training for various branches of the military at the installation to create

the world's largest medical education and training institution. The Navy medical training to relocate to Fort Sam Houston brings an average daily student load of 2,700 students, a maximum student load of 3,032 students, and another 29 courses of which 11 are inter-service. The Air Force training to move to Fort Sam Houston includes an average daily student load of 1,667 students, a maximum student load of 2,375 students, and another 73 courses of which 13 are inter-service.

The strategic direction for military compatibility for Camp Bullis is based in large measure on the implementation of the Camp Bullis JLUS. Adopted by the City Council in June 2009, the JLUS provides a comprehensive approach to achieve a compatible land use pattern adjacent and proximate to Camp Bullis to limit the potential for future encroachment. Strategies that were developed focus on the following topical areas:

Acquisition. A land use planning tool used to eliminate land use incompatibilities through market transactions and the local development process.

Bird/Wildlife Aircraft Strike Hazard (BASH). A United States Air Force program aimed at reducing the potential for collisions between military aircraft and birds.

Capital Improvement Plans (CIP). A fiscal detailed planning document used to plan and direct a jurisdiction's or agency's investment in public facilities, including infrastructure.

Communications/Coordination. A series of mechanisms to maintain open and constant communication between all stakeholders.

Comprehensive Master Plan/Sector Plan. A plan that contains overarching goals and policies and a land use framework to guide the physical development of the City.

Habitat Plan. A plan to conserve natural communities at the ecosystem level while accommodating compatible land use.

Legislation. Laws allowing for the use of regulations or tools to guide land use planning around military installations.

Memorandum of Understanding (MOU). An interagency agreement between two or more government entities to establish a formal framework for coordination and cooperation.

Plans and Programs. A document or program that provides goals and alternatives for land use issues such as light or noise trespass.

Real Estate Disclosure. A document that discloses all actual known facts relating to the condition of the property.

Zoning/Building Codes. Zoning is the division of a jurisdiction into districts (zones) within which permissible uses are prescribed and restrictions on building height, bulk, layout and other requirements are defined. Building Codes set forth the minimum requirements deemed necessary to protect the health, safety, and welfare of the public.

Subsequent to its adoption, several tools have been prepared and/or adopted that will assist in the protection of the mission at Camp Bullis and its readiness within the nations' military structure. These include:

Joint Airport Zoning Board (JAZB) Formation. A white paper was prepared (as part of the preparation of the North Sector Plan) and provides the process to stand up a JAZB for the CALS. It is located in the Appendix of this document.

Camp Bullis Bird/Wildlife Aircraft Strike Hazard (BASH) Guidelines. A white paper was prepared (as part of the preparation of the North Sector Plan) and provides an assessment of the potential bird and animal related conflicts and identifies potential active and passive controls within proximity of the CALS and the Nap of the Earth (NOE) rotary wing flight corridor to maintain pilot safety. It is located in the Appendix of this document.

Military Lighting Overlay District (MLOD). The San Antonio City Council approved the expansion of the previously adopted MLOD within the City's boundaries to a five-mile radius around Camp Bullis to limit the impact of outdoor lighting on evening military training operations on the installation.

Military Sound Attenuation Overlay (MSAO). The San Antonio City Council adopted sound attenuation standards for certain noise sensitive land uses within proximity of Camp Bullis within the city limits. Applicable new development is required to utilize building materials with a certain Sound Transmission Class (STC) rating or conduct tests to show a structure achieves an outside to inside noise level reduction of 25 dBA. The STC rating required is determined by the percentage of the total exterior wall area comprised of doors or windows; a greater door / window area would increase the STC rating required. STC is a rating of the sound-insulating properties of built construction derived from measured values of transmission loss.

Military Compatibility Goals and Strategies

Goal MC-1	*Future land uses compatible with the continued operation of Camp Bullis to avoid risks to civilian/military aviators, life, property and the well-being of existing and future residents from hazards associated with fixed-wing and rotary-wing aircraft operations, firing ranges operations and training.*

Strategies:

MC-1.1 Discourage development in areas where the risks to potential health and safety cannot be mitigated to accepted guidelines.

MC-1.2 Review City and Bexar County projects on an annual basis to identify capital improvement plans (CIP) and master infrastructure plans that may impact the mission at Camp Bullis.

Goal MC-2	*Opportunities provided to the City and Bexar County, Camp Bullis, residents, industry, and agencies to collaboratively participate in all phases of the comprehensive master planning, zoning and/or master development plan review process.*

Strategies:

MC-2.1 Coordinate closely with those jurisdictions, agencies, organizations within the Camp Bullis Military Influence Overlay Area (MIOA) to ensure their policies and regulations are consistent with the North Sector Plan.

MC-2.2 Assist property owners within the Camp Bullis MIOA to increase their understanding of the installation's mission, potential impacts associated with military aviation operations, land use constraints, and potential mitigation measures to guide appropriate development.

MC-2.3 Review development proposals to determine their propensity to cause hazards for fixed and rotary wing aircraft take offs and landings as well as in flight, including uses that:

- Release any substance such as steam, dust and smoke into the air which would impair pilot visibility;
- Uses that produce light emissions, glare or distracting lights which could interfere with pilot vision or be mistaken for airfield lighting;
- Sources of electrical emissions which would interfere with aircraft communications or navigation; and
- Uses which directly or indirectly attract large birds or waterfowl to the extent that they would pose a danger to aircraft operation in the vicinity of Camp Bullis.

MC-2.4 Continue to honor the Memorandums of Understanding to foster on-going formal consultation among Camp Bullis, cities and counties regarding issues of mutual concern. This will include:

- Early notification by the City or Bexar County (resulting in notification of area residents) to US Army/Air Force or officials of development applications
- Early notification by US Army/Air Force to City and Bexar County of potential changes in fixed and/or rotary aircraft operations (patterns, number, type, etc.)

MC-2.5 Provide notifications to the US Army/Air Force for review and comment on City or Bexar County land use actions that include, but are not limited to, Comprehensive Plan amendments or updates, zone changes, master development plans, and conditional/specific use permits.

MC-2.6 Maintain close contact with other Bexar County and other local jurisdictions within the Camp Bullis Military Influence Overlay Area (MIOA) to coordinate military compatibility planning and management activities.

MC-2.7 Work with US Army/Air Force officials in identifying strategies to meet the housing needs of Fort Sam Houston personnel during the next update of the City's Housing Master Plan.

MC-2.8 Encourage Real Estate Disclosures (if State law is amended) to ensure appropriate information about the missions and operations at all military installations located within the City and its Extraterritorial Jurisdiction are fully disclosed at the earliest possible point in the interaction / transaction process.

MC-2.9 Cooperate to provide City and Bexar County staff with on-going training opportunities to maintain their awareness of the latest technology and regulations concerning military compatibility issues.

MC-2.10 Consider the projected need for additional infrastructure and other municipal services by the US Army/Air Force in the development of new infrastructure master plans.

Goal MC-3	*Encroachment issues associated with development are mitigated.*

Strategies:

MC-3.1 Require the dedication of avigation easements when development is proposed on property within the safety zones as per JLUS recommendations.

MC-3.2 Monitor the compliance of master development, neighborhood, community, and other functional, and regional plans in the MIOA of the North Sector Plan for compatibility with the military, such as land use density/intensity and arrangement, transportation, dark skies, sound attenuation, and water availability and quality.

MC-3.3 Continue to enforce the requirement that all new development or substantial redevelopment in the MIOA to conform to Federal Aviation Regulations (FAR) Part 77 height limits.

MC-3.4 Continue to enforce the Military Lighting Overlay District (MLOD) such that future development includes provisions for the design of outdoor light fixtures to be directed / shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions.

MC-3.5 Continue to improve and maintain proper lighting at City and Bexar County facilities that assist in reducing undue nuisance light and glare spillage on adjoining areas.

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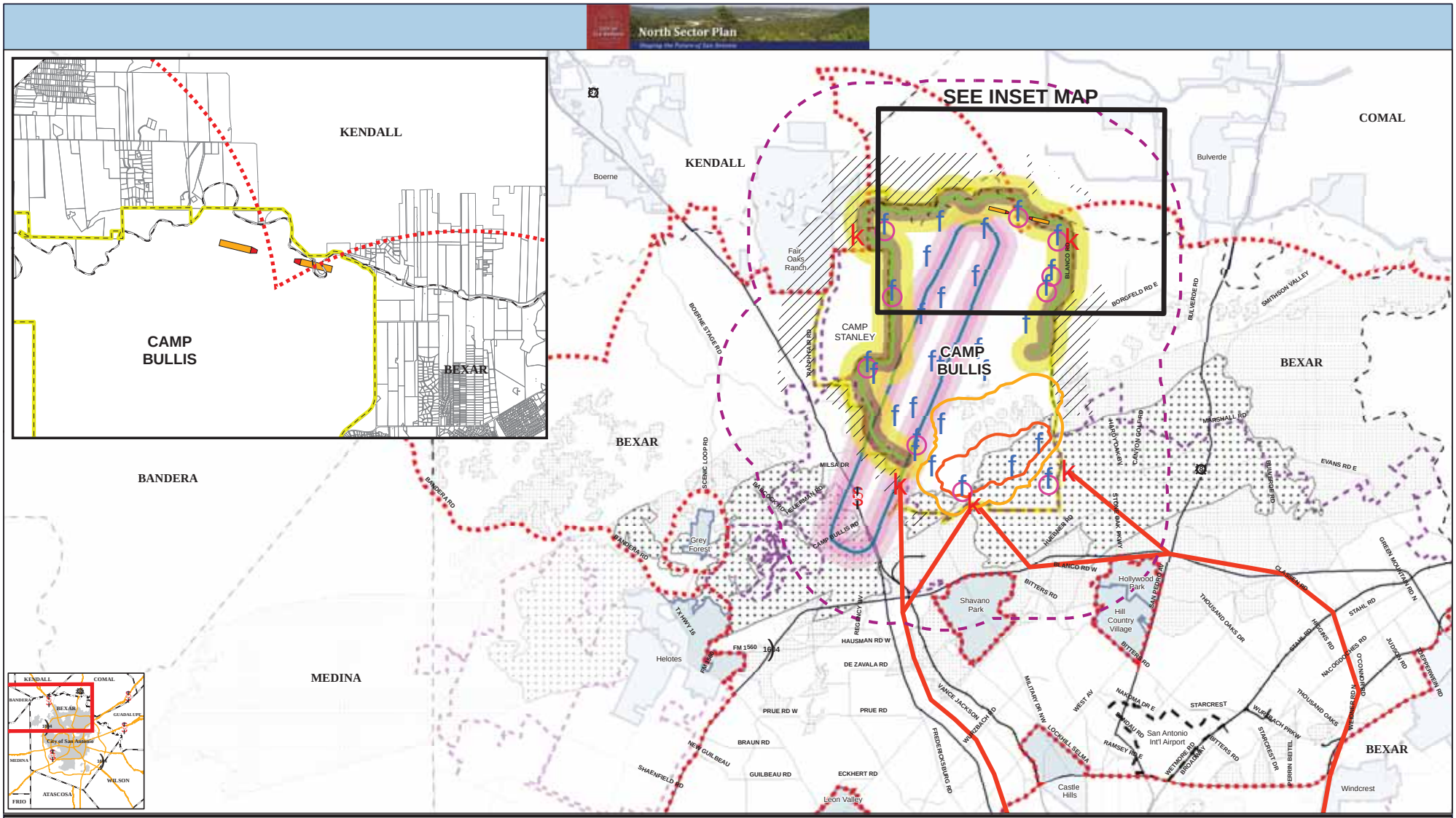

Helicopter Operations

- k Primary Entry/Exit Point
- Bullis Tactical Route
- Elevations Equal to or Higher Than 1,200 Feet Mean Sea Level
- f MEDEVAC Landing Zones
- Helipad (VFR)

CALS Safety Zones

- APZ-LZ
- CZ

Nap of the Earth Flight

- Centerline
- Corridor
- Buffer

UH-60 Helicopter Drop Zone

- Centerline
- Corridor
- Buffer

Small Caliber Noise Contour

- 87 PK15(met)
- 104 PK15(met)

Karst Zone

- Karst Species - Exist
- Karst Species - High Probability

- Area of Influence (3-mile buffer)
- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley

- County
- Airport
- Highway
- Major Road
- Railroad
- Parcel

source: Bexar County, Comal County, Kendall County / 2010; TNRIS, U.S. Army, U.S. Fish and Wildlife Service / 2009

Camp Bullis Operations and Influences

Operations_and_Influences_20100721_RGR.pdf

Figure 3-6: Camp Bullis Operations and Influences

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Military Compatibility Development Guidelines

The Camp Bullis JLUS completed in 2009, identified numerous issues that are primary compatibility concerns within the area surrounding the installation. Among the most common factors causing incompatibility with military airfield and weapons training operations include the:

- *High levels of noise generated by fixed and rotary wing aircraft and firing ranges,*
- *Heights of civilian structures near the installation that create vertical obstructions for flight activities,*
- *Generation of off-installation light pollution that negatively impacts the use of night vision devices (NVD) for military air and ground training.*

The development of land uses that are incompatible with an installation's military mission pose credible threats to that installation's continued existence. The recommended development standards presented below are included to diminish the presence of encroachment for the installation. The Military Compatibility Development Guidelines are organized in a consistent format, which includes identifying the objective, describing recommended development standards, and identifying permissible land uses.

OBJECTIVE 1: To protect the safety of citizens by discouraging high-density development within Accident Potential Zone (APZ) and Combat Assault Landing Strip (CALS) approach and departure routes (Safety MIA).

BACKGROUND: The Clear Zone (CZ) for the existing CALS runway does not extend off base. However the APZ I and APZ II for a future Class A expanded runway[1] would extend beyond the installation. APZ 1 would extend halfway beyond the boundary of Camp Bullis to the east, and APZ II would be located entirely off of the boundary to the east.

RECOMMENDED DEVELOPMENT STANDARDS: The portion of the APZs which extend beyond the boundary of the installation and are located within the three mile area of influence (to be compliant with the provisions of the Regional Military Sustainability Commission territory, if implemented in the future) should be subject to the following standards:

- *Discourage new construction within 150 feet of Camp Bullis' fence line.*
- *Encourage the retention of current agricultural uses and resource protection activities.*
- *Discourage the subdivision of small lots.*
- *Seek opportunities where the transfer of development rights (TDR) can be used.*
- *Seek opportunities where the establishment of limited use easements or conservation easements can be accomplished.*
- *Discourage residential uses within any APZ.*

---

(1) Although there is possibility to upgrade the CALS to a Class A runway in the future, there is currently no projected timeframe for this to occur nor any plan to do so. The decision to upgrade would need to be preceded by an environmental study, community input, and potential acquisition of easements in those portions of the new APZs that extend off-post.

Recommended Permissible Land Uses:

- *Agricultural (farm, ranch and rural development), Open Space, Resource Protection. Conditionally acceptable uses:*
    - *Office District (1-story height limitation, considered as conditional use)*
    - *Industrial (Light, General, Heavy, Mixed; considered as conditional use)*

Objective 2: To avoid the construction of structures that could interfere with Camp Bullis' fixed and rotary-wing aircraft training and/or are within the Vertical MIA.

Recommended Development Standards:

- *Discourage new construction within 150 feet of Camp Bullis' fence line.*
- *Require building elevations of proposed units with height dimensions to be provided at the time of building permit application.*
- *Allow for the purchase of critically located property by an appropriate governmental entity.*
- *Per FAA requirements, any structure to be placed within three miles of Camp Bullis will not exceed:*
    - *A height of 500 feet AGL at the site of the object.*
    - *A height that is 200 feet AGL or above the established airport elevation, whichever is higher.*
    - *Within three nautical miles of the established reference point of an airport (excluding heliports), with its longest runway more than 3,200 feet in actual length, height increases in the proportion of 100 feet for each additional nautical mile of distance from the airport up to a maximum of 500 feet.*

Recommended Permissible Land Uses:

- *Open Space.*
- *Conservation Area (pursue conservation easements where possible).*
- *Low density Residential not to exceed 35 ft. or 2.5 stories providing it is not located in high dB noise contours.*
- *Community and Neighborhood Commercial Uses (not to exceed 35 feet in height or outdoor lighting restrictions).*
- *Industrial Uses (not to exceed height restrictions or outdoor lighting restrictions).*
- *Racetracks and Emergency Vehicle Training Uses (may be appropriate as long as they do not generate excessive dust, frequency interruptions, or light at night, and are consistent with the North Sector Land Use Plan).*

OBJECTIVE 3: Avoid incompatible development in the CALS approach and departure routes.

RECOMMENDED DEVELOPMENT STANDARDS: These standards pertain to lands in Comal County that are also located within the three mile area of influence.

- *Discourage new construction within 150 feet of Camp Bullis' fence line.*
- *Encourage the continued use of existing compatible land uses (agricultural, open space).*
- *Discourage new development proposed for the areas located to the north and northeast of the boundaries of Camp Bullis, which are currently used for farming or are designated to be retained in their native condition.*
- *Pursue conservation easements (where possible).*
- *Allow for the acquisition of critically located property (by an appropriate governmental entity).*
- *Seek opportunities where the transfer of development rights can be used.*
- *Create conservation area buffer zones that protect the Camp Bullis mission by preventing development.*
- *Discourage residential, industrial, and commercial uses.*

RECOMMENDED PERMISSIBLE LAND USES:

- *Resource protection and open space.*
- *Livestock farming and animal breeding.*
- *Agricultural and forestry related activities.*
- *Fishing activities and related services.*
- *Mining activities and other resources production and extraction as long as they do not generate excess dust, light pollution, or height restrictions.*

Objective 4: To prevent the attraction of birds across fixed and rotary-wing flight routes and to coordinate land uses with the Camp Bullis Bird Air Strike Hazard (BASH) Plan (if authorized and implemented in the future).

Background: The UH-60 flight paths and their noise contours extend beyond Camp Bullis to the southwest over San Antonio lands in the area of influence. In addition, the rotary-wing Nap of the Earth (NOE) route around the perimeter of the Camp and approach and departure paths to/from the CALS are areas of concern.

Recommended Development Standards. In order to manage these issues, the following standards should apply:

- *Recommend no construction within 150 feet of Camp Bullis' fence line.*
- *Recommend denial of all projects that include landfills or uncovered outdoor water storage areas.*
- *All development permits should be determined compatible with the requirements of the Camp Bullis BASH plan (if authorized and implemented in the future) prior to consideration and approval.*

Recommended Permissible Land Uses:

- *Agricultural and open space (may attract birds and if allowed, should be managed to avoid crop flooding, wetlands).*
- *Residential, as long as wells and outdoor water ponds are managed.*
- *Non-residential, providing they do not interfere with aviation related ingress and egress routes.*
- *Conservation easements (pursue where possible).*

OBJECTIVE 5: To mitigate noise concerns and exposure generated by Camp Bullis fixed and rotary-wing aircraft and firing ranges.

BACKGROUND: Both the CALS 65 and 60 decibel contours extend beyond Camp Bullis from the north into Comal County. A majority of the land in this area is in agricultural use.

RECOMMENDED DEVELOPMENT STANDARDS: In order to manage these issues, the following standards should apply:

- *Discourage new construction within 150 feet of Camp Bullis' fence line.*
- *Limit noise sensitive land uses, as designated in the Military Sound Attenuation Overlay District (MSAO), including:*
    - *Single-Family and Multi-family Residential.*
    - *Assisted living facilities, nursing facilities, adult day care and similar congregate living uses.*
    - *Schools-primary, secondary, colleges, and universities, with some exceptions.*
    - *Religious worship and/or study facilities.*
    - *In-patient medical facilities including hospital and residential treatment centers.*
    - *Funeral homes.*
    - *Child care facilities.*
    - *Senior / community centers / libraries.*
    - *Habitable portions of the uses identified above will either:*
    - *Achieve an outside to inside noise reduction of 25 decibels.*
    - *Utilize construction materials to achieve a sound transmission class (STC) rating of 40 for walls and ceilings; a rating ranging from 30 to 40 (based on window / door composition of wall area) for windows and doors; and comply with provisions for air circulation / fresh air without the need to open windows, doors or other exterior openings.*
- *Schools and hospitals should not be located in this area.*

RECOMMENDED PERMISSIBLE LAND USES:

- *Resource and Agricultural (allowed in all noise contours).*
- *The following are acceptable uses within the 65 to 74 dB noise contours:*
    - *Commercial- Neighborhood, Community and Regional.*
    - *Industrial-Heavy, Light, Business Park – providing light and vertical obstructions are not generated.*
    - *Office District (High-Rise, Mid-Rise) – providing vertical obstructions are not generated.*
    - *Conditionally acceptable uses are:*
        - *Residential (Single Family, Mixed) between 1 and 11 units per acre - with the appropriate sound attenuation design or real estate disclosures.*

OBJECTIVE 6: To avoid additional light generation, especially by structures that are located at a higher elevation than Camp Bullis and to reduce light pollution and glare generated by existing and new development that would negatively impact night vision device (NVD) training.

BACKGROUND: The cities of San Antonio and Shavano Park, as well as the counties of Comal and Bexar have all adopted dark sky ordinances to protect the missions at Camp Bullis. Camp Bullis uses night vision devices in training areas near the perimeter of the installation's boundary for both ground and air training operations.

The Light MIA Zone 1 is a one-mile area surrounding Camp Bullis. The Light MIA Zone 1 regulations recommend mitigating point source light at elevations in excess of 1,200 feet. Communities located within the one-mile radius of Camp Bullis include portions of Bexar County directly adjacent to the installation to the northeast, portions of Comal County directly north of Camp Bullis and portions of the City of San Antonio adjacent to the western and southern boundaries of Camp Bullis.

RECOMMENDED DEVELOPMENT STANDARDS: The Light MIA Zone 2 encompasses a five-mile area around the border of Camp Bullis, where ambient light generation should be managed. Light generation from development in these areas should be closely monitored so that it does not interfere with night training. The following standards should apply:

- *Recommend no new construction within 150 feet of Camp Bullis' fence line.*
- *Where possible, limit density within the one mile area of influence to less than or equal to six units per acre, especially near Fair Oaks Ranch and Hollywood Park.*
- *Limit light and glare from existing structures within Comal County, which are sited at a higher elevation than Camp Bullis.*
- *Consider applying high-intensity lights and military filters to block the spectra of ambient light.*
- *Discourage outdoor sports complexes, sports arenas, and similar uses that produce ambient light located within 0.5 miles of the southwest corner of Camp Bullis, where a large amount of field training and night training operations occurs.*

RECOMMENDED PERMISSIBLE LAND USES:

- *Within 0.5 miles of Camp Bullis, the following are compatible land uses:*
    - *Agriculture.*
    - *Heavy Industrial / Light industrial / Business Park.*
    - *Wilderness type parks.*
- *Agriculture, open space and conservation.*
- *Such land uses are compatible as long as they abide by design standards of lighting, are consistent with the standards listed above, and do not exceed vertical height limitations.*

OBJECTIVE 7: To comply with the Endangered Species Act and prevent the reduction of karst invertebrate habitat.

BACKGROUND: Critical karst habitat includes a significant portion of land south of Camp Bullis in Bexar County, Hollywood Park and Shavano Park, within the three mile area of influence (to be compliant with the provisions of the Regional Military Sustainability Commission territory, if implemented in the future).

RECOMMENDED DEVELOPMENT STANDARDS: Strict development limitations should be imposed on areas designated Karst Zone 1 and 2. The following standards should apply:

- *Analysis of project impact to known invertebrate karst species habitat in Karst Zone 1 and Karst Zone 2 (areas which have a high probability of containing suitable habitat for listed invertebrate karst species).*
- *Any development that threatens to destroy critical habitat in Karst Zone 1 and 2 should not be approved. If such a project is approved, mitigation measures preserving habitat may be required.*
- *Encourage new development to be located in Karst Zones 3, 4 and 5 [Karst Zone 3- areas that probably do not contain listed invertebrate karst species; Karst Zone 4 – areas which require further research but are generally equivalent to Zone 3, although they may include areas which could be classified as Zone 2 or Zone 5 as more information becomes available; Karst Zone 5 – areas which do not contain listed invertebrate karst species].*
- *Pursue conservation easements and transfer of development rights, where possible.*

RECOMMENDED PERMISSIBLE USES:

- *Karst Habitat Zones 3 and 4 can tolerate moderate development such as low density residential, mixed-use and commercial provided studies do not demonstrate otherwise.*
- *Karst Habitat Zones 1 and 2 should be designated as a conservation area, proposed development should not be granted approvals, unless permitted by the USFWS.*

OBJECTIVE 8: Avoid Golden-cheeked Warbler endangered species displacement.

BACKGROUND: Potential Golden-cheeked Warbler habitat covers large areas in each of the jurisdictions within the five mile Military Influence Overlay Area. Camp Bullis remains the primary location for Golden-cheeked Warbler critical habitat. Since the Golden-cheeked Warbler is designated an endangered species, the presence of habitat on Camp Bullis imposes training limitations.

RECOMMENDED DEVELOPMENT STANDARDS: In order to manage these issues, the following standards should apply:

In order to alleviate these restrictions and create more alternatives for the bird, designated off installation habitat areas should be conserved and not developed.

- *Continue to monitor compliance with the Endangered Species Act.*

RECOMMENDED PERMISSIBLE LAND USES:

- *Agricultural.*
- *Open Space.*
- *Conservation.*
- *Recreation.*

OBJECTIVE 9: Avoid constructing roadways and transportation corridors that attract commercial development in areas where high density / intensity development would be incompatible with Camp Bullis' operations.

BACKGROUND: Interstate 10 and Loop 1604 constitute the principal arterial transportation corridors within the five mile Military Influence Overlay Area. These roadways could present development opportunities that conflict with a number of the encroachment issues facing the installation. Of particular concern are the areas surrounding the juncture of IH-10 and Loop 1604 in the City of San Antonio, where there is a great deal of critical Golden-cheeked Warbler and karst habitat located within the UH-60 flight path.

RECOMMENDED DEVELOPMENT STANDARDS: Along these roadways, the following standards should apply:

- *Limit commercial, residential and planned unit development, unless the project is consistent with the North Sector Land Use Plan.*
- *Limit the development of land around the departure and landing areas, including the area around the intersection of Dietz Elkhorn Road/Blanco Road, located on the eastern installation boundary.*

RECOMMENDED PERMISSIBLE LAND USES:

- *Agricultural.*
- *Open Space.*

Table 3.2: Land Use / Noise Compatibility Guidelines

	1 RMSC		2 Safety			3 Noise Contours: Aircraft Noise Contours				3 Noise Contours: Range Noise	4 General Noise	5 Vertical MIA	6 Light MIA
	1 Mile from Camp Bullis	1 - 3 Miles from Camp Bullis	CZ	APZ I	APZ II	65-69 dB	70-74 dB	75-79 dB	80+ dB	Small Arms 87 dB	Noise MIA	Height Restrictions	Light Controls
Residential													
Single units; detached; <= 2 du/ac												Under 50' allowed. > 50' requires Part 77 assessment.	Yes
Single units; detached; > 2 du/ac													Yes
Single units; semidetached; > 2 du/ac													Yes
Single units; attached row; > 2 du/ac													Yes
Two units; side-by-side													Yes
Two units; one above the other													Yes
Apartments; walk up													Yes
Apartments; elevator													Yes
Group quarters													Yes
Residential hotels													Yes
Mobile home parks or courts													Yes
Transient lodgings													Yes
Other residential													Yes
Manufacturing													
Food & kindred products; manufacturing												Under 50' allowed. > 50' requires Part 77 assessment.	Yes
Textile mill products; manufacturing													Yes
Apparel and other finished products made from fabrics, leather, and similar materials; manufacturing													Yes
Lumber and wood products (except furniture); manufacturing													Yes
Furniture and fixtures; manufacturing													Yes
Paper & allied products; manufacturing													Yes
Printing, publishing, and allied industries													Yes
Chemicals and allied products; manufacturing													Yes
Petroleum refining and related industries													Yes
Rubber and misc. plastic products, manufacturing													Yes
Stone, clay and glass products manufacturing													Yes
Primary metal industries													Yes
Fabricated metal products; manufacturing													Yes
Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks manufacturing													Yes
Miscellaneous manufacturing													Yes

Legend

1. RMSC General land use regulations
2. Safety overlay
3. Noise contours
4. General noise overlay
5. Vertical obstruction guidelines
6. Light and glare controls

- Generally recommended
- Conditionally recommended
- Noise attenuation to 45 dB interior noise level
- Noise attenuation to 45 dB interior noise level for public areas
- Not recommended

Note:

CZ	Clear Zone
APZ	Accident Potential Zone
dB	Noise Decibal
MIA	Miliatry Influence Area
RMSC	Regional Military Sustainability Commission

Source: Matrix Design Group, June 2010

Table 3.2: Land Use / Noise Compatibility Guidelines *(continued)*

	1 RMSC		2 Safety			3 Noise Contours: Aircraft Noise Contours				Noise Contours: Range Noise	4 General Noise	5 Vertical MIA	6 Light MIA
	1 Mile from Camp Bullis	1-3 Miles from Camp Bullis	CZ	APZ I	APZ II	65-69 dB	70-74 dB	75-79 dB	80+ dB	Small Arms 87 dB	Noise MIA	Height Restrictions	Light Controls
Transportation, communications and utilities													
Railroad, rapid rail transit and street railroad transportation												Under 50' allowed. > 50' requires Part 77 assessment.	Yes
Motor vehicle transportation													Yes
Aircraft transportation													Yes
Marine craft transportation													Yes
Highway & street right-of-way													Yes
Automobile parking													Yes
Communications													Yes
Utilities													Yes
Other transportation communications and utilities													Yes
Trade													
Wholesale trade												Under 50' allowed. > 50' requires Part 77 assessment.	Yes
Retail trade-building materials, hardware and farm equipment													Yes
Retail trade-general merchandise													Yes
Retail trade-food													Yes
Retail trade-automotive, marine craft, aircraft and accessories													Yes
Retail trade-apparel and accessories													Yes
Retail trade-furniture, home furnishings and equipment													Yes
Retail trade-eating and drinking establishments													Yes
Other retail trade													Yes
Services													
Finance, insurance and real estate services												Under 50' allowed. > 50' requires Part 77 assessment.	Yes
Personal services													Yes
Cemeteries													Yes
Business services													Yes
Repair services													Yes
Professional services													Yes
Hospitals, nursing homes													Yes
Other medical facilities													Yes
Contract construction services													Yes
Governmental services													Yes
Educational services													Yes
Miscellaneous services													Yes

Legend

1. RMSC General land use regulations
2. Safety overlay
3. Noise contours
4. General noise overlay
5. Vertical obstruction guidelines
6. Light and glare controls

- Generally recommended
- Conditionally recommended
- Noise attenuation to 45 dB interior noise level
- Noise attenuation to 45 dB interior noise level for public areas
- Not recommended

Note:
- CZ — Clear Zone
- APZ — Accident Potential Zone
- dB — Noise Decibal
- MIA — Miliatry Influence Area
- RMSC — Regional Military Sustainability Commission

Source: Matrix Design Group, June 2010

Table 3.2: Land Use / Noise Compatibility Guidelines *(continued)*

	1 RMSC		2 Safety			3 Noise Contours: Aircraft Noise Contours				Noise Contours: Range Noise	4 General Noise	5 Vertical MIA	6 Light MIA
	1 Mile from Camp Bullis	1 - 3 Miles from Camp Bullis	CZ	APZ I	APZ II	65-69 dB	70-74 dB	75-79 dB	80+ dB	Small Arms 87 dB	Noise MIA	Height Restrictions	Light Controls
Cultural, entertainment and recreational													
Cultural activities (including churches)												Under 50' allowed. > 50' requires Part 77 assessment.	Yes
Nature exhibits													Yes
Public assembly													Yes
Auditoriums, concert halls													Yes
Outdoor music shell, amphitheaters													Yes
Outdoor sports arenas, spectator sports													Yes
Amusements													Yes
Recreational activities (including golf courses, riding stables, water recreation)													Yes
Resorts and group camps													Yes
Parks													Yes
Other cultural, entertainment and recreation													Yes
Resources production and extraction													
Agriculture (except livestock)												Under 50' allowed. > 50' requires Part 77 assessment.	Yes
Agriculture (except livestock) w/residential													Yes
Livestock farming and animal breeding													Yes
Livestock farming and animal breeding w/residential													Yes
Agricultural related activities													Yes
Agricultural related activities w/residential													Yes
Forestry activities and related services													Yes
Forestry activities and related services w/residential													Yes
Fishing activities and related services													Yes
Mining activities and related services													Yes
Other resources production and extraction													Yes

Legend

1. RMSC General land use regulations
2. Safety overlay
3. Noise contours
4. General noise overlay
5. Vertical obstruction guidelines
6. Light and glare controls

- Generally recommended
- Conditionally recommended
- Noise attenuation to 45 dB interior noise level
- Noise attenuation to 45 dB interior noise level for public areas
- Not recommended

Note:
- CZ — Clear Zone
- APZ — Accident Potential Zone
- dB — Noise Decibal
- MIA — Miliatry Influence Area
- RMSC — Regional Military Sustainability Commission

Source: Matrix Design Group, June 2010

Table 3.3: Recommended Zoning and Land Use Compatibility

Zoning Category				Aviation Safety Zones			Noise Zones			
	City of San Antonio	Recommended DU/AC	Recommended Building Height	CZ	APZ I	APZ II	65-69 dB	70-74 dB	75-79 dB	80+ dB
RP	Resource Protection	.01	35 ft / 2.5 stories							
RE	Residential Estate	1	35 ft / 2.5 stories							
R20	Residential Single-Family	2	35 ft / 2.5 stories							
R-6	Residential Single-Family	7	35 ft / 2.5 stories							
RM-6	Residential Mixed	7	35 ft / 2.5 stories							
R-5	Residential Single Family	9	35 ft / 2.5 stories							
RM-5	Residential Mixed	9	35 ft / 2.5 stories							
R-4	Residential Single-Family	11	35 ft / 2.5 stories							
RM-4	Residential Mixed	11	35 ft / 2.5 stories							
R-3	Residential Single-Family	---	35 ft / 3 stories							
MF-18	Limited Density Multi-Family	18	35 feet							
MF-25	Low Density Multi-Family	25	35 feet							
MF-33	Multi-Family	33	45 feet							
MF-40	Multi-Family	40	60 feet							
MF-50	Multi-Family	50	---							
NC	Neighborhood Commercial		25 feet							
O-1	Office District		25 feet							
O-1.5	Mid-Rise Office District		60 feet							
O-2	High-Rise Office District		---							
C-1	Light Commercial		25 feet							
C-2	Commercial		25 feet							
C-2P	Commercial		25 feet							
C-2NA	Commercial, Nonalcoholic Sales		25 feet							
C-3	General Commercial		35 feet							
C-3R	General Commercial,		35 feet							
C-3NA	General Comm., Nonalcoholic Sales		35 feet							
D	Downtown		---							
L	Light Industrial		35 feet							
I-1	General Industrial		60 feet							
I-2	Heavy Industrial		60 feet							
UD	Urban Development	33	35 ft / 2.5 stories							
RD	Rural Development	1	35 ft / 2.5 stories							
FR	Farm & Ranch Development	.04	35 ft / 2.5 stories							
MI-1	Mixed Light Industrial		30 feet							
MI-2	Mixed Heavy Industrial		50 feet							

Generally Recommended

Conditionally Recommended

Not Recommended

Source: Matrix Design Group and City of San Antonio, June 2010

Chapter 4

Adopted Neighborhood and Community Plans

Chapter 4
Adopted Neighborhood and Community Plans

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Chapter 4: North Sector Adopted Neighborhood and Community Plans

Shaping the Future of San Antonio

The North Sector Adopted Neighborhood and Community Plans chapter provides a summary of the five adopted plans that provide specific land uses within the North Sector, and thus supersede the land use recommendations presented in the North Sector Plan. This chapter is presented in the following five sections:

- *Tanglewoodridge Neighborhood Plan Summary*
- *Northwest Community Plan Summary*
- *Oakland Estates Neighborhood Plan Summary*
- *Huebner / Leon Creeks Community Plan Summary*
- *San Antonio International Airport Vicinity Land Use Plan Summary*

Overview

Tanglewoodridge, Northwest, Oakland Estates, and Huebner/Leon Creeks planning areas are all located within the Southwest Quadrant of the North Sector. The San Antonio International Airport Vicinity Land Use Plan is located within the Southeast Quadrant and a small portion of the Southwest Quadrant. The five adopted plans comprise approximately 15 percent of the North Sector Planning Area.

To view the full text online of each of the adopted neighborhood and community plans, visit the Planning and Development Services Department Neighborhood and Community Plans website at: [http://www.sanantonio.gov/planning/neighborhoods/planning_services.asp].

Tanglewoodridge Neighborhood Plan Summary

The top ten priorities in the Tanglewoodridge Neighborhood Plan, adopted in April 1994, include: crime, code compliance, land use, traffic, zoning, cost of taxes, safety, street maintenance, industry and services. The Tanglewoodridge Planning Area is generally bound by: De Zavala Road to the north; IH-10 and Silicon Drive to the west; Prue Road to the south; and Babcock Road to the west. Crime concerns are addressed in quality of life goals which include making the area a safer place to live with increased police patrols and better traffic control. The North Sector Plan also touches on public safety through emphasizing continuous improvement to emergency and public safety services. The neighborhood plan housing goals and environmental conditions goals stress the need to protect single family homes from commercial encroachment and the utilization of vegetative landscape buffers. Land use goals are to maintain the suburban/country atmosphere and encourage planned development. The North Sector land use goals address compatibility issues and recommend landscape buffers. Transportation goals in the neighborhood plan include provisions of adequate streets and sidewalk, develop adequate transportation services, and minimize through traffic. Similar transportation goals are included in the North Sector Plan.

The Tanglewoodridge Neighborhood Plan was adopted prior to consistency and review requirements in the Unified Development Code (UDC). Therefore, consistency with the 1994 neighborhood land use plan is not required.

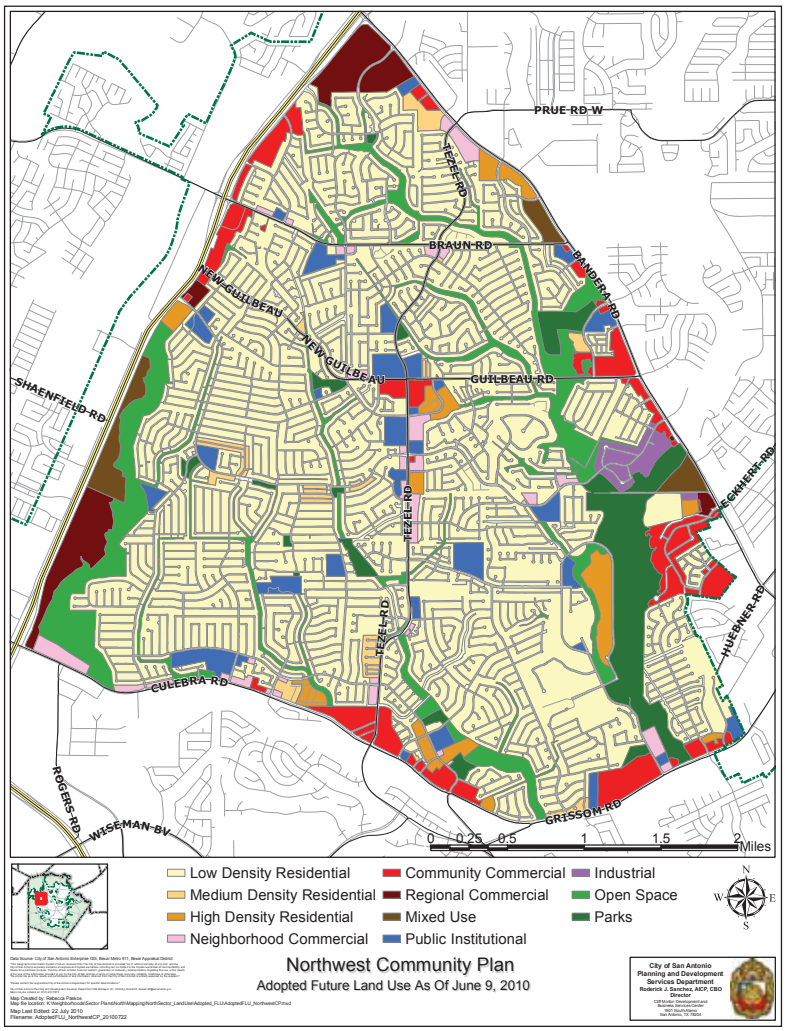
The Tanglewoodridge Neighborhood Plan is available online at [http://www.sanantonio.gov/planning/pdf/neighborhoods/Tanglewoodridge_Neighborhood_Plan.pdf].

Northwest Community Plan Summary

The Northwest Community Plan, adopted in September 1998, presents four key concepts which include: arterial and land development, parks and open spaces, community facilities, and plan implementation. The Northwest Planning Area is generally bound by: Loop 1604 to the west and north; Bandera Road and the City of Leon Valley to the east and north; and Culebra Road to the south. Under the heading of arterial and land development, the key strategies are to discourage commercial strip development and encourage appropriate nodal commercial development. This strategy from the community plan is reiterated in the North Sector Plan in Economic Development Goal ED-1 focusing economic development along recommended routes and activity centers. Nodal commercial development is also encouraged in the future land use plan that recognizes areas for Regional and Mixed Use Centers. Additionally, the preservation, expansion, and development of parks and open space is also a key concept of the community plan. Similarly, the North Sector Plan upholds this strategy in the natural resources goals that recommend protection of steep slopes, soils, natural vistas, tree canopy, endangered species, and water resources. Community Facilities and Education strategies in the North Sector Plan also speak to parkland dedication and funding mechanisms for future parks. Another community facilities strategy in the community plan is to promote a shared facilities approach that combines schools, libraries, parks, and right-of-way (easements). Community Facilities and Education Goal COM-1 restates this strategy for linked community facilities utilizing trail networks and creating partnerships to share facilities. The community plan also states the strategy to maintain and enhance libraries. The North Sector Plan identifies the libraries as cornerstones of North Sector in Community Facilities Goal COM-2.

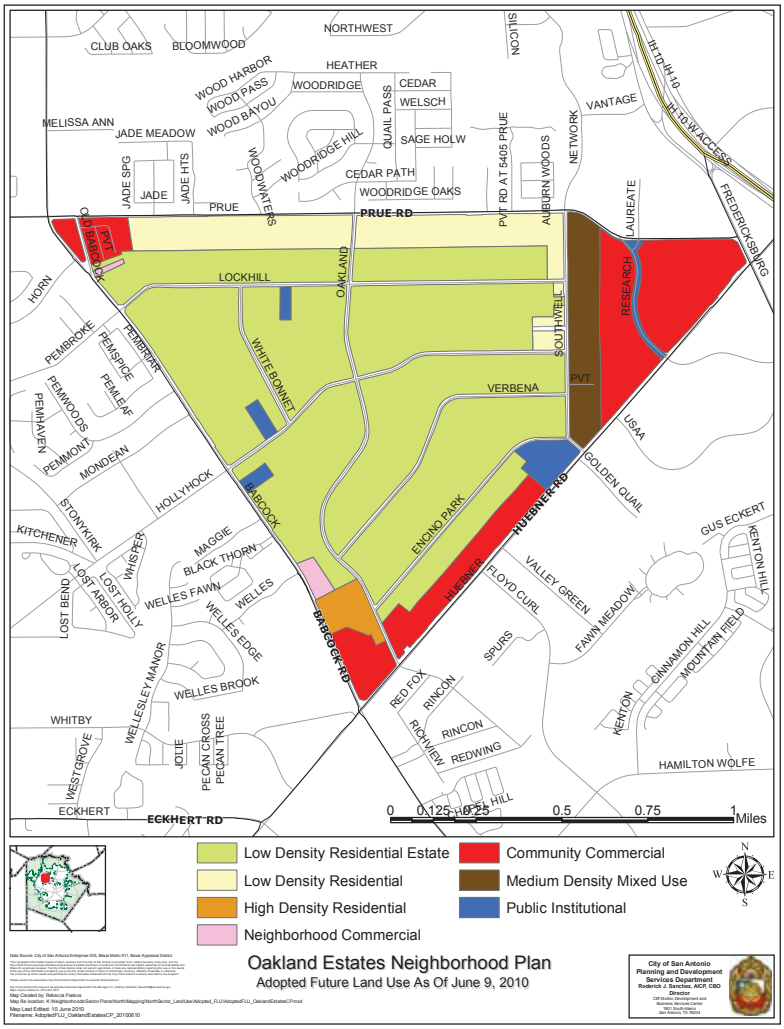
The Northwest Community Plan was updated in May 2004 as part of the five year plan review. The land use plan was the only component of the plan that was updated. The plan will be reviewed again following the adoption of the North Sector Plan for an update to the land use plan to be consistent with the North Sector Land Use Plan.

The Northwest Community Plan adopted in 1998 is available at [http://www.sanantonio.gov/planning/pdf/NorthwestCommunityPlan1998.pdf]. The Northwest Community Plan Update, adopted in 2004, is available online at [http://www.sanantonio.gov/planning/pdf/neighborhoods/northwest.pdf].



Oakland Estates Neighborhood Plan Summary

The Oakland Estates Neighborhood Plan, adopted in August 2000, identifies issues and strategies concerning: zoning and land use, traffic and crime, streets and drainage, and services and utilities. The Oakland Estates Planning Area is generally bound by: Prue Road to the north; Huebner Road to the south and east; and Babcock Road to the south and west. In the statement of purpose in the Neighborhood Plan, the neighborhood presents the desire to preserve the semi-rural and country atmosphere that currently exists in the neighborhood through maintaining low density residential uses and controlling excessive traffic, noise, litter, and dumping. The country-like environment encourages existing and natural landscapes as much as possible with building setbacks that provide a visual buffer and natural vegetation between houses. The neighborhood plan identified speeding and cut-through traffic as major concerns. To alleviate the issue, the plan recommends stop signs, speed humps, and reduced speed limits. When originally constructed, the majority of the houses in Oakland Estates were served by private water wells and septic systems. It appears that a majority of houses now have potable water sources but remain on septic systems. Drainage and water quality concerns are expressed in the Neighborhood Plan.



The North Sector Land Use Plan upholds the desire in Oakland Estates to retain the country-like setting of large, low density residential lots by designating these areas within the Rural Estate Tier. East of Southwell Road, the neighborhood land use is designated Medium Density Mixed Use which allows residential densities up to medium density and commercial uses up to neighborhood commercial. The corresponding sector land use tier designation is the Suburban Tier for this area. Transportation, Infrastructure and Utilities Goal TRAN-7 addresses stormwater and flooding concerns.

The Oakland Estates Neighborhood Plan was updated in April 2007. The land use plan was the only component of the plan that was updated.

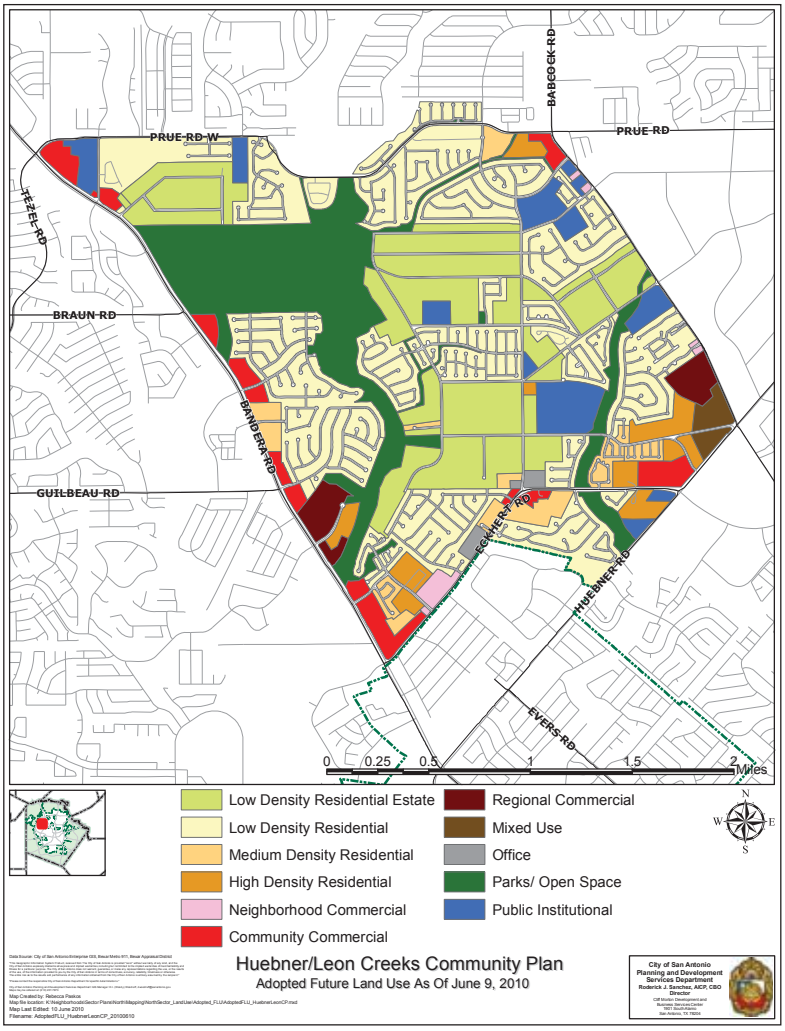
The Oakland Estates Neighborhood Plan, adopted in 2000 is available online at [http://www.sanantonio.gov/planning/pdf/neighborhoods/OaklandEstates/Oakland_Estates_adopted_Aug00.pdf]. The Oakland Estates Neighborhood Plan Update, adopted in 2007, is available online at [http://www.sanantonio.gov/planning/pdf/neighborhoods/OaklandEstates/oaklandestatesfinal.pdf].

Huebner/Leon Creeks Community Plan Summary

City Council adopted the Huebner/Leon Creeks Community Plan in August 2003. The community plan contains several key concepts that are reinforced by the North Sector Plan. The Huebner/Leon Creeks Planning Area is generally bound by: Prue Road to the north; Babcock Road and Huebner Road to the east; the City of Leon Valley and Eckhert Road to the south; and Bandera Road to the west. The people residing within the plan area want to preserve the character and quality of life of the community by promoting street designs, maintaining low density, and creating a nodal pattern. The North Sector Plan is also designed to preserve the area as stated in Land Use and Urban Design Goal LU-2, which encourages the preservation of farm and ranch lands. Land Use and Urban Design Goal LU-3 recommends that high intensity development take place in centers or nodes, which are identified on the future land use plan. The Community Plan mentions the need for improved infrastructure, particularly drainage. Transportation, Infrastructure, and Utilities Goal TRAN-7 of the North Sector Plan states that stormwater runoff is effectively managed to reduce flooding and protect the safety of citizens and property, which reinforces the Community Plan's goals. The Community Plan envisions a multi-modal transportation system in the area. Transportation, Infrastructure, and Utilities Goal TRAN-3 reiterates this goal by recommending that mass transit corridors should exist within the developed southern half of the North Sector and that they are supported through land use planning and increased density at selected locations. The Huebner/Leon Creeks Community Plan's last major key concept (to maintain and increase the amount of parks and open space) is further reinforced by the North Sector Plan's Parks, Natural Environment, and Historic Resources Goal NR-2. The goal addresses the need to protect the natural environment, topography, and vistas by preserving the natural areas along creeks and establishing open space near environmentally sensitive areas.

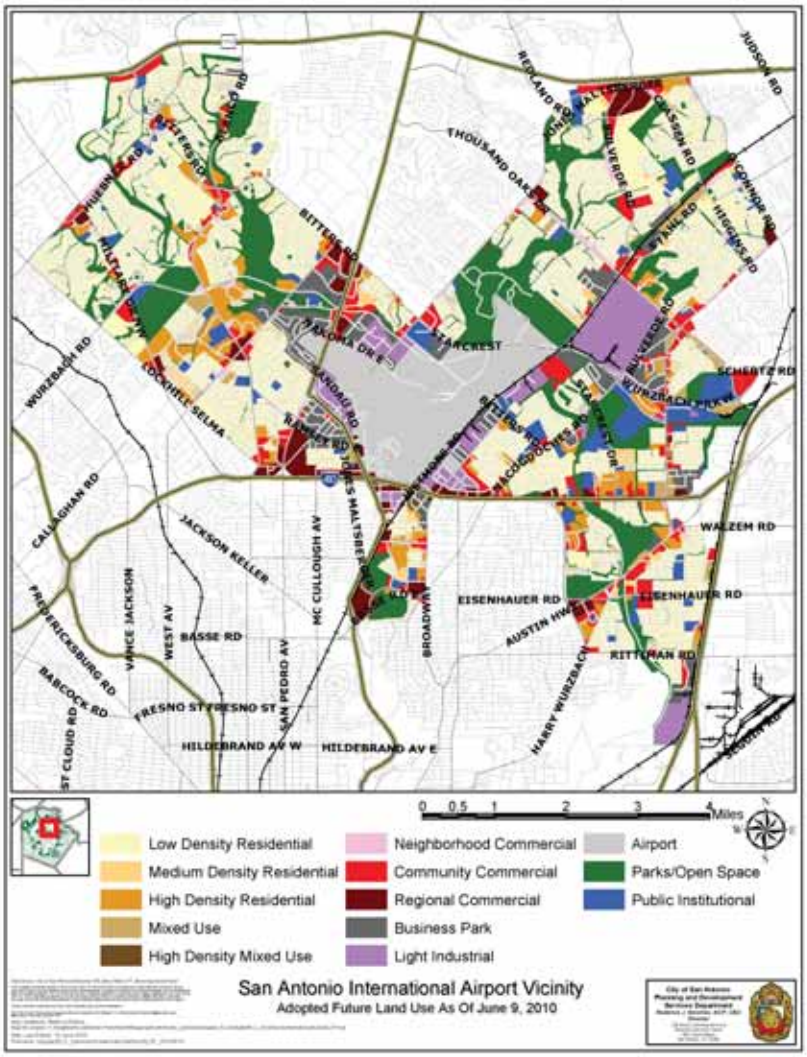
The Huebner/Leon Creeks Community Plan was updated in August 2009 as part of the five year plan review. The land use plan was the only component of the plan that was updated.

The Huebner/Leon Creeks Community Plan, adopted in 2003, is available online at [http://www.sanantonio.gov/planning/huebner_leon_home.asp]. The Huebner / Leon Creek Community Plan Update, adopted in 2009, is available online at [http://www.sanantonio.gov/planning/pdf/huebner_leon_pdfs/Huebner_LeonCreeksCommunityPlanUpdate.pdf].



San Antonio International Airport Vicinity Land Use Plan Summary

The San Antonio International Airport Vicinity Land Use Plan, adopted in May 2010, contains three main chapters: land use, compatibility and redevelopment, and implementation. The San Antonio International Airport Vicinity Planning Area is generally bound by: Huebner Road, Bitters Road, Jones Maltsberger Road, and Loop 1604 on the north; O'Connor Road, Bulverde Road, Nacogdoches Road and IH-35 on the east; Fort Sam Houston, Harry Wurzbach, Broadway, Alamo Heights city limits, US 281, and Loop 410 on the south; and Lockhill-Selma, and NW Military Highway on the west. The first goal of the airport land use plan is to protect the quality of life of residents including health, safety and welfare as per noise and hazards associated with the area. Compatible land uses include an expansion of business park uses in areas surrounding the airport while protecting existing low density residential uses. The North Sector Land Use Plan recognizes these desired uses. The airport land use plan encourages economic growth in the vicinity of the airport that is compatible. Similarly, the North Sector Plan also recommends economic growth and more particularly employment uses in the area of US 281 and Loop 410.



The San Antonio International Airport Vicinity Land Use Plan, adopted in 2010, is available online at [http://www.sanantonio.gov/planning/pdf/SAIT/SAIT_Vicinity_LandUsePlan_05_20_10_doc0.pdf].

Neighborhood and Community Plan Land Use Categories

The following text includes summary descriptions of the land use categories included in the adopted neighborhood and community plans in the North Sector planning area. Full descriptions of these categories can be found within the community and neighborhood plans online through the Planning and Development Services Department website at [http://www.sanantonio.gov/planning/neighborhoods/planning_services.asp].

Parks/Open Space includes public and private land uses that encourage outdoor passive or active recreation as well as unimproved land where conservation is promoted and development is not encouraged. Examples include floodplains, utility corridors, City pocket, regional, or linear parks, as well as private parks.

Associated Plans: Huebner/Leon Creeks Community Plan, Northwest Community Plan Community Plan, & Oakland Estates Neighborhood Plan

Low Density Residential Estate Development includes large lot single family detached houses on individual estate-sized lots.

Associated Plans: Huebner/Leon Creeks Community Plan & Oakland Estates Neighborhood Plan

Low-Density Residential is composed of single-family detached houses on individual lots.

Associated Plans: Huebner/Leon Creeks Community Plan, Northwest Community Plan Community Plan, Oakland Estates Neighborhood Plan, & San Antonio International Airport Vicinity Land Use Plan

Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four dwelling units per building.

Associated Plans: Huebner/Leon Creeks Community Plan, Northwest Community Plan Community Plan, Oakland Estates Neighborhood Plan, & San Antonio International Airport Vicinity Land Use Plan

High Density Residential includes apartments with more than four dwelling units per building. High density residential provides for compact development including apartments, condominiums, and assisted living facilities.

Associated Plans: Huebner/Leon Creeks Community Plan, Northwest Community Plan Community Plan, Oakland Estates Neighborhood Plan, & San Antonio International Airport Vicinity Land Use Plan

Office provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions. Examples of offices include attorney's offices, dentist's or physician's offices, administrative offices, and training centers.

Associated Plans: Huebner/Leon Creeks Community Plan

Neighborhood Commercial includes smaller intensity commercial uses such as retail or offices, professional services, convenience retail, shop front retail that serves a market equivalent to a neighborhood. Examples include flower shops, small restaurants, lawyer's offices, coffee shops, barbers shops, book stores, dry cleaning, and convenience stores without gasoline.

Associated Plans: Huebner/Leon Creeks Community Plan, Northwest Community Plan Community Plan, Oakland Estates Neighborhood Plan, & San Antonio International Airport Vicinity Land Use Plan

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Example of uses includes a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

Associated Plans: Huebner/Leon Creeks Community Plan, Northwest Community Plan Community Plan, Oakland Estates Neighborhood Plan, & San Antonio International Airport Vicinity Land Use Plan

Regional Commercial includes high intensity land uses that draw customers from a larger region. Example of uses include "big box" retail and retail "power centers", shopping malls, movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, hotels, automobile dealerships, and medical or office complexes that are mid to high rise.

Associated Plans: Huebner/Leon Creeks Community Plan, Northwest Community Plan Community Plan, Oakland Estates Neighborhood Plan, & San Antonio International Airport Vicinity Land Use Plan

Mixed Use (including Medium Density or High Density) allows for a concentrated, well structured, and integrated blend of residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures.

Associated Plans: Oakland Estates Neighborhood Plan, Huebner/Leon Creeks Community Plan, Northwest Community Plan Community Plan, & San Antonio International Airport Vicinity Land Use Plan

Public/Institutional provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), schools, religious facilities, museums, fraternal and service organizations and hospitals.

Associated Plans: Huebner/Leon Creeks Community Plan, Northwest Community Plan, & Oakland Estates Neighborhood Plan

Business Park includes medium to large sized buildings that house professional, administrative, light manufacturing, and/or warehousing functions. Development in this category should take the form of a cohesive, campus setting where buildings are interspersed with open space and connected with pedestrian walkways.

Associated Plans: San Antonio International Airport Vicinity Land Use Plan

Light Industrial includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor's suppliers and warehousing.

Associated Plans: San Antonio International Airport Vicinity Land Use Plan

Airport comprises airport facilities necessary for the operation and development of the airport as well as off-airport property owned by the airport sponsor.

Associated Plans: San Antonio International Airport Vicinity Land Use Plan

Chapter 5

North Sector Action Plan

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Chapter 5: North Sector Action Plan

Shaping the Future of San Antonio

The North Sector Action Plan chapter identifies both high priority and longer term responsibilities for implementation that will achieve the goals and strategies of the North Sector Plan. This chapter is presented in the following two sections:

- *Prioritized Strategy Responsibility Summary*
- *Overall Strategy Responsibility*

Prioritized Strategy Responsibility Summary

A prioritized listing of the top 14 strategies is provided below in ***Table 5.1: Near-Term Strategy Responsibility.*** These strategies have been listed by plan element and do not reflect a prioritized order for implementation.

Table 5.1: Near-Term Strategy Responsibility

Strategy		Responsibility	
No.	**Summary**	**Primary**	**Partner**
Goal TRAN 2: East-west roadway mobility and connectivity that alleviates north-south congestion is established.			
TRAN-2.2	Implement east-west intra-neighborhood collector and local road connectivity	COSA, Property Owners	MPO, NAs, Bexar County
Goal TRAN 3: Mass transit corridors within the developed southern half of the North Sector are supported through land use planning and increased density at selected locations.			
TRAN-3.1	Support SmartWaySA recommendations for high capacity transit	VIA	COSA
Goal HOU 1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.			
HOU-1.2	Encourage compatible residential growth patterns and transitions	COSA, Consultant	COSA, Consultant
HOU-1.3	Advocate for energy efficiency and to mitigate adverse environmental impacts for new housing	COSA	Homebuilders
Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.			
ED-1.1	Locate higher density residential and compatible employment uses at key nodes	COSA	Land Brokers, AACOG
Goal ED-2: Strong and stable medical and research industries that promote economic stability in the North Sector.			
ED-2.3	Support increased activity of existing businesses	COSA, EDF	NAs, Chambers of Commerce, AACOG

Table 5.1: Near-Term Strategy Responsibility *(continued)*

Strategy		Responsibility	
No.	**Summary**	**Primary**	**Partner**
Goal NR-2: Natural Hill Country features such as steep slopes, soils, native trees and natural vistas are protected.			
NR-2.1	Encourage hillside development that retains natural features	COSA, Bexar County	Developers, Property Owners
Goal NR-5: Historic trails, sites, structures, cemeteries, and ridges are preserved and promoted.			
NR-5.2	Preserve historic trails and scenic corridors	COSA, Bexar County	TPWD
Goal COM-1: Parks, schools, libraries, animal care and other community facilities linked to one another.			
COM-1.4	Incorporate trails, greenways and connective links in open space	COSA, Bexar County	Comal County, Kendall County, Developers
COM-1.8	New animal care facility to reunite lost pets with their owners	COSA, Property Owners	Land Brokerage Community
Goal LU-3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.			
LU-3.1	Develop vacant infill and underutilized parcels between Loop 1604 and Loop 410	COSA, CRAG	Land Brokerage Community
Goal LU-4: City of San Antonio collaborates with Bexar, Comal, Kendall, and Medina counties to support the North Sector Plan goals within the City's ETJ.			
LU-4.1	Encourage surrounding counties to implement sector land use recommendations	Bexar County, Comal County, Kendall County, Medina County	Comal County, Kendall County, Medina County, AACOG, MPO, COSA
Goal MC-3: Encroachment issues associated with development are mitigated.			
MC-3.1	Require avigation easements for development within CALS safety zones	Property Owners	COSA Bexar County
MC-3.2	Adopted plans within the Camp Bullis MIOA should address military compatibility	Bexar County, Comal County, Kendall County	COSA

Overall Strategy Responsibility

Table 5.2: Overall Strategy Responsibility, presented on the following pages, is organized to address the key considerations described below, to allow immediate/staged implementation by the City of San Antonio and its partners.

- ***Strategy No.:*** *Identifies the strategy by the number presented in Chapter 3: North Sector Plan Elements for consistency.*
- ***Strategy Summary:*** *Provides a summary of the strategy.*
- ***Responsibility:*** *Identifies the city or other entity to undertake the strategy in the Primary and/or Partner role. An acronym list has been prepared to identify these primary or partners and is listed below:*

AACOG	Alamo Area Council of Governments
ACCD	Alamo Community College District
AIA	American Institute of Architects
APA	American Planning Association
ART	Alamo Regional Transit
ASLA	American Society of Landscape Architects
BexarMet	Bexar Metropolitan Water District
BMAC	Bicycle Mobility Advisory Committee
BRWM	Bexar Regional Watershed Management
CAB	Conservation Advisory Board
CDBG	Community Development Block Grant
COSA	City of San Antonio
CRAG	Community Revitalization Action Group
EAA	Edwards Aquifer Authority
EDF	Economic Development Foundation
HUD	US Department of Housing and Urban Development
ISD	Independent School District
ITT	ITT Technical Institute
MPO	San Antonio - Bexar County Metropolitan Planning Organization
NA	Neighborhood Association
NPO	Non-profit Organizations
OST	Old Spanish Trail
PMAC	Pedestrian Mobility Advisory Committee
RECSA	Real Estate Council of San Antonio
SABOR	San Antonio Board of Realtors
SARA	San Antonio Realtors Association
SAWS	San Antonio Water System
STMC	South Texas Medical Center
TCEQ	Texas Commission on Environmental Quality
TPWD	Texas Parks and Wildlife Department
TWFS	Texas Work Force Solutions
TX A&M	Texas A and M University
ULI	Urban Land Institute
USACE	US Army Corps of Engineers
USDA	US Department of Agriculture
USFWS	US Fish and Wildlife Service
UTHSC	University of Texas Health Science Center
UTSA	University of Texas-San Antonio
VIA	VIA Metropolitan Transit

Table 5.2: Overall Strategy Responsibility

Strategy		Responsibility	
No.	Summary	Primary	Partner
TRANSPORTATION STRATEGIES			
TRAN-1.1	Coordinate to model existing and future roadways and intersections level of service	COSA, MPO	TXDOT, Bexar County, CDBG, DPW
TRAN-1.2	Implement Major Thoroughfare Plan recommendations	COSA, Bexar County	MPO
TRAN-1.3	Encourage connected residential street design	COSA	Bexar County
TRAN-2.1	Conduct a transportation network mobility study	MPO	COSA
TRAN-2.2	Implement east-west intra-neighborhood collector and local road connectivity	COSA, Property Owners	MPO, NAs, Bexar County
TRAN-3.1	Support SmartWaySA recommendations for high capacity transit	VIA	COSA, Bexar County
TRAN-3.2	Coordinate transit station area planning with transit-oriented development	VIA	MPO, COSA, ULI
TRAN-3.3	Encourage an Express Route on Loop 1604	VIA, MPO	COSA
TRAN-3.4	Support the provision of commuter connectivity for commuters	AACOG, ART	COSA
TRAN-4.1	Locate park and ride facilities to support near term transit service	VIA	MPO, COSA
TRAN-4.2	Plan for longer term park and ride locations along high capacity transit corridors	VIA, Property Owner	MPO, COSA
TRAN-5.1	Consider bicycle and pedestrian improvements in capital improvement and infrastructure maintenance	COSA, Bexar County	MPO
TRAN-5.2	Promote secondary bicycle and pedestrian connections from neighborhoods to nearby destinations	COSA, Bexar County	MPO
TRAN-5.3	Provide incentives for "Context Sensitive Streets" and cluster development that encourages walkability and bikability	COSA, Bexar County	Developers, Consultant, AIA, ULI, MPO, APA
TRAN-5.4	Form public-private partnerships to enhance connectivity of non-vehicular networks	COSA	NAs, Developers, UTSA
TRAN-5.5	Consider the road diet analysis recommendations and bike facilities to promote bicycle and pedestrian commuting	COSA, MPO	DPW, BMAC, PMAC, Bexar County, Developers
TRAN-5.6	Expand bicycle and pedestrian networks	COSA, MPO	BMAC, PMAC, Bexar County
TRAN-5.7	Implement Regional Bicycle Master Plan	COSA, MPO	Developers

Table 5.2: Overall Strategy Responsibility *(continued)*

Strategy		Responsibility	
No.	**Summary**	**Primary**	**Partner**
UTI-6.1	Enhance communication when proposed expansion of CCNs are proposed	COSA, BexarMet	SAWS, Other Providers
UTI-6.2	Encourage energy efficiency through green building and design	COSA, CPS Energy	AIA, APA, Bexar County
UTI-6.3	Ensure new development meets requirements	COSA	Consultants, Developers
INF-7.1	Manage storm drainage network capacity and transmission capabilities	Bexar County, COSA	BRWM
INF-7.2	Minimize impervious cover and provide a natural water course appearance	COSA	EAA, Bexar County, SAWS
INF-7.3	Continue to require stormwater retention for new development	COSA	Bexar County, SAWS
INF-7.4	Increase inspection and maintenance of retention and detention areas	COSA, SAWS	Bexar County
INF-7.5	Develop watershed management master plans	COSA	Bexar County
INF-7.6	Promote SAFE programs	Bexar County, COSA	BRWM, SAWS
INF-7.7	Create drainage master plan for future drainage infrastructure	COSA, Bexar County	SAWS, BRWM
INF-7.8	Future drainage infrastructure that does not impact historic of environmental areas	COSA	Bexar County, EAA, USFWS
HOUSING STRATEGIES			
HOU-1.1	Promote innovative allowances that expand the variety of housing types and embraces flexible standards	COSA, Bexar County	AIA, ULI, TX A&M, UTSA, APA
HOU-1.2	Encourage compatible residential growth patterns and transitions	COSA, Consultant	Bexar County
HOU-1.3	Advocate for energy efficiency and to mitigate adverse environmental impacts for new housing	COSA	Bexar County, CPS Energy
HOU-1.4	Make public information on equal housing opportunities and rehabilitation grants available	COSA, HUD	RECSA, NPO
HOU-1.5	Encourage the utilization of available local and state funding by residents and developers	COSA HUD	Lending institutions, RECSA
HOU-1.6	Support efforts to organize neighborhood conservation districts	COSA	NAs, NPO
HOU-1.7	Encourage incentive and rebate programs for energy and water efficiency	CPS Energy, SAWS	COSA

Table 5.2: Overall Strategy Responsibility *(continued)*

Strategy		Responsibility	
No.	**Summary**	**Primary**	**Partner**
HOU-2.1	Focus high density residential near activity centers	COSA	Bexar County, Developers
HOU-2.2	Educate and encourage homeowners to use financial mechanisms in areas served by transit	COSA	Lending Institutions, VIA
HOU-2.3	Utilize high density residential as a buffer	COSA	Developers
HOU-2.4	Consider high density housing as a land use transition	COSA	Developers
ECONOMIC DEVELOPMENT STRATEGIES			
ED-1.1	Locate higher density residential and compatible employment uses at key nodes	COSA	Bexar County
ED-1.2	Continue to locate compatible employment uses at the intersections of US 281 and Loop 410	COSA	EDF
ED-1.3	Continue to maintain and revitalize retail and commercial uses	COSA	Chambers of Commerce, Lending institutions
ED-1.4	Work cooperatively to improve the North Sector economic base	COSA, EDF	AACOG, Chambers of Commerce
ED-2.1	Promote medical and research development activity inside Loop 1604	COSA, EDF	UTHSC, STMC
ED-2.2	Actively promote benefits associated with utilizing existing economic incentives	COSA	Chambers of Commerce, Business organizations, EDF
ED-2.3	Support increased activity of existing businesses	COSA, EDF	NAs, Chambers of Commerce, AACOG
ED-2.4	Attract biotechnology and medical industry jobs	UTHSC, TX A&M, ITT, ACCD	TWFS, COSA
ED-3.1	Encourage coordination of non-residential development within Military Influence Areas	COSA, Bexar County	Comal County, Kendall County
ED-3.2	Work with Camp Bullis to use local and regional contractors and services	COSA, EDF	US Army, US Air Force, Embrace BRAC
ED-3.3	Support businesses and suppliers that are compatible with US Army/ Air Force	COSA, EDF	Chambers of Commerce, Embrace BRAC

Table 5.2: Overall Strategy Responsibility *(continued)*

Strategy		Responsibility	
No.	**Summary**	**Primary**	**Partner**
PARKS, NATURAL ENVIRONMENT AND HISTORIC RESOURCE STRATEGIES			
NR-1.1	Develop an Integrated Regional Water Resources(IRWR) Management Program	BRWM	Bexar County, USACE, AACOG
NR-1.2	Prevent non-point source pollution	TCEQ, Bexar County	COSA
NR-1.3	Support low impact development standards within the Recharge and Contributing Zones	COSA, Bexar County	EAA
NR-1.4	Continue to enhance public education campaign to reduce runoff and improve water quality	SAWS, EAA	News and TV Media, COSA, Bexar County
NR-1.5	Preserve water quality	EAA	SAWS
NR-2.1	Encourage hillside development that retains natural features	COSA, Bexar County	Developers, Property Owners
NR-2.2	Preserve and restore natural edges and creeks	COSA, Bexar County	Community Organizations
NR-2.3	Promote best management practices for site grading and drainage to foster sustainable development	COSA, Bexar County	Property Owners
NR-2.4	Encourage pedestrian, bicycle and wildlife access to linear creekways and open space areas	COSA, Bexar County, MPO	BMAC, PMAC, USFWS
NR-2.5	Locate open space and parks adjacent to creeks	COSA, Bexar County	Comal County, Kendall County, CAB, TPWD
NR-2.6	Implement the Parks and Recreation Department System Strategic Plan	COSA	Bexar County
NR 2.7	Encourage the protection and continuity of wildlife corridors	COSA, Bexar County	TPWD, USFWS
NR-3.1	Incorporate low impact development features to reduce onsite retention of stormwater	COSA, Bexar County	SAWS
NR-3.2	Promote the use of green roofs	COSA Bexar County	AIA, Developers, Property Owners
NR-3.3	Monitor the enforcement of the tree ordinance	COSA	Developers
NR-4.1	Pursue funding to acquire endangered species habitat	COSA, Bexar County	Comal County, Kendall County, CAB

Table 5.2: Overall Strategy Responsibility *(continued)*

Strategy		Responsibility	
No.	**Summary**	**Primary**	**Partner**
NR-4.2	Participate in the preparation of the Southern Edwards Plateau Habitat Conservation Plan	COSA, Bexar County, Kendall County, Comal County	USFWS, CAB
NR-4.3	Coordinate to incorporate public facilities and activities within wildlife habitat areas	COSA, Bexar County	Developers
NR-4.4	Educate the general public on endangered species and protection regulations and wildlife corridors	COSA, Bexar County	USFWS, TPWD
NR-5.1	Strive to make rehabilitation the first choice in all public and private projects	COSA, Bexar County	Developers, Property Owners
NR-5.2	Preserve wildlife, historic trail and scenic corridors	COSA, Bexar County	TPWD, OST
NR-5.3	Support voluntary historic farm and ranch preservation	Property Owners	COSA, Bexar County
NR-5.4	Ensure that new development respects Hill Country heritage through preservation of architectural context	COSA, Bexar County	Property Owners, Developers
COMMUNITY FACILITIES STRATEGIES			
COM-1.1	Implement Parks and Recreation Department System Strategic Plan recommendations	COSA	Developers, Consultants
COM-1.2	Implement City's Bicycle Master Plan to connect bicycle facilities	COSA	Developers, Property Owners, BMAC
COM-1.3	Foster collaborative efforts for co-location of community facilities	COSA,	Bexar County, ISD
COM-1.4	Incorporate trails, greenways and connective links in open space	COSA, Bexar County	Comal County, Kendall County, Developers
COM-1.5	Preserve parks, open space and agriculture through TDR	COSA, Bexar County	Comal County, Kendall County
COM-1.6	Encourage private funding for acquisition and long-term operational and maintenance needs for recreational facilities	Corporate Community, Community Organizations	Developers, Property Owners
COM-1.7	Locate a new animal care facility	COSA	
COM-1.8	Locate and construct additional off-leash dog parks	COSA, Bexar County	

Table 5.2: Overall Strategy Responsibility *(continued)*

Strategy		Responsibility	
No.	**Summary**	**Primary**	**Partner**
COM-1.9	Partner with schools to use facilities after hours for public use	Northeast ISD, Northside ISD, Judson ISD, Boerne ISD, Comal ISD	COSA
COM-2.1	Upgrade and augment library facilities	COSA	
COM-2.2	Libraries located near other community facilities	COSA	ISD
COM-3.1	Regional coordination of emergency and public services	COSA, Bexar County	Kendall County, Comal County
COM-3.2	Promote Crime Prevention Through Environmental Design	COSA, Bexar County	Developers
COM-3.3	Promote citizen participation in safety programs	COSA	Bexar County, NAs, Community Organizations
COM-3.4	Locate a new police substation in the North Sector	COSA	Community Organizations
COM-3.5	Public education to understand emergency services	COSA	Bexar County
COM-3.6	Enforce fire code safety through code enforcement	COSA	Volunteer Fire Departments
COM-4.1	Support expansion of UTSA programs	UTSA	COSA, MPO
COM-4.2	Nurture the expansion of existing and addition of new post-secondary institutions	EDF, COSA	Bexar County
COM-4.3	Work to integrate land use and transportation plan for UTSA that supports housing needs	COSA, MPO	UTSA
COM-4.4	Encourage the widening of Hausman Road to support UTSA growth	COSA, MPO, UTSA	TXDOT
COM-5.1	Foster partnerships to match educational curriculum with job skill needs in the City	ISD	TX A&M, ITT, ACCD, UTSA
COM-5.2	Ensure high school students are properly prepared for college coursework	Northeast ISD, Northside ISD, Judson ISD, Boerne ISD, Comal ISD	TX A&M, UTSA, ACCD
COM-6.1	Collaborate on curriculum, after-school, and extended day care programs and day camps	COSA YMCA	For and Non-Profit Childcare Providers
COM-6.2	Foster multi-use campus facilities	COSA	ISD

Table 5.2: Overall Strategy Responsibility *(continued)*

Strategy		Responsibility	
No.	**Summary**	**Primary**	**Partner**
COM-6.3	Encourage site planning of various school types	Northeast ISD, Northside ISD, Judson ISD, Boerne ISD, Comal ISD	COSA, Bexar County
LAND USE STRATEGIES			
LU-1.1	Locate buffers between high density/intensity land uses	COSA	Bexar County
LU-1.2	Promote pedestrian, bicycle, and public transit as alternatives to vehicles	COSA, VIA	TXDOT, MPO, BMAC, PMAC, LoneStar Railroad
LU-1.3	Promote variety of housing types between Loop 1604 and Loop 410	Property Owner COSA	Non-Profit Community Development Corporations
LU-1.4	Maintain existing neighborhoods using available city, county, state, and federal resources	COSA, Bexar County	NAs HUD
LU-1.5	Promote flexibility and innovation in residential, business and recreational land uses	COSA, Consultant	AIA, ULI, Green Spaces Alliance
LU-1.6	Identify and preserve natural resource areas	COSA	Green Spaces Alliance, USFWS, TPWD, CAB
LU-2.1	Protect agricultural land in an environmentally sensitive manner for long-term use	Property Owner	USDA, TX A&M, COSA, CAB
LU-3.1	Develop vacant infill and underutilized parcels between Loop 1604 and Loop 410	COSA	Land Brokerage Community, Developers
LU-3.2	Integrate mixed use areas vertically and horizontally	COSA	Developers, ULI, SABA
LU-3.3	Promote job growth to achieve economic diversity	EDF, COSA	Bexar County, Chambers of Commerce
LU-4.1	Encourage surrounding counties to implement sector land use regulations	Bexar County, Comal County, Kendall County, Medina County	Comal County, Kendall County, Medina County AACOG, MPO, COSA
LU-4.2	Partner to provide planning support and guidance to surrounding counties	MPO, Bexar County	AACOG, MPO, COSA
LU-4.3	Collaborate on regional planning programs	Bexar County, COSA	MPO, AACOG

Table 5.2: Overall Strategy Responsibility *(continued)*

Strategy		Responsibility	
No.	**Summary**	**Primary**	**Partner**
LU-4.4	Work with other incorporated towns and cities in planning contiguous areas	COSA, Adjacent Communities	Northeast Coalition, Other jurisdictions
LU-5.1	Continue to implement standards and guidelines of existing scenic corridors, gateways and overlay districts	COSA	TXDOT
LU-5.2	Encourage development and preservation of diverse and distinctive neighborhoods	COSA	NAs, Bexar County, Developers
LU-5.3	Enhance the built environment through urban design	COSA	TXDOT, Bexar County, Business Alliances, Chambers of Commerce
LU-6.1	Provide incentives for developments with enhanced design components	COSA	ULI, AIA, ASLA, APA
LU-6.2	Create linkages between the seven City Sectors, and create diverse and distinctive places	COSA	Developers Property Owners
LU-6.3	Designate and mark gateway points at major entrances to the Sector/ City	COSA, Consultant	TXDOT, OST
LU-6.4	Maintain a distinct urban edge	COSA, Consultant	
LU-6.5	Encourage visually and functionally compatible development with surrounding neighborhoods	COSA, Consultant	AIA, APA, ASLA
MILITARY COMPATIBILITY STRATEGIES			
MC-1.1	Discourage development in areas at risk for health and safety	COSA, Bexar County	TCEQ
MC-1.2	Annually review CIP projects for potential impact to Camp Bullis' mission	COSA, Bexar County	US Army, US Air Force
MC-2.1	Coordinate among jurisdictions and agencies within the Camp Bullis MIOA	COSA, Bexar County	Comal County, Kendall County
MC-2.2	Educate property owners in the Camp Bullis MIOA of military operations and impacts	COSA	US Army, US Air Force
MC-2.3	Review development proposals for hazards to aircraft operations	COSA, Bexar County	Comal County, Kendall County
MC-2.4	Continue formal consultation mechanism for issues of concern	COSA, Bexar County, Kendall County, Comal County	

Table 5.2: Overall Strategy Responsibility *(continued)*

Strategy		Responsibility	
No.	**Summary**	**Primary**	**Partner**
MC-2.5	Provide notifications for US Army/Air Force	COSA, Bexar County, Kendall County, Comal County	
MC-2.6	Coordinate military compatibility planning and management activities	COSA, Bexar County, Comal County	US Army, US Air Force
MC-2.7	Meet housing needs of personnel at Fort Sam Houston/Camp Bullis	US Army, US Air Force	SARA
MC-2.8	Encourage Real Estate Disclosure for military missions and operations (if state law is amended)	COSA, Bexar County	
MC-2.9	Keep City and Bexar County staff up-to-date on latest military technology and compatibility regulations	US Army, US Air Force	
MC-2.10	Update infrastructure master plans with input of utility needs of US Army/Air Force	SAWS, CPS Energy, Other Providers	Bexar County, COSA
MC-3.1	Require avigation easements for development within CALS safety zones	Property Owners	COSA, Bexar County
MC-3.2	Adopted plans within the Camp Bullis MIOA should address military compatibility	Bexar County, Comal County, Kendall County	COSA
MC-3.3	Continue to enforce the requirement that new development in the MIOA conforms to FAR Part 77 height limits	COSA, Bexar County, Comal County, Kendall County	
MC-3.4	Continue to enforce the Military Lighting Overlay District	COSA	
MC-3.5	Compatible lighting at City and Bexar County facilities	COSA, Bexar County	

Appendix

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City of San Antonio

Appendix

Shaping the Future of San Antonio

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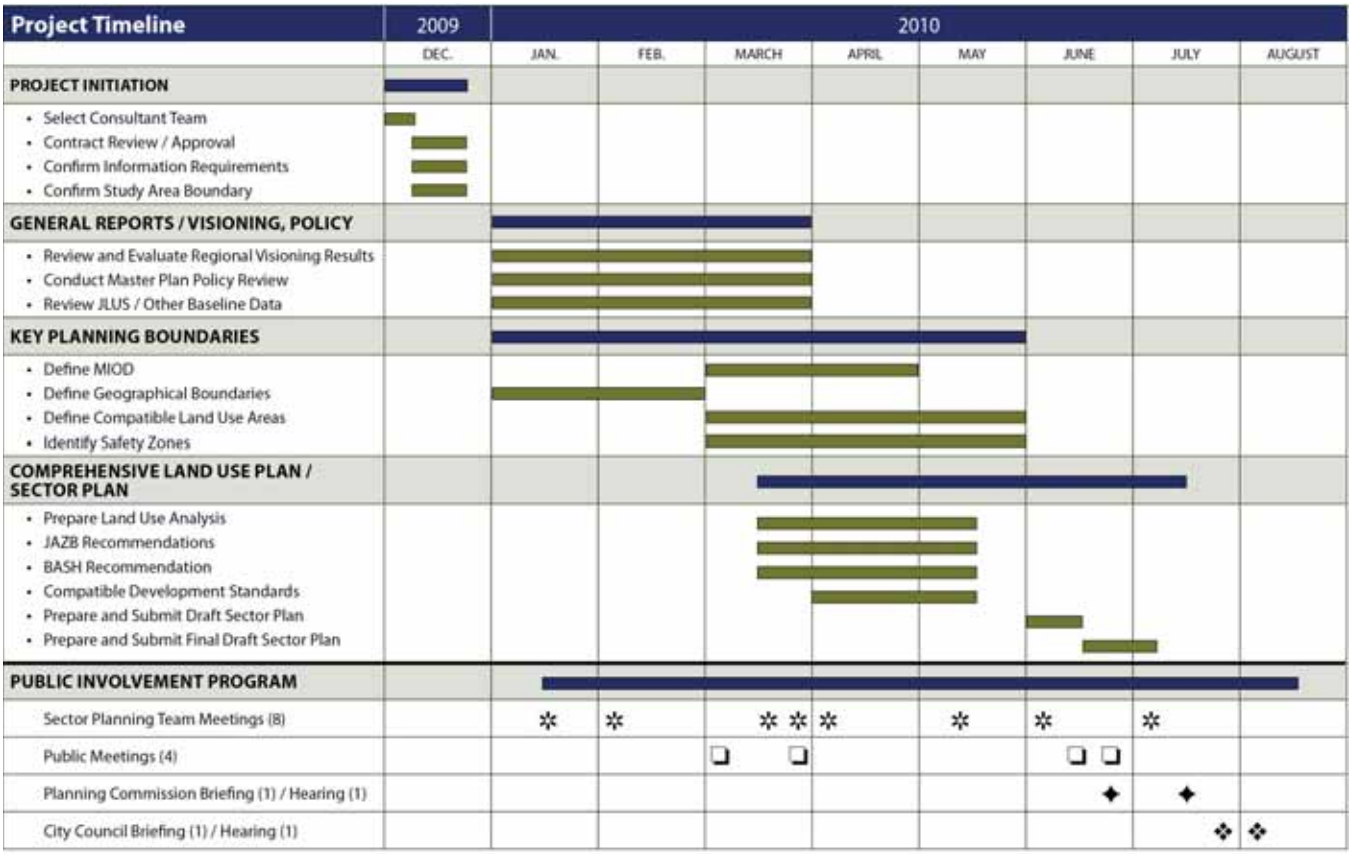
Public Involvement Process

The North Sector Plan was prepared through the use of a communicative planning method utilized by City of San Antonio Planning and Development Services Department staff, other City staff, a Sector Planning Team, a technical committee, private planning and website consultants, and input from the public and other invested stakeholders. A comprehensive public involvement program was executed throughout the seven month planning process as summarized below and illustrated on Chart A-1 : Project Timeline.

- *Planning Team Meetings (8)*
- *Public Meetings (4)*
  - *Postcards and Flyers (3)*
  - *E-mails (450+ per meeting)*
  - *Twitter Postings (3)*
  - *Facebook Postings (3)*
- *Community Meetings (4)*
- *Website (continually updated throughout the process)*
- *Technical Meetings (16)*
- *Planning Commission Briefings/ Hearings (4)*
- *City Council Briefings/Hearings (2)*
- *Press Releases (3)*
- *Television Coverage by Media (4)*

Chart A-1: Project Timeline



Issues and Values

This listing of Issues and Values was identified by a wide cross section of stakeholders during public meetings, planning sector team meetings, and through e-mail and the project website.

Topic	Issues and Values
1. Land Use	• A partnership established among the City and its adjacent counties to support the future land use map within the City's Extraterritorial Jurisdiction (ETJ). • Regulations outside the City limits established • Lack of regulation outside the City limits • Locate single family residential away from industrial uses and retail centers but near parks and open space • Northwest District better left as open space or very low density due to limitations of the terrain and water/sewer availability • Less growth located outside Loop 1604 • Existing growth outside Loop 1604 • Focus new development within Loop 1604 • Encourage infill development not rapid growth of greenfields • Within densely developed areas convert old/vacant housing into open space • Upgrade or retrofit existing apartment houses • UTSA expansion developed sensibly with plenty of bike lanes and no increased congestion • High density mixed use and walkable between the Medical Center and UTSA • Desire to see UTSA expansion /develop sensible – with plenty of bike lanes for students, less congestion • Mixed use nodal centers at 281 and Loop 1604 and IH-10 and Loop 1604 • Locate density near transportation • Focus development near employment centers • Focus new employment centers near developed areas • High density mixed use located near economic centers • Establish compatible land uses to support the Camp Bullis mission • No housing in floodplains • Limit development out of respect for natural environment and limitations of the land • Encourage very low density of 10 or more acres per unit, ranching or open space over the aquifer • Preserve ranches • Lucrative alternatives for property owners to preserve land rather than selling it for development • Desire to see less density, more open space, compatible land use • Appreciates appropriate new development • Make it appropriate-should not be able to skirt the system • New development in area • Land use (compatibility), too much density, need more open space • Commercial/residential buffers needed • Too much space used for retail • Need to balance land uses • Alternative to sprawl is density and alternative to density is sprawl: "we will either have density or sprawl" • Do not allow any billboards-including digital • Uncontrolled/unrestrained development • Inability of property owners to resist money offered by developers • Ownership

Topic	Issues and Values
2. Zoning	• Implementation of new development standards rather than allowing property to vest against new standards • No digital billboards • Less retail commercial zoning • Less dense residential zoning in order to preserve the natural landscape • Military lighting overlay district that is mindful of the need for public safety at night • Mixed use areas bordering UTSA along UTSA Blvd. • Zoning for newly annexed land should be consistent with the future land use plan • Compatible uses • Don't want incompatible uses • Proper/inappropriate zoning • Zoning, too much retail commercial, too much density residential • Lighting for public safety (MLOD a concern) • Densities are restricted by terrain and zoning code • County and ETJ have no regulations and no design/land use – perhaps annex • No county zoning ability • Grandfathered property major issue since they do not have to abide by new standards • To provide for mixed use areas bordering UTSA along UTSA Blvd. • No digital billboards • Do not make it incompatible • Compatible uses
3. Property Rights	• Concept of "Highest and best use" reconcile original intent with future unconstrained ideas - PRO-V-2 • Balance the rights of individual vs. neighbors vs. community - PRO-V-3 • Provide general guidelines of land uses - PRO-V-7 • "If you want to protect your view (or other aspects of the land) – Buy It - PRO-V-10 • Taxes rising and causing families to fracture and divide lands - PRO-I-1 • Value of property is a function of the surrounding lands - PRO-I-2 • Control developers and control development - PRO-I-3
4. Urban Design	• The inclusion of non-vehicular transportation facilities (trails and bike paths) that improve the look and feel of the sector • Office development as a campus style that provides for greater pedestrian, bicyclist, and transit access • A well designed built environment that is environmentally responsive without clear cutting forested areas and blasting hilltops • Retail lot coverage no more than 25% • Industrial lot coverage no more than 40% • Implement low impact development over the aquifer • Do not allow any billboards-including digital • The inclusion of non-vehicular transportation facilities (trails and bike paths) can improve the look and feel of the community • Like the campus style of office development

Topic	Issues and Values
5. Utilities	• Lack of water/sewer infrastructure to support future growth (lack of SAWS service area) • No sewers affect the aquifer • Protect the water aquifer / Recharge Area • Pursue smart ways to utilize and provide utilities • Control rush to obtain CCNs to get utilities prior to development or which drives development • Provide the truth about septic systems – properly operated and maintained • Lack of control or location of transmission lines and associated right of way • Utilities selling power outside of county • Use of eminent domain on lands less densely used • Control storm runoff (flooding & drainage) related to development • Allowing developers to develop islands of homes that become islands when subjected to 100 year floods. • Control expansion of utilities • Utilities / public services, infrastructure, need a smart way to plan the placement of utilities to plan for future growth • Lack of good water connections • Water supply • BexarMet • Storm water - flood prevention
6. Economic Development	• Keep major jobs in other areas • Concerned about more density • Camp Bullis is strongly supported • Would like 100 Acres next to Eisenhower Park • Stormwater is a big issue – do not take away sponges at northern part of the City • Topography, drainage, and rock make development difficult • Too much too fast • Northern area is not a conducive economy – disincentivized • Medical supply loop 281, I-10 corridor is strong • Hendricks Road, Blanco road , Crossroads Road • Perrin Beitel – Thousand Oaks to 410 • Blighted area Nacogdoches is underutilized • Wonderland Mall is getting face lift • Revitalization needs to happen along 410 corridor • The Colonies Mall needs help Keep eye on recharge zone – it's not to pave over • Attract white collar jobs – Medtronic at Rim, NH star – coming too • East side tri-county office park • Tier 1 - UTSA, Texas A&M, Research connected to medical • $45 million – trolley, BRT express • Light rail good – but no related development • Transportation – east-west connectivity is tough • Commercial development difficult due to lack of adequate utility and transportation infrastructure • Put jobs on corridors • Goes where market wants it to go • Regulation should not hinder economic growth and new educational facilities • Staying stagnate with what have, no new companies coming in • Need more commercial, but need to develop consistently Crime – has to be a critical factor

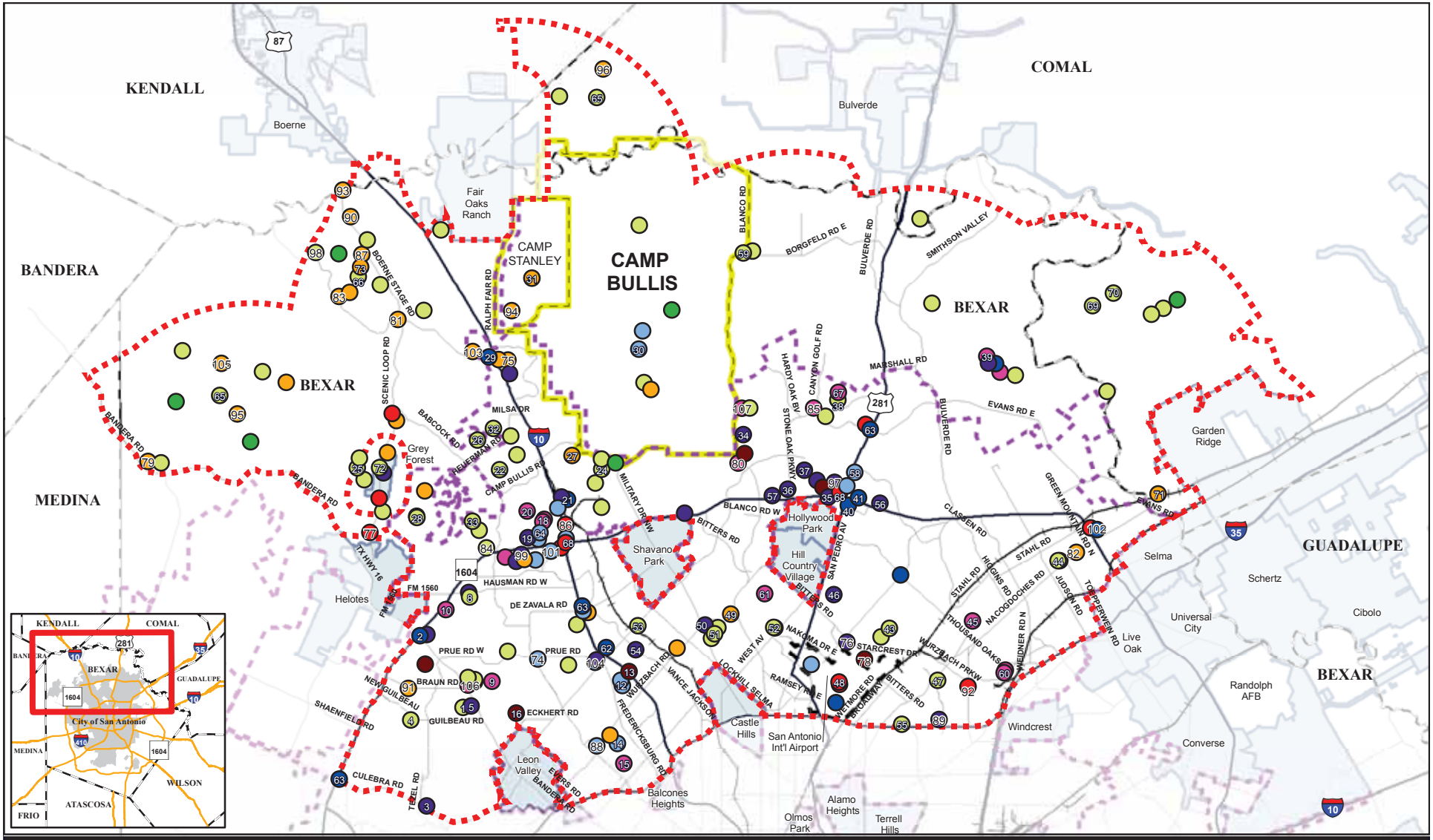
Topic	Issues and Values
7. Housing	• Encroachment of housing and development adjacent to Camp Bullis – developers do not coordinate efforts • Continue to preserve Camp Bullis with low density residential • Desirable place to live – beautiful views, breezes, cooler than other areas of the city • Maintain large lot housing in NE & NW • NW low density due to topography, utilities • Preserve residential • Housing diversity needs to be maintained – not just large lots • Large lots create sprawl and doesn't support transit • Garden homes on larger lots • Cluster homes and more open spaces • Keep low density as foundation • Limit density of housing • Too much cookie cutter homes, but not over recharge zone • Developers do not coordinate high density development - too much high density housing and no open space or inadequate facilities • Wide diversity of housing and values ($100K to $Million), old and new, multi-family and single-family • Maintain the diversity of housing densities • Not a lot of choices – standard single-family or multi-family • Provide diversity of housing – small and big homes • Good quality housing that is affordable which attracts good employment firms • Keep high density along major corridors • Make very dense cores and intersections • Homes are built to last for 20 years • There is affordable housing and also very expensive housing • Affordable housing is an issue – HUD definition • If regulation continues, it will affect affordable of exist • Large multi-family along Evans Road, which is already congested, Stonecreek new multi-family impact • New multi-family with appropriate infrastructure will continue to deteriorate • Too many multi-family apartments near medical – want single-family in order • We have plenty of apartments • Do not rezone for multi-family • No more multifamily housing near Babcock and Camp Bullis Rd • Multi-family is most affordable way to get into school districts • School issue – more apartments means more school demand and it is difficult to manage • Balance single family and multi-family • Better integration of housing in community • Also more congestion on existing congested streets. • I-10 & 281 congested • Traffic associated with ingress and egress from homes which make quality housing areas become undesirable • Preserve trees and open space recreation areas • Linear park corridor • Need to preserve topography • Too many variances for flood permit building in single-family, low density • Connectivity with bike paths within housing. New developers need to provide a well balanced • Over regulations with proportionality of trees preserved ordinance / endangered species recharge. Fees in lieu of detention fees, etc • Land owners adjacent to developed lands • Better housing standards

Topic	Issues and Values
8. Natural Resources	• Water is the biggest issue • Protect creeks, improve tree ordinance, and include more parks • Have developers include more parks in projects • Create more effective tree ordinance • Protect Edwards Aquifer • Get rid of grandfathering • Ensure more inspections taking place, i.e. tree inspections • Build less on steep slopes – no retaining walls • Do not build small, cheap homes over Recharge and Contributing Zone • Have a minimum lot size over Zone, i.e. R-20 • Have larger lot requirement • When obtain green space, install walking trails • Need impervious cover restrictions • County cover limit is lots lower than City's • Need to keep commercial development away from Camp Bullis • La Cantera was a good development – took care of the environment • Saved heritage trees • Saved caves • Created great landscaping • Interior of site is walkable (more pedestrian friendly than most, i.e. the Rim – not walkable) • Need better interior designs of developments • Place parking along outside and development together in interior • No strips like the Rim • Return to live – work concept (ensure each community has a grocery store) • Developers should not be able to count backyards as open space contribution • Maintain less impervious cover – utilize pervious pavement • Make clustered housing a requirement (Kingwood, TX good example) • Need more pocket parks in developed areas • Each development should donate land • Need to have passive recreational uses in parks for kids • Need to have a place to walk to • City needs to be more open to taking on land that HOA wants to donate as park space • Need to have more inspections • Developers need to plant more trees • Enhance tree ordinance • No grandfathering • Encourage ranchers to preserve land in conservation easement • Make development more restrictive • Ensure developers obey the Endangered Species Act • Protect Recharge Zone – it is an asset for the entire region • Need to consider those areas needing less impervious cover • Impose impact fee for any type of development over the Recharge Zone • Strengthen TDR ordinance • Need to create incentives to strengthen recharge zone • Create communities – mixed use – high density – which reduces car trips • Protect flood plains and slopes • No high density development on slopes greater than 15% • Preserve more trees • Strengthen floodplain ordinance

Topic	Issues and Values
8. Natural Resources *(continued)*	• Protect recharge features • Utilize low density residential in area • Utilize TDR • Educate people • Edwards Aquifer Authority going to place impervious cover restriction over Recharge Zone • Need to improve water treatment requirements • Continue Proposition 1 and 3 • Retrofit older developments to treat stormwater – need to encourage • Save trees and vegetation • Saving trees and vegetation • Tree preservation ordinance, not enforced • Control development within the recharge area (EARZ) • Protection of Edwards Aquifer recharge and water supply • More open natural areas for walking/hiking/biking • Few parks and open space • Good water quality • Good rural views • Good air quality • Sustainable development • Air quality, water quality, and aquifer protection • Protect environmental quality (e.g. no blasting of land) • Environmental protection • Environmentally sensitive areas • Edwards Aquifer • Aquifer protection • Endangered species, natural environment • Endangered species • Habitat • Habitat preservation • Trees, which are also an issue because they can hinder development (La Cantera good at developing and yet keeping trees and landscaping) • Rural views • Hill Country (vistas) • Hill country vistas • More open space • Not much parks and open space • Parks • Open space for public parks • Open Space • Air quality

Topic	Issues and Values
9. Historic Preservation	• Extend Scenic/Urban Corridors north and south along IH-10 and 281 • During redevelopments – must retrofit to conform to corridors • Add 1604 to Scenic Corridor list • Address landscaping • Tree preservation (transplants) • Shade parking lots • Need to have all inspectors do their job • Preserve Scenic Loop – 13 miles • Preserve Old Spanish Trail • Value the National Historic Registrar • Maintain historic sites • Need landscaping standards across City to only use natives • Need to stop truck dumpers from dumping fill on sites in area • Need urban design standards in Scenic Corridors • Historic Office needs more clout • Improve process for getting a site designated as historic • Make less complicated • Give County more power • Stage Coach worth preserving • Greg Moss Inn and Herb Farm worth preserving • Identify historic sites and publicize them • Get historic sites listed in National Registrar • Rural views, scenic corridors, caves, bridges, trails, creeks. • Rubber Baron Cave • Scenic loop / Boerne Stage • Leon Springs • CCC Bridge • Maverick Ranch • State HWY 9 • Nivesbach Road • San Saba Trail • Historic ranch near Stone Wall Rd • Babcock scenic drive north of 1604 and south of Scenic Loop / Boerne Stage • Madla Preserve (just west of Rancho Diana) • Cultural heritage

Topic	Issues and Values
10. Community Facilities	• Libraries are cornerstone of communities, although not as important with on-line availability • Need connectivity through area with linear parks • Would like to see pocket parks as a requirement for future residential developments (don't permit buying out) • NW area community Center values schools as a gathering center • Minimal YMCA facilities • Major traffic jam with YMCA during soccer season • 2 Life Time Fitness always full, one near Rim • Ronald Reagan and library dual purpose • Public safety (fire, police, EMS) • Lack of access to healthcare • High emergency response time • City needs to acquire more open space • Support biking facilities to enhance quality of life • Increase/strengthen community facilities for recreation and arts
11. Education	• Fast growth equals more parking, UTSA is transitioning from commuter college to regular college, 30,000 – 40,000 with no dorms • Lack of planning near UTSA creates negative feeling – like it is just a problem • Type of development generated by UTSA – Large amounts of multi-family and large sports complex • Could use a bus shuttle service park and ride to solve UTSA (possibly in another area) dedicated park and ride for UTSA • Traffic issues with UTSA during peek time along 1604 & I-10 & UTSA boulevard, 1604 & 281 • UTSA is important to community - need to be more accessible to community – need transit • Community supports universities to educate youth and adults • Northeast and Northside school districts – fast growing - Good and Bad, it is difficult to keep up with growth regarding facilities • Good property tax and school bond issues pass due to quality schools and importance • Exemplary school, good student / teacher ratios. Plus good facilities, high parent involvement • Most parents have high educational degrees • Maintain and preserve the school districts • Need to acquire land for more schools in future • Support educational institutions to grow and thrive • Protect the development of school districts TMI moved out here due to land and demographics • Large mega schools loose small community sense – students get lost • Not integrated environment – many apartments, need to make more walkable



Asset Type

- Commercial Center
- Community Gathering Center
- Cultural/Historic Sites
- Employment Center
- Endangered Species
- Natural Resources/Open Space
- Other
- Recreation/Tourism
- Transportation Facilities

- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley

- County
- Airport
- Highway
- Major Road
- Railroad

N W E S

0 1 2 4 Miles

A-1

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

Community Assets

Planning Area Profile

Demographic Overview

Demographic data shows that the North Sector enjoys relative affluence. This is reflected by its high educational attainment, higher than average household incomes, and lower rates of poverty. The number of families in poverty, however, is increasing at a faster rate than all the sectors combined.

Total Population and Age

The North Sector comprised approximately 33 percent of the total population of all sectors in 2000 and rose to 37 percent in 2008 as shown in ***Table A-1: Age Distribution.*** The total population of the North Sector increased by over 100,000 people (26 percent difference) between 2000 and 2008. The population segments that experienced the greatest increase were persons 35 to 64 (32 percent difference), and 65 and over (35 percent increase). This implies that in the North Sector, the 35 and over segment of the population is growing at a slightly faster rate than the younger segments. The same trend applies to all other sectors as well. The median age of the North Sector is only slightly above the average for all sectors.

Table A-1: Age Distribution

Variable	2000 All Sectors		2000 North		2008 All Sectors		2008 North Sector	
	Population	Percent	Population	Percent	Population	Percent	Population	Percent
17 and under	380,354	28%	118,250	26%	426,439	28%	149,070	26%
18 to 34	346,190	26%	118,958	26%	375,592	25%	136,254	24%
35 to 64	470,645	35%	174,559	39%	559,877	37%	231,280	41%
65 and Over	139,307	10%	37,915	8%	157,323	10%	51,417	9%
Total Population	1,336,496		449,682		1,519,230		568,020	
Persons per Acre	1.90		2.00		2.20		2.50	
Median Age	32.8		34.4		33.9		35.9	
Average Age	34.0		34.1		34.8		35.9	

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Gender

In the North Sector, women outnumber men. In 2000, the male/female ratio for this sector was 0.93; in 2008, 0.94 as shown in ***Table A-2: Gender Distribution***. These ratios are very similar to the ratios for the population of all sectors. It is also important to note that between 2000 and 2008, the North Sector added population at a faster rate than all sectors combined; in that time period, all sectors combined grew by 182,735 people, while the North Sector alone expanded by 118,338 residents. This means that the North Sector captured nearly 65 percent of the total population gain for all sectors, even though it contained only about a third of the total population for all sectors in 2000.

Table A-2: Gender Distribution

Variable	2000 All Sectors		2000 North Sector		2008 All Sectors		2008 North Sector	
	Population	Percent	Population	Percent	Population	Percent	Population	Percent
Male	649,347	49%	217,162	48%	739,939	49%	274,693	48%
Female	687,148	51%	232,520	52%	779,291	51%	293,327	52%
Male/Female Ratio	0.94		0.93		0.95		0.94	

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Race and Ethnicity

The North Sector consists of a higher percentage of White non-Latinos, Asians, and other race or ethnic groups than all the sectors overall. The representation of Latinos and African Americans in the North Sector is lower than the citywide average, with the largest group identifying itself as White non-Latino, as shown in ***Table A-3: Racial Ethnic Distribution***. In contrast, the largest group by a substantial margin across the City as a whole identifies itself as Hispanic/Latino, with White non-Latinos comprising a much smaller share of the total population. However, even in the North Sector, Hispanics/Latinos are the fastest growing segment of the population, and the gap between that segment and White non-Latinos is closing quickly. Latinos increased by over 74,000 between 2000 and 2008 in the North Sector, while White non-Latinos increased by only 26,000. The Latino percentage of population increased from 33 percent in 2000 to 40 percent in 2008. The White population declined from 56 percent in 2000 to 49 percent in 2008.

Table A-3: Racial / Ethnic Distribution

Variable	2000 All Sectors		2000 North		2008 All Sectors		2008 North Sector	
	Population	Percent	Population	Percent	Population	Percent	Population	Percent
Hispanic or Latino	739,755	55.4%	151,385	33.7%	890,262	58.6%	225,414	39.7%
Black or African American	91,711	6.9%	21,329	4.7%	100,675	6.6%	29,222	5.1%
White	463,796	34.7%	256,069	56.9%	470,733	31.0%	281,762	49.6%
Other	16,788	1.3%	7,665	1.7%	22,818	1.5%	11,381	2.0%
Native American	3,248	0.2%	1,209	0.3%	4,751	0.3%	1,884	0.3%
Asian	20,328	1.5%	11,666	2.6%	28,849	1.9%	17,879	3.1%
Native Hawaiian and Other Pacific Islander	869	0.1%	361	0.1%	1,142	0.1%	478	0.1%

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Educational Attainment

In 2008, the North Sector contained the largest share of college educated persons, representing over 64 percent of people with advanced degrees. In several cases, the percentage of advanced degree attainment is even higher. Among all persons with doctoral degrees, 67 percent live in the North Sector, as shown in ***Table A-4: Educational Attainment.*** The same is true for persons with professional degrees. In 2008, the percentage of persons with college degrees (bachelor, master, doctoral, and professional) age 25 and over was 24 percent for all sectors. In the North Sector, this figure was 40 percent.

Table A-4: Educational Attainment

Variable	2000 All Sectors		2000 North		2008 All Sectors		2008 North Sector	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population Age 25+	813,517		287,646		933,054		363,644	
Less than 9th Grade	93,708	11.5%	7,653	2.7%	97,531	10.5%	9,129	2.5%
Some High School, No Diploma	97,121	11.9%	13,614	4.7%	103,586	11.1%	16,596	4.6%
High School Graduate or Equivalent	196,788	24.2%	52,694	18.3%	220,397	23.6%	64,458	17.7%
Some College, No Degree	193,452	23.8%	80,140	27.9%	226,862	24.3%	100,569	27.7%
Associate Degree	48,326	5.9%	21,786	7.6%	57,910	6.2%	27,499	7.6%
Bachelor's Degree	116,109	14.3%	70,082	24.4%	142,871	15.3%	91,103	25.1%
Master's Degree	45,080	5.5%	27,220	9.5%	55,820	6.0%	35,361	9.7%
Professional School degree	16,571	2.0%	10,452	3.6%	20,373	2.2%	13,701	3.8%
Doctorate Degree	6,361	0.8%	4,004	1.4%	7,804	0.8%	5,228	1.4%

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Household Income and Poverty

The relative affluence of the North Sector seems to have increased between 2000 and 2008. In 2000, median household income of the North Sector was 11 percent higher than all the sectors combined. In 2008, this figure increased to 29 percent, as shown in ***Table A-5: Household Income and Poverty.*** Approximately 70 percent of households with annual incomes greater than $250,000 for all sectors resided in the North Sector in 2008. Not surprisingly, the poverty rate among families is less than average. In 2000, 4.8 percent of families in the North Sector earned below poverty income, compared to 13 percent for all sectors. However, the family poverty rate in the North Sector has held steady at 4.8 percent between 2000 and 2008, while it dropped slightly among all sectors as a whole, from 13 percent to 12.3 percent.

Table A-5: Household Income and Poverty

Variable	2000 All Sectors		2000 North		2008 All Sectors		2008 North Sector	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Households	469,048		176,311		535,973		221,374	
Less than $25,000	149,119	31.8%	34,383	19.5%	143,162	26.7%	37,588	17.0%
$25,000-$49,999	148,109	31.6%	51,367	29.1%	156,937	29.3%	56,533	25.5%
$50,000-$99,999	126,243	26.9%	61,112	34.7%	158,240	29.5%	76,137	34.4%
$100,000-$149,999	29,766	6.3%	18,683	10.6%	50,612	9.4%	31,686	14.3%
$150,000-$249,000	11,766	2.5%	7,971	4.5%	19,011	3.5%	13,799	6.2%
$250,000 or More	4,352	0.9%	2,788	1.6%	8,011	1.5%	5,630	2.5%
Median Household Income	$41,809		$46,511		$48,968		$63,266	
Per Capita Income	$18,300		$20,517		$21,448		$30,143	
Total Families	330,364		118,222		377,507		149,158	
Families Below Poverty	42,968	13.0%	5,669	4.8%	46,299	12.3%	7,179	4.8%

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

In summary, the demographic data reveal that the North Sector has a higher percentage of White non-Latinos than any other sector by a substantial margin; residents are prepared to accept and excel in higher wage occupations due to their higher levels of education.

Trends between 2000 and 2008 show that the North Sector is also growing faster than the other sectors as a whole, its ethnic makeup in 2008 appears to track with all sectors, in that Latinos and Hispanics are comprising an increasing percentage of the North Sector's total population.

Land Use and Urban Design

Existing Land Use Pattern

The North Sector contains a variety of land uses, including residential, commercial and industrial. In general, the southern portion has higher density development that transitions from suburban to a rural character in the northern parts of the Sector. Only areas within the City limits have zoning districts, as counties do not have zoning regulatory authority.

There are three major uses in the North Sector: Camp Bullis and Camp Stanley, covering approximately 28,000 acres, roughly ten percent of the North Sector land area, are located in the northwest quadrant; the 2,600-acre San Antonio International Airport is in the northeast quadrant just northeast of the Loop 410/Highway 281 interchange; and the 900-acre South Texas Medical Center lies west of the Loop 410/I-10 interchange.

Low density residential occupies the majority of the northern portion and the North Sector surrounding Camp Bullis. Low density residential is the primary land use along minor and local streets and makes up a large percentage of the acreage in the North Sector. High density residential is generally located in a major cluster around the Medical Center and along major roads, but not substantially outside of Loop 1604. Residential zone districts generally adhere to existing residential areas: low density along local roads and medium and high density interspersed with commercial districts along high-volume roads and in commercial clusters. Planned unit developments are another significant zoning district in the North Sector and are located outside Loop 1604 in more recently developed parts of the City.

Commercial land uses are located along major highways and principal arterials; for example, a significant ribbon of commercially zoned land extends northwest along I-10 from central San Antonio, northeast along Highway 281 from central San Antonio, and east-west along both sides of Loop 1604. Significant clustering of commercial uses also exists in the vicinity of South Texas Medical Center and surrounding the airport.

Industrial uses and zones are primarily located around the airport, specifically along the rail corridor east of the airport in order to provide supportive and compatible uses with aviation.

Park and open space generally follows drainage ways and gulches or is scattered sporadically throughout the North Sector. The majority of park and open space is located in the northern portion of the Sector, around Camp Bullis and near the Sector boundaries.

Existing Entitlements

Nearly 40 percent of the land in the North Sector has been planned and entitled. A total of 288 master development plans have been reviewed and approved within the North Sector, comprising approximately 58,300 acres or 91 square miles of land. In addition, five neighborhood and/or community plans have also been prepared within the North Sector. These plans have, and will continue to provide the land use guidance for approximately 39,500 acres or 62 square miles of land. The majority of these areas are located north of Loop 1604 and east of Camp Bullis.

Limited Area to Plan

Even though the North Sector is nearly 400 square miles in size, a significant portion has already been developed, has been approved for development, or is to remain undeveloped. The exclusionary process identified lands with existing and/or future physical and environmental factors, and removed these lands from consideration. These exclusionary factors were organized into six categories which are summarized below.

- **Military** – *excluded due to military ownership or within military operating areas.*
- **Golden-Cheeked Warbler** – *potential habitat for endangered Golden-Cheeked Warblers.*
- **Planned/Approved Development** – *contains pre-existing development plans.*
- **Ownership** – *owned by Federal, State, or municipal governments.*
- **Land Use** – *contains existing development and/or uses.*
- **Natural** – *includes bodies of water, floodplains, preserved open space, and natural topography that inhibits development.*

Effectively, over 85 percent of the land within North Sector, more than 200,000 acres, falls within at least one of the six exclusionary categories, and was therefore removed from consideration for being highly suitable for future development. Although potential Golden-Cheeked Warbler habitat is not necessarily prohibitive to future development, it lowers the overall development suitability of the land it occupies, and therefore the applicable land was no longer considered highly suitable for future development.

Transportation, Infrastructure, and Utilities

Transportation planning within the San Antonio metropolitan area involves federal, state, regional, and local agencies. The primary agencies that directly impact transportation within the North Sector are: City of San Antonio, Bexar County, Alamo Area Council of Governments, San Antonio-Bexar County Metropolitan Planning Organization, VIA Metropolitan Transit, Alamo Regional Transit Authority, and Texas Department of Transportation.

Major Thoroughfare Plan

The City's Major Thoroughfare Plan (MTP) is a long-range, future transportation plan for the City and Bexar County adopted in 1978. The MTP designates the location, dimensions, and dedication requirements of expressways, primary arterials, and secondary arterials.

The North Sector includes several MTP streets of various classifications totaling approximately 367 miles. Among these 367 miles, there are approximately 319 miles of constructed roads; although it is not known how many of these 319 miles are constructed per MTP standards. Future roads on the MTP accommodate future demand that is primarily driven by development, increase in motor vehicle ownership, and increase in population density.

Transit

The North Sector has several bus routes and stops. With few exceptions, these routes are located south of Loop 1604. In total, throughout the entire North Sector area, there are 35 bus routes in operation that cover approximately 355 linear miles. Additionally, there are three park and rides and two transit stations which include Parkhills Park and Ride, Blossom Park and Ride, University Park and Ride, Medical Center Transit Center, and Ingram Transit Center. Transit facilities immediately adjacent to North Sector boundaries include the North Star Transit Center, which lies near the southern border of North Sector, along Loop 410 just west of San Antonio International Airport. Similarly, Randolph Park & Ride lies along the southeastern border near the IH-35/Loop 410 interchange, and Crossroads Park & Ride is along the southern border at the Loop 410 / IH-10 interchange.

Bicycle and Pedestrian

The City of San Antonio and Bexar County Commissioners Court both adopted the Bicycle Master Plan. The City of San Antonio adopted this plan by ordinance in 2005. The City of San Antonio is currently working on updating the Bicycle Master Plan. The North Sector currently has approximately 40 miles of dedicated bike lanes.

Railroads

The North Sector includes sections of three railroad lines: Kerville Subdivision Austin Subdivision Mainline 1, and Austin Subdivision Mainline 2.

The Kerville subdivision line starts in downtown San Antonio, parallels IH-10, and ends at Loop 1604 near IH-10. Approximately 15 miles of the line lies within Bexar County, of which approximately 60 percent lies within the North Sector. Union Pacific has indicated that the Kerville Subdivision will likely no longer be needed for freight purposes in three to five years, opening up the potential for reuse1. This line appears ideally suited for reuse as a light rail corridor.[2]

Austin Subdivision Mainline 1 line runs from downtown San Antonio parallel to the 281 corridor and then out to New Braunfels. Within Bexar County, this line is approximately 33 miles long with approximately 66 percent inside the North Sector boundary. This line appears to be ideally suited for light rail and commuter rail reuse (Ibid, 38).

Austin Subdivision Mainline 2 line runs from downtown San Antonio parallel to the IH-35 corridor and then out to New Braunfels. Within Bexar County, this line is approximately 34 miles long, of which approximately 33 percent is inside the North Sector boundary. Right now, the line within Bexar County has a heavy industrial character and long distance to residential and commercial developments, therefore reuse options are limited. However, appropriate redevelopment in the future could change that. Long-distance commuter rail appears to be a reuse option.

1 "Freight Rail Corridors Reuse Study," HDR, Pape-Dawson, RJ Rivera, January 2010, 18

2 Ibid, 36

Gas and Electric

The City of San Antonio acquired its electric and gas utilities in 1942 from the American Light and Traction Company, today known as CPS Energy. CPS Energy is the nation's largest municipally owned energy company providing natural gas and electric service.[3]

CPS Energy serves almost the entire North Sector area except for a portion of the most northern section of San Antonio's ETJ in Kendall County. CPS Energy is currently the sole provider of electric service within the service area.

Water Providers

The largest water provider in Bexar County is the San Antonio Water System (SAWS), followed by the Bexar Metropolitan Water District (BexarMet). SAWS serves approximately 80 percent of water utility customers in Bexar County and covers an area of approximately 620 square miles (SAWS 2009 Budget Report). SAWS and BexarMet are also the largest water suppliers in the North Sector.

North Sector water providers include: SAWS, BexarMet, Water Services Inc., Oaks WSC, Aqua Texas Inc., 3009 Water Company, Ace Utility Inc., Lackland Water Company, Dobbins & Schweers, Cadillac Water Corporation, City of Fair Oaks Ranch, City of Selma, City of Garden Ridge, City of Bulverde, City of Leon Valley, City of Shavano Park, and City of Live Oak.

Wastewater Providers

In contrast to water providers, there are fewer providers for wastewater in Bexar County and in the North Sector. The largest provider of wastewater service in the North Sector is SAWS. The service area for SAWS follows natural watersheds because SAWS utilizes gravity as a means to transport wastewater to its three wastewater treatment plants in the south of the County. Bexar Metropolitan Water District does not handle wastewater. North Sector wastewater providers include: SAWS, Leon Springs Utility Company Inc., City of Fair Oaks Ranch, Denton Utility Company, City of Leon Valley, and City of Live Oak.

3 (Appendix from CoSA Bond Report 2007).

Housing

Housing Units

From 2000 to 2008, housing in the North Sector expanded at a faster pace, 20.9 percent, than the overall pace of all the sectors combined, 13 percent. Out of the total number of housing units in all sectors, the North Sector contained 37 percent in 2000, and 41 percent in 2008 as shown in ***Table A-6: Housing Units and Occupancy***. The increase in the North Sector's housing share is the result of its capture of approximately 66 percent of all housing units or 49,304 housing units built between 2000 and 2008 among all Sectors. The Northeast Quadrant experienced the most significant amount of housing growth with a 54.8 percent increase in housing units from 2000 to 2008. The Northwest and Southwest Quadrants also experienced growth that was higher than the sectors overall, 37.5 percent and 18 percent, respectively.

Table A-6: Housing Units and Occupancy

	2000			2008			% Increase of Housing Units
	Housing Units	% Vacant	% Owner Occupied	Housing Units	% Vacant	%Owner Occupied	
All Sectors	500,388	6.3%	57.1%	574,975	6.8%	57.7%	13.0%
North Sector	186,930	5.7%	56.6%	236,234	6.3%	57.6%	20.9%
Northeast Quadrant	10,099	5.2%	89.5%	22,349	6.3%	88.7%	54.8%
Northwest Quadrant	7,661	6.3%	80.2%	12,250	7.4%	82.1%	37.5%
Southeast Quadrant	63,881	5.8%	60.4%	73,078	6.2%	60.6%	12.6%
Southwest Quadrant	105,289	5.6%	55.5%	128,469	6.3%	55.7%	18.0%

Sources: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Housing Type

The North Sector contains a higher percentage of multi-family housing than all sectors combined. The Northeast and Northwest Quadrants have higher percentages of single family housing stock at 89 percent and 80 percent, respectively as shown in ***Table A-7: Housing Type.*** The Southwest Quadrant exhibits the highest percentage, 43 percent, of multi-family housing within the North Sector, followed by the Southeast Quadrant at 36 percent, reflecting the suburban character of the southern half of North Sector.

Table A-7: Housing Type

	1990				2000				Percent Changed			
	Single Family	Multi-family	Manufactured Home	Other	Single Family	Multi-family	Manufactured Home	Other	Single Family	Multi-family	Manufactured Home	Other
All Sectors	173,742 63%	88,381 32%	8,240 3%	3,941 1%	334,584 66%	154.052 30%	19,692 4%	685 0%	92.6%	74.3%	139.0%	-82.6%
North Sector	33,238 51%	30,823 47%	690 1%	391 1%	115,489 61%	70,397 37%	2,375 1%	150 0%	247.5%	128.4%	244.2%	-61.6%
Quadrants												
Northeast Quadrant	1,714 84%	293 14%	22 1%	5 0%	9,164 89%	851 8%	228 2%	0 0%	434.7%	190.4%	936.4%	-100.0%
Northwest Quadrant	1,696 68%	421 17%	345 14%	21 1%	7,053 80%	1,172 13%	581 7%	9 0%	315.9%	178.4%	68.4%	-57.1%
Southeast Quadrant	13,755 61%	8,793 39%	49 0%	106 0%	40,263 63%	22,879 36%	733 1%	99 0%	192.7%	160.2%	1395.9%	-6.6%
Southwest Quadrant	16,252 42%	21,488 56%	274 1%	262 1%	59,214 56%	45,634 43%	833 1%	42 0%	264.3%	112.4%	204.0%	-84.0%

Sources: U.S. Census Bureau, 1990 and 2000

San Antonio's Community Building and Neighborhood Planning Program assists citizens in organizing and registering a Neighborhood Association (NA) for their community. Registered NAs can develop a unified voice for its residents that the City responds to, create neighborhood plans with a consensus on goals and priorities, and be the official point of contact between local citizens and City. For example, registered NAs in San Antonio receive notice of proposed rezoning, plan amendments, and demolitions affecting the area within and near their boundaries.

Approximately 240 of San Antonio's total 400 registered NAs are located within the North Sector's boundaries, spanning most of San Antonio's established residential neighborhoods in the Sector's southern half. Some newer subdivisions in the northern portion of the North Sector lack registered NAs, presumably due to both the proliferation of homeowner's associations in these new neighborhoods and also the relatively low level of community organization present in recently constructed areas.

Occupancy

The percentage of owner-occupied units in the North Sector closely matched that of all sectors. Occupancy from 2000 to 2008 remained nearly the same. There was an approximate 1 percent increase in home ownership in the North Sector overall with the greatest increase, 2 percent, occurring in the Northwest Quadrant coupled with a 1 percent decrease in the Northeast Quadrant. The Northeast and Northwest Quadrants continue to have higher percentages of owner occupied housing than all the sectors combined.

In 2000, the North Sector (for the most part) had lower vacancy rates than all of the sectors combined. In 2008, vacancy rates in the North Sector increased to similar levels of all sectors. The Northwest Quadrant experienced the highest vacancy rate of 7.4 percent compared to the overall sectors rate of 6.8 percent.

Housing Value

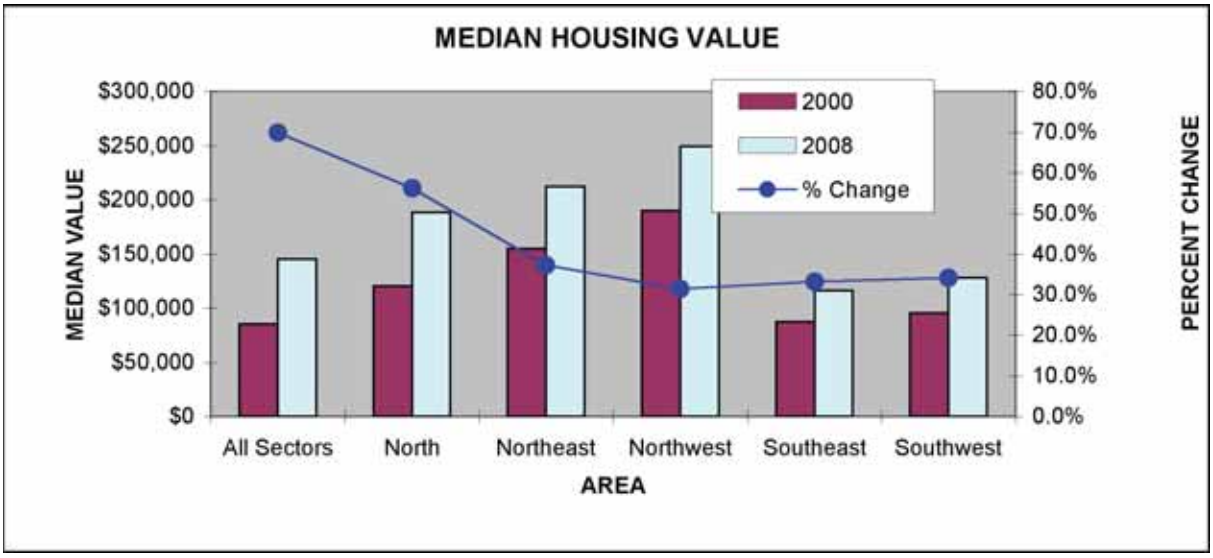
Median housing values in the North Sector are approximately $40,000 higher than all sectors overall as shown in ***Chart A-2: Median Housing Value.*** The highest median housing values in the North Sector are located in the Northwest and the Northeast Quadrants with more than half valued between $200,000 and $499,999 as shown in ***Table A-8: Owner Occupied Median Housing Value***. Median housing values in the Southeast and Southwest Quadrants are generally $100,000 less than the Northwest and Northeast Quadrants; more than half of the homes are valued between $80,000 and $149,999.

Table A-8: Owner Occupied Median Housing Value

		ALL SECTORS	NORTH SECTOR	Northeast	Northwest	Southeast	Southwest
2000	Housing Units	285,473	105,840	8,572	5,758	36,363	55,148
	Median Value	$85,528	$120,508	$154,572	$189,773	$87,432	$95,237
	LESS THAN $80,000	57.4%	24.2%	3.6%	10.8%	30.4%	24.7%
	$80,000 - $149,999	29.9%	51.6%	35.0%	18.4%	55.2%	55.4%
	$150,000 - $199,999	6.2%	12.2%	29.4%	19.1%	9.1%	10.8%
	$200,000 - $299,999	3.9%	7.7%	20.8%	33.4%	3.3%	5.8%
	$300,000 - $499,999	1.8%	3.1%	9.0%	13.4%	1.4%	2.1%
	$500,000 OR MORE	0.9%	1.3%	2.4%	5.7%	0.8%	1.0%
2008	Housing Units	331,815	136,137	9,312	18,578	41,508	67,111
	Median Value	$145,313	$188,282	$212,213	$249,339	$116,456	$127,731
	LESS THAN $80,000	34.9%	7.8%	3.9%	11.0%	9.3%	7.5%
	$80,000 - $149,999	38.4%	44.7%	7.0%	10.0%	55.5%	53.5%
	$150,000 - $199,999	11.1%	19.0%	21.9%	7.9%	20.0%	19.2%
	$200,000 - $299,999	9.3%	17.5%	38.2%	30.0%	11.3%	13.7%
	$300,000 - $499,999	4.1%	7.6%	20.5%	27.6%	2.6%	4.4%
	$500,000 OR MORE	2.1%	3.3%	8.1%	13.5%	1.0%	1.8%
Percent Increase Change of Median Value		69.9%	56.2%	37.3%	31.4%	33.2%	34.1%

Sources: The data in this table are derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. Note: Data is only for areas within Bexar County inclusive of incorporated cities not included as part of the North Sector.

Chart A-2: Median Housing Value



Economic Development

The North Sector has a relatively healthy economy partly due its diversity and the stability of several industries such as health care, education, military, and tourism/hospitality.

Major Employment Centers in the North Sector

The North Sector has several major employers and employment centers, including the South Texas Medical Center, University of Texas at San Antonio, USAA, Valero Energy, Tesoro, NuStar, Kinetic Concepts Inc., West Telemarketing, and San Antonio International Airport.

Major Retail Centers in the North Sector

The North Sector also has several major shopping centers, including The Shops at La Cantera, The Rim Shopping Center, Huebner Oaks Center, Northwoods Shopping Center, Legacy Shopping Center, Blanco Village, Stone Oak Plaza, The Village at the Summit, Village at Stone Oak, Vineyard Shopping Center, and Rolling Oaks Mall.

Sales Tax. A total of nine major shopping centers serve the retail and commercial needs of the North Sector and are located along IH-10, Loop 1604, and US 281. The major shopping centers include The Shops at La Cantera, The Rim Shopping Center, Huebner Oaks Center, , Legacy Shopping Center, Blanco Village, Stone Oak Plaza, The Village at the Summit, Village at Stone Oak, Vineyard Shopping Center, and Rolling Oaks Mall.

Table A-9: Employment

Variable	2000 All Sectors		2000 North Sector		2008 All Sectors		2008 North Sector	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population Age 16+	997,072		344,332		1,138,434		435,191	
Not in Labor Force	367,213		95,359		405,385		119,837	
Employed	593,964		240,239		693,503		304,605	
Unemployed	35,896	5.7%	8,733	3.6%	39,547	5.4%	10,749	3.4%

2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

Employment

In 2000, 40 percent of employed persons in all sectors as a whole lived in the North Sector. In 2008, this figure was 44 percent, even though the North Sector only contains just over 38 percent of the population, as shown in ***Table A-9: Employment.*** This disproportionately high share of employed persons relative to population means that the North Sector enjoys an unemployment rate that is lower than average for all sectors. In 2008, the unemployment rate for all sectors was 5.4 percent while for the North Sector unemployment was 3.4 percent.

Entice Appropriate Job Growth. The City of San Antonio utilizes a host of incentives to induce economic retention and expansion efforts. Within the North Sector these include the following:

Tax Abatement. The adoption of the Inner City Reinvestment Policy (ICRIP) has focused incentives to promote growth and development in the heart of the City. While the majority of the North Sector is located in Tier 3, there are currently two areas within the North Sector that are located within Tier 2 and are eligible for a 10-year tax abatement term at a maximum of 75 percent (the remainder of the Sector is eligible for a six-year term at a maximum of 50 percent). The amount of abatement is based on the investment in real and personal property, targeted industry/job creation, wage rates, and employee health care benefits. These two areas include the San Antonio International Airport and the South Texas Medical Center.

Texas Enterprise Zone: There are several areas within the North Sector that exhibit census tract block groups where at least 20 percent of the resident incomes are at or below 100 percent of the federal poverty level. As such, they qualify as State Enterprise Zone areas. The benefits of locating a project in these areas includes eligibility for state sales and use tax refunds on taxes paid for equipment and machinery, materials used in building a new structure, taxable services, and electricity/natural gas use. Additionally, projects may also be eligible for state franchise tax credits based on job creation and capital investment.

Foreign Trade Zones (FTZ): The North Sector has one existing FTZ site (Airport Cargo Facilities) and two subzones (Colin Medical and R.G. Barry) within FTZ No. 80. Locating in an FTZ is advantageous in that duties can be reduced/eliminated or deferred so that the import/export of foreign goods can be delivered to the zone without up front costs being paid.

Military

The Department of Defense (DoD) has a significant economic impact on San Antonio. The DoD spends $13.3 billion annually in San Antonio. San Antonio has four military installations: 1) Randolph Air Force Base, 2) Fort Sam Houston 3) Brooks City-Base (the Former Brooks Air Force Base) and 4) Lackland Air Force Base. Fort Sam Houston includes Camp Bullis and Brooke Army Medical Center (BAMC). Camp Bullis and Camp Stanley are located in the North Sector providing military readiness facilities for different branches of the United States Armed Forces.

One of the most anticipated economic development initiatives is the expansion of Fort Sam Houston. By 2011, Fort Sam Houston will house almost all military personnel involved in combat medic training in the nation. Training will be held at both Fort Sam Houston and at Camp Bullis. A total of 12,500 new personnel along with their families are expected.

Parks, Natural Environment, and Historic Resources

The North Sector, which covers the northern part of Bexar County, is characteristic of the Texas Hill Country and includes endangered species, the Edwards Aquifer Contributing and Recharge Zones, the Edwards Plateau, and often-sought view sheds. The North Sector contains a majority of the environmentally sensitive areas in Bexar County.

Trees

One environmental feature of the North Sector is the incredible amount of tree canopy found in the area. San Antonio and its ETJ currently have 38 percent overall tree canopy. Wildlife utilize tree canopy for protection, foraging, and habitat. Trees also help keep air quality high by sequestering many pollutants from the atmosphere, including nitrogen dioxide (NO_2), sulfur dioxide (SO_2), ozone (O_3), carbon monoxide (CO), and particulate matter of ten microns or less (PM_{10}).

Threatened and Endangered Species

Bexar County contains several federally listed threatened and endangered species. Endangered species known to exist in the North Sector include two small song birds, the Golden-cheeked Warbler and Black-Capped vireo, six endangered plant species, and nine karst invertebrates often referred to as “cave bugs”.

Potential habitat for these species can generally be found in the North Sector due to the geology and vegetation of the Edwards Plateau. Golden-cheeked Warblers utilize heavily wooded areas along steep slopes, drainages, and upland areas with a thick tree canopy. The canopy is comprised of both mature Ashe Junipers (cedars) and hardwoods. Black-capped Vireos tend to occupy recently disturbed areas that are relatively open and contain a shrubby component. The Black-capped Vireo nests and raises its young in Texas in the spring and migrates south to tropical areas usually beginning in August. The main threat to the Vireo is loss of habitat and secondly, nest-site parasitism from cowbirds who lay their eggs in Vireo nests. Like the Vireo, the Golden-cheeked Warbler nests in Bexar County in the spring and then migrates south to tropical climates in the fall. The principal threat to the Warbler is also habitat loss.

Karstic limestone outcroppings on the Edwards Plateau usually include karst features, which provide habitat for karst invertebrate species. Frequently, karst invertebrates in Bexar County are single-cave endemic, which means they are found nowhere else but in that single feature. The invertebrates cannot relocate or be relocated to other karst features. If the karst feature is disturbed by development, direct/indirect contamination, or changes to water flow/water availability, the species may be lost at that location. Additionally, karst invertebrates are an indicator of water quality and quantity.

Edwards Aquifer

The Edwards Aquifer, of which the Contributing and Recharge Zones are partially located in the North Sector, is an immense underground reservoir that stores and transports water. Rainfall and streams seep into cracks, fissures, fractures, sinks holes, solution cavities, caves, and other karst features eventually reaching the aquifer. The Edwards Aquifer produces many springs that feed creeks, streams, waterfalls, and rivers throughout Bexar County and Central Texas. In addition, the Edwards Aquifer is able to supply most of Central Texas with drinking water.

Watersheds, Rivers, and Streams (Stormwater)

Bexar County is comprised of 5 different watersheds, four of which are located in the North Sector: Leon Creek, Salado Creek, Cibolo Creek, and San Antonio River. Each watershed contains several waterways and floodplains.

San Antonio has a history of flooding. Flash floods are a serious problem in flood prone areas, including parts of the North Sector. Average annual rainfall can range from 15 inches to 33 inches, which can cause unpredictable droughts and also sporadic flash floods (Texas Parks and Wildlife Department Wildlife Action Plan, 2005). A major cause of flash floods is impervious cover, which impedes rainwater from draining into the ground causing it to run across surfaces and pool in low lying areas. There are approximately 65 low water crossing locations in the North Sector.

Topography

A topography map is a detailed map depicting elevation changes, or relief, and includes the highest points, the steepest slopes, the flattest areas, and valleys in a particular area. The steepest slopes in Bexar County are located in the North Sector. Development on steep slopes can be very costly, environmentally damaging, and if done improperly, very dangerous.

Soils

The landscape of the North Sector is rocky and rugged and is dominated by Ashe juniper and various oaks. The sector contains a range of soils from neutral to slightly acidic sands and sandy loams to thin, rocky calcareous clays and clay loams.

Most of the soils within this area are not recommended for development of single-family homes of three stories or less built on concrete slab. Due to the rocky nature of the area, the soils are also not recommended as farmland for food, feed, fiber, forage, or oilseed crops. Most appropriate uses of the land include cattle ranching, hunting leases, and conservation.

Air Quality

Ground-level ozone is the greatest challenge to maintaining excellent air quality in the San Antonio region. Air pollution affects each sector equally. Ozone forms readily in the atmosphere during warm, sunny days when sunlight and chemicals from burning fuels and vapors react together. Common sources of emissions include power generation, industrial processes, natural gas furnaces, gasoline stations, motor vehicles, airplanes, trains, boats, petroleum storage tanks, and oil refineries (www.tceq.state.tx.us). Cement quarries, cars and trucks traveling the roadways, and coal-fired power generation are the largest contributors to air pollution in Bexar County. Ozone pollution affects the health of all individuals, particularly sensitive groups such as people with lung diseases, children, older adults, and all ages who exercise or work vigorously outdoors.

The federal ozone standard was last set in 2008 by the Environmental Protection Agency (EPA) at 75 parts per billion (ppb). The standard was created to protect human health and the environment. ***Table A-10: Air Quality,*** shows the ppb readings taken at air monitoring sites over the past three years that were used in the regulatory three-year average. At this time, San Antonio meets the goal and remains in attainment. If, however, the EPA decides to lower the standard again, San Antonio may find itself in non-attainment. Non-attainment could possibly bring about regulations and restrictions to economic, industrial, and transportation interests in the area.

Table A-10: Air Quality

San Antonio	Fourth Highest Average			
Monitoring Site	2007	2008	2009 as of 9:19 am CDT 12/22/2009	Current Three-Year Average (ppb)
San Antonio Northwest C23	71	78	75	**74**
Camp Bullis C58	74	74	73	**73**
Calaveras Lake C59	67	73	62	**67**
Heritage Middle School C622	66	72	62	**66**
CPS Pecan Valley C678	65	75	68	**69**

Community Facilities and Education

Active and Passive Recreation

The North Sector contains a total of 60 sites designated as public parks or open space, of which, 35 are parks and 25 are open space areas. These sites include city and county parks, greenways, and natural areas, totaling approximately 7,300 acres (2,456 acres of parkland and 4,989 acres of open space) and comprising roughly 43 percent of the total inventory of park and open space within the entire City (17,349 acres). Based on an existing population (568,020), a current level of service of approximately 4.3 acres of parkland per 1,000 residents and 8.7 acres of open space per 1,000 residents is provided. It should be noted that a large inventory of private parks and open space exists within each quadrant of the North Sector which would significantly add to the overall totals. ***Tables A-12: Number of Parks and Acreage in North Sector Quadrants*** and ***A-13: Number of Open Space Areas and Acreage in North Sector Quadrants*** show that the Southeast Quadrant contains the most park acreage and least amount of open space, while the Northwest Quadrant contains the most open space and the Northeast Quadrant contains the least amount of park acreage.

Table A-11: North Sector Parks identifies the parks and acreage within each North Sector quadrant.

Table A-11: North Sector Parks

Quadrant	Total Number of Parks	Total Acreage
Northwest	9	3,133
Northeast	5	725
Southwest	15	1,738
Southeast	11	1,739
NORTH SECTOR	41	7,284
CITY OF SAN ANTONIO	227	17,349

Table A-12: Number of Parks and Acreage in North Sector Quadrants

Type of Park	Northwest Quadrant		Northeast Quadrant		Southwest Quadrant		Southeast Quadrant		Total Acreage
	#	Acres	#	Acres	#	Acres	#	Acres	
Neighborhood	0	0	0	0	9	97.6	5	155.3	252.9
Community	0	0	1	64.7	10	214.8	2	17.6	297.1
Large Urban	0	0	0	0	3	514.6	4	1,223.5	1,738.1
Sports Complex	1	167.8	0	0	0	0	0	0	167.8
TOTAL	1	167.8	1	64.7	22	827.0	11	1,396.4	2,455.9

Source: Matrix Design Group, June 2010

Table A-13: Number of Open Space Areas and Acreage in North Sector Quadrants

Type of Open Space	Northwest Quadrant		Northeast Quadrant		Southwest Quadrant		Southeast Quadrant		Total Acreage
	#	Acres	#	Acres	#	Acres	#	Acres	
Greenway	0	0	1	76.7	6	534.3	4	267.0	878.0
Natural Area	8	3,109.4	2	534.0	3	385.5	0	0	4,028.9
Historic Resource	0	0	0	0	0	0	1	82.3	82.3
TOTAL	8	3,109.4	3	610.7	9	919.8	5	349.3	4,989.2

Source: Matrix Design Group, June 2010

Emergency Services

All areas of the North Sector within San Antonio's city limits are served by San Antonio's police, fire, and emergency medical services (EMS). Areas outside of San Antonio's city limits are served by various agencies.

Hospitals/Clinics

The majority of the North Sector hospitals, approximately fourteen, are located in the South Texas Medical Center. However, there are other hospitals and clinics located within other areas of the Sector. The Northwest Quadrant does not currently contain any hospitals or clinics. The Northeast Quadrant contains five hospitals and five clinics. The Southwest Quadrant, as mentioned, contains fourteen hospitals within the Medical Center, two other hospitals located outside of the Medical Center, and approximately sixty-five clinics. The Southeast Quadrant contains two hospitals and approximately forty-five clinics.

Libraries

The North Sector is currently served by eight City of San Antonio public libraries and one is currently under construction. The majority of libraries are located inside Loop 1604 in the southwest and southeast quadrants. The Cody, John Igo, Great Northwest and Maverick Branches are located within the southwest quadrant. The Brook Hollow, Thousand Oaks, and Semmes Branches are located within the southeast quadrant. The Bannwolf Library at Reagan High School and the soon to be completed Parman Branch are located in the northeast quadrant.

Primary and Secondary Schools

Seven independent school districts (ISD) provide public education to residents of the North Sector. Northside and Northeast Independent School Districts are the largest school districts within the Sector. There are approximately 102 elementary schools, 42 high schools, and 19 middle schools within the Sector. The schools consist of approximately 8 charter schools, 46 private schools, 110 public schools, and 2 trade schools.

Higher Education and Technical Schools

In the North Sector there are two universities (University of Texas San Antonio [UTSA] and University of Texas [UT]Health Science Center San Antonio), and two trade schools (Hallmark, and ITT Technical Institute). UTSA currently has a 2009 enrollment of over 28,000. The UT Health Science Center San Antonio has over 3,000 students.

Map Atlas

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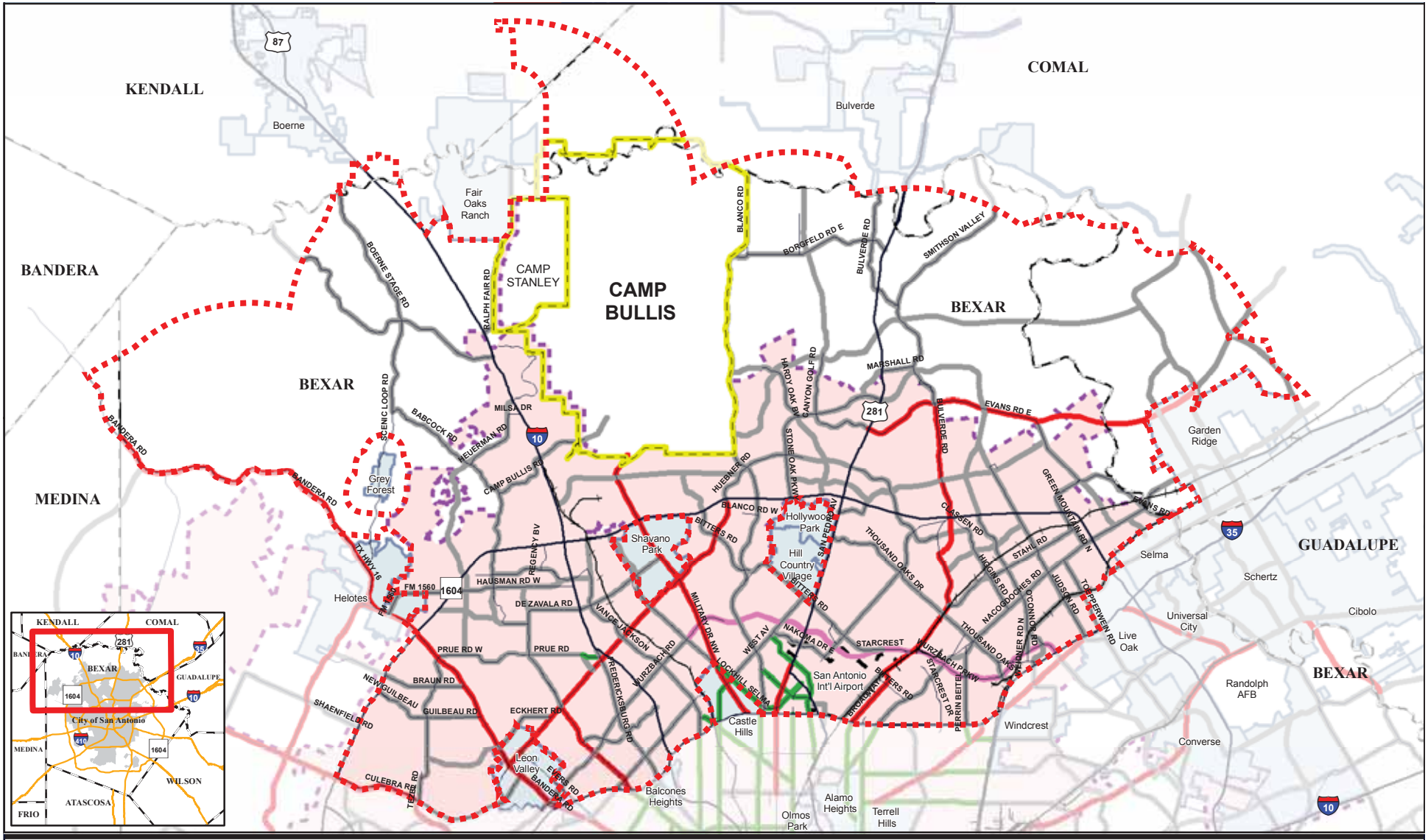


Major Thoroughfare Plan

- Primary Arterial Type A (120' ROW)
- Secondary Arterial Type A (86' ROW)
- Secondary Arterial Type B (70'-86' ROW)
- Super Arterial Type A (200'-250' ROW)
- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley
- County
- Airport
- Highway
- Major Road
- Railroad

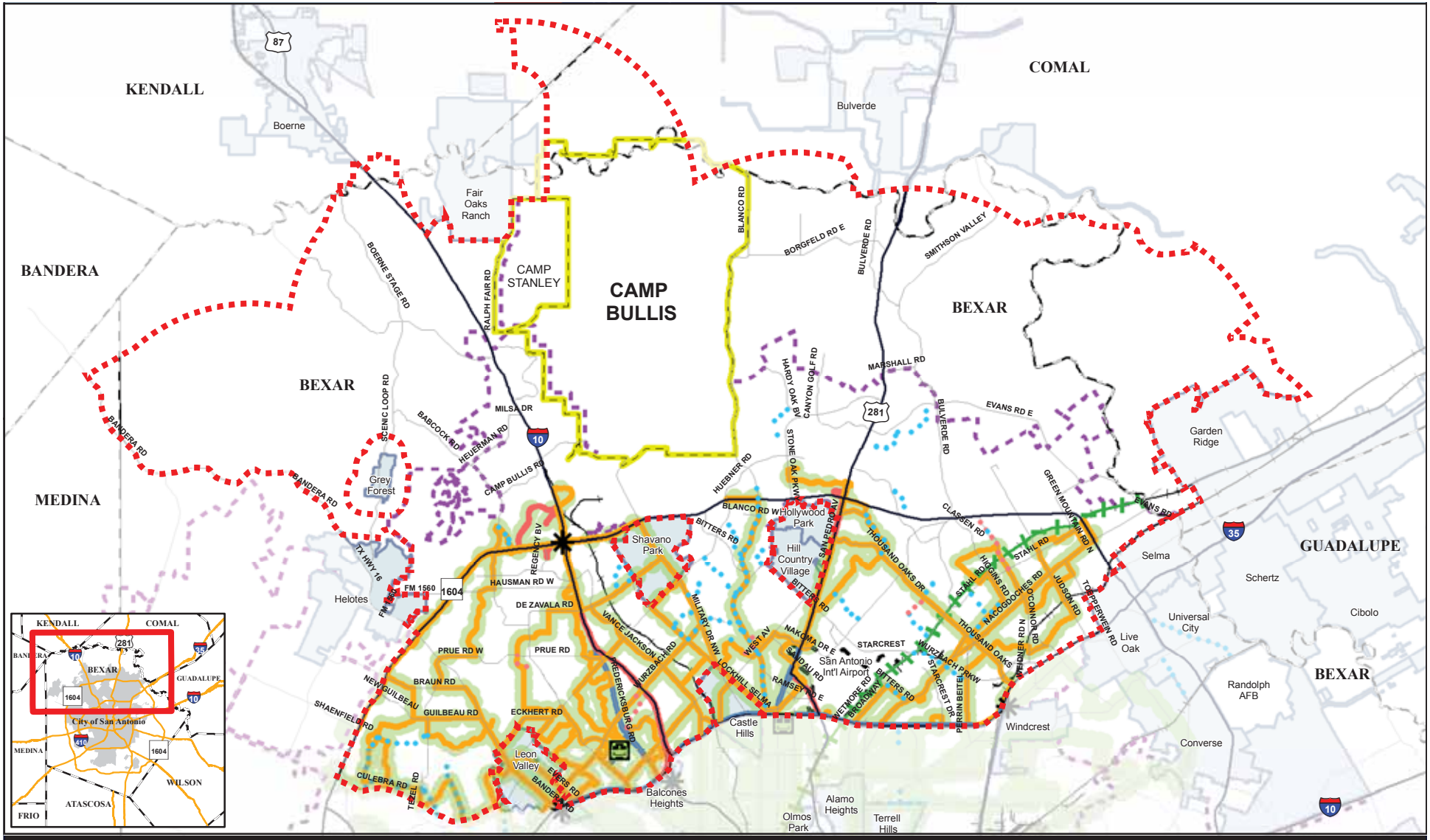
N W E S

0 1 2 4 Miles

A-2

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

North Sector Vehicular and Aviation Transportation System



VIA Facility
- Park and Ride
- VIA Transit Center
- 0.25 Mile VIA Service Area
- Proposed Commuter Rail

VIA Bus Route
- Express
- Frequent
- Metro
- Skip

Bicycle Facilities

Type
- Bike Lane
- Bike Route

- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley
- County
- Airport
- Highway
- Major Road
- Railroad

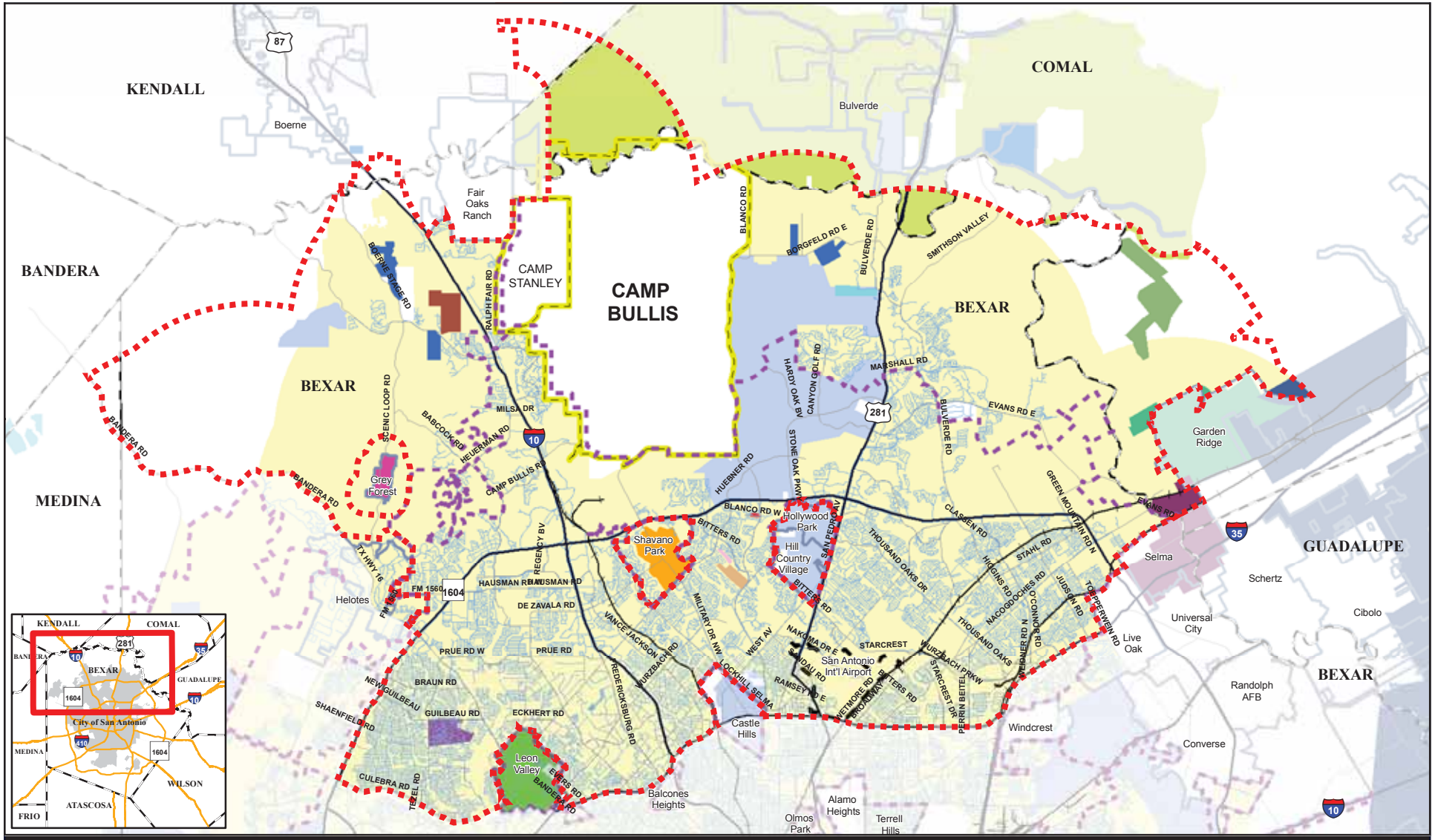
N W E S

0 1 2 4 Miles

A-3

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

North Sector Mass Transit and Non-Vehicular Transportation System



Water Purveyor CCN

- 3009 Water Company
- Ace Utilities
- Aqua Texas
- Bexar Metro Water Dist.
- Cadillac Water Corp.
- City of Bulverde
- City of Garden Ridge
- City of Grey Forest
- City of Leon Valley
- City of Selma
- City of Shavano Park
- Dobbins & Schweers
- Green Valley SUD
- Lackland Water Co.
- The Oaks WSC
- SAWS
- Water Services Inc.
- SAWS Water Line
- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley
- County
- Airport
- Highway
- Major Road
- Railroad

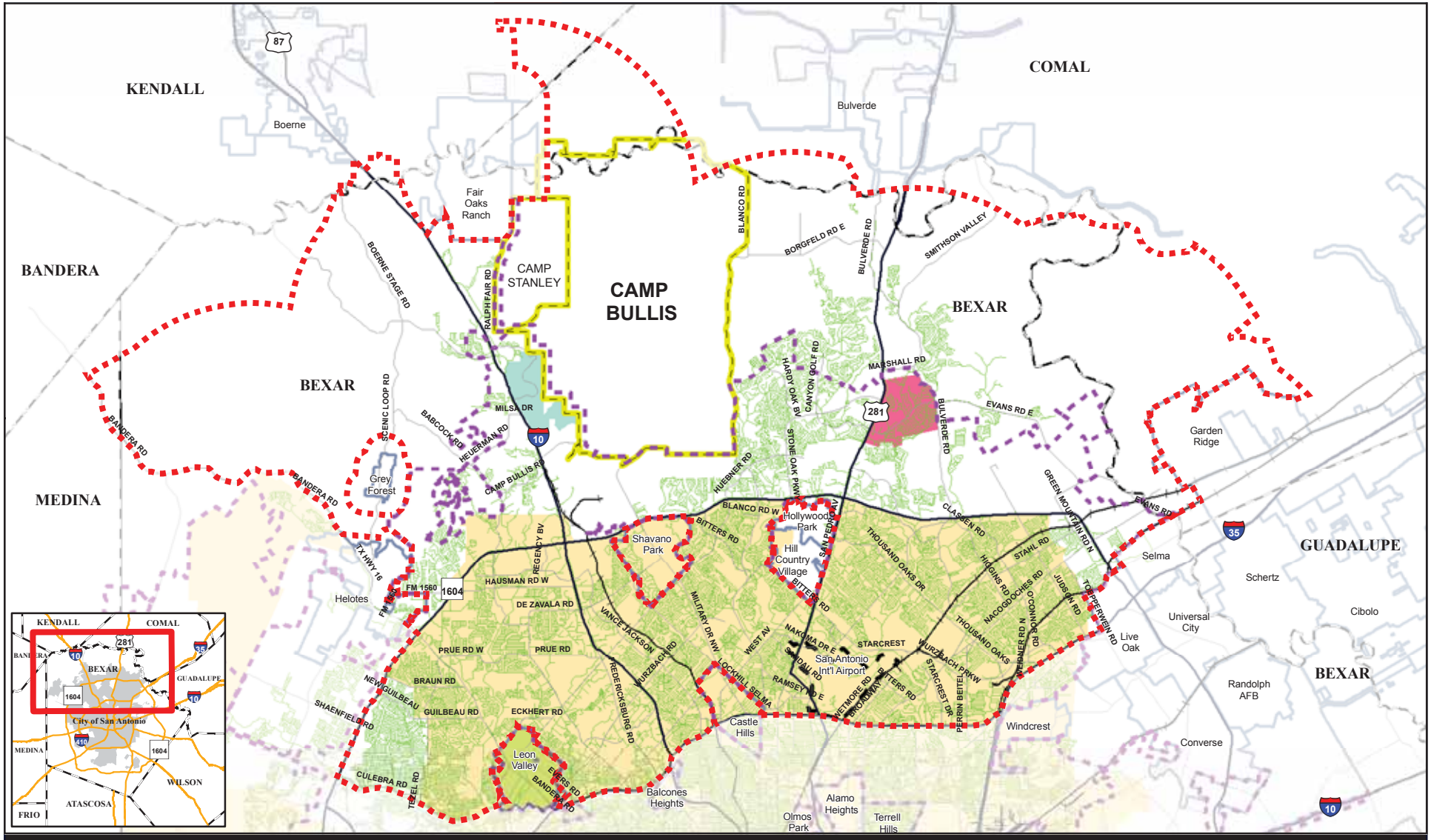
source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

N W E S

0 1 2 4 Miles

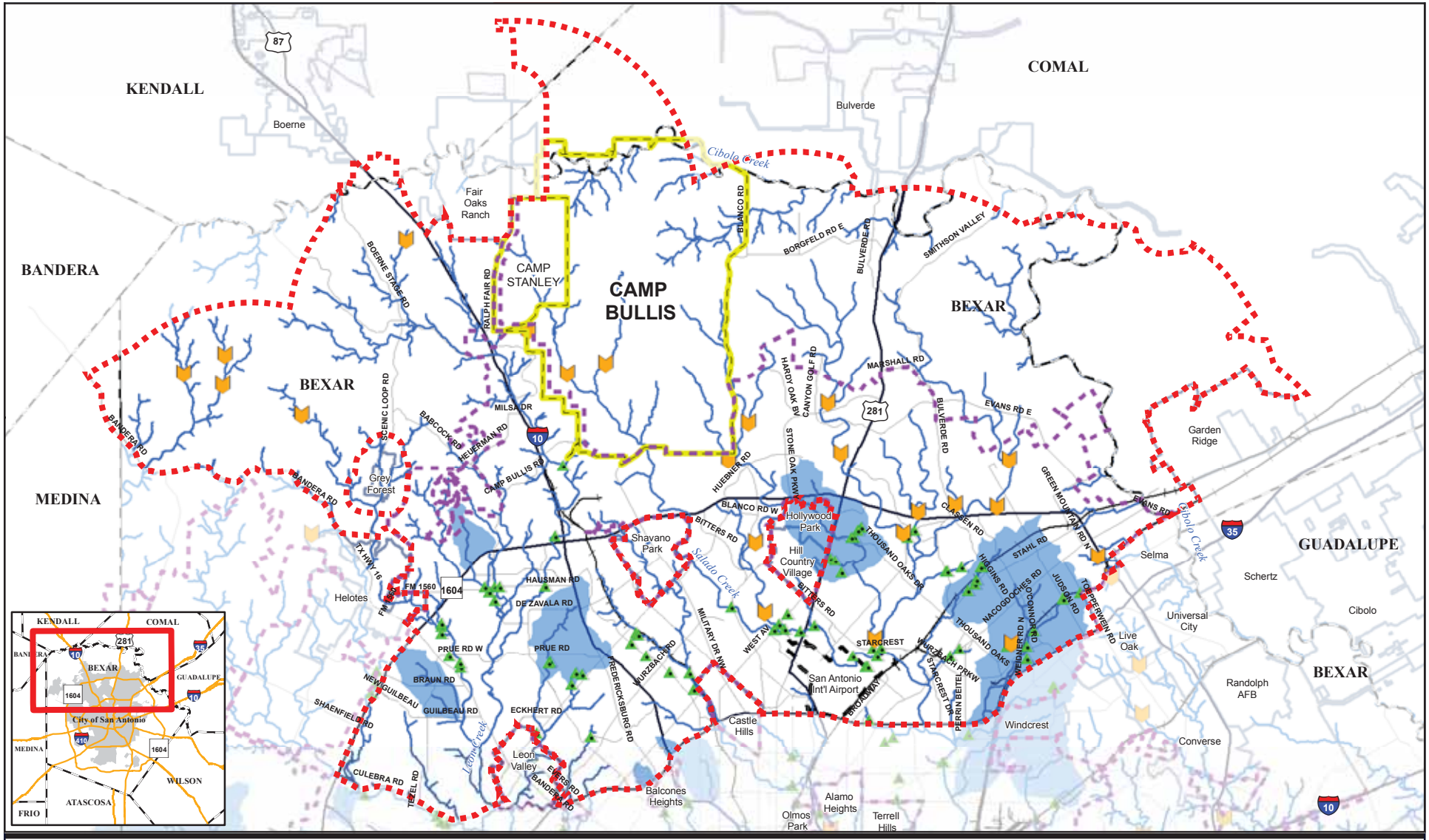
A-4

North Sector Water Service



source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

North Sector Wastewater Service



Dam
Low Water Crossing
Stream
Mandatory Detention Area
North Sector Planning Area
San Antonio
Incorporated City
Camp Bullis/Stanley
County
Airport
Highway
Major Road
Railroad

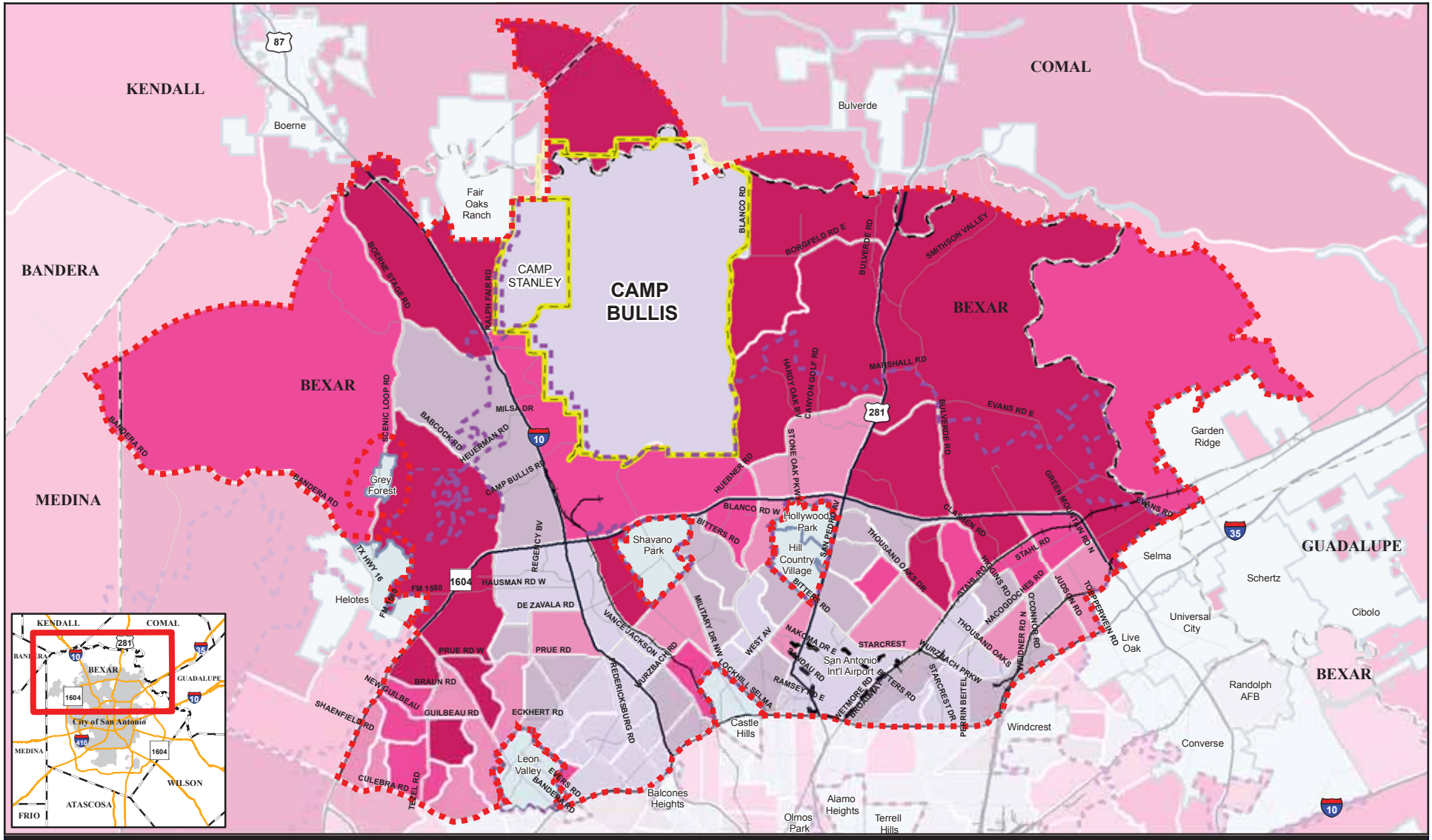
N W E S

0 1 2 4 Miles

A-6

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

Stormwater Facilities



2009 Percent Owner Occupied Housing Units

- 80.1% to 100.0%
- 70.1% to 80.0%
- 60.1% to 70.0%
- 45.1% to 60.0%
- 0 to 45.0%
- Zero Population

- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley

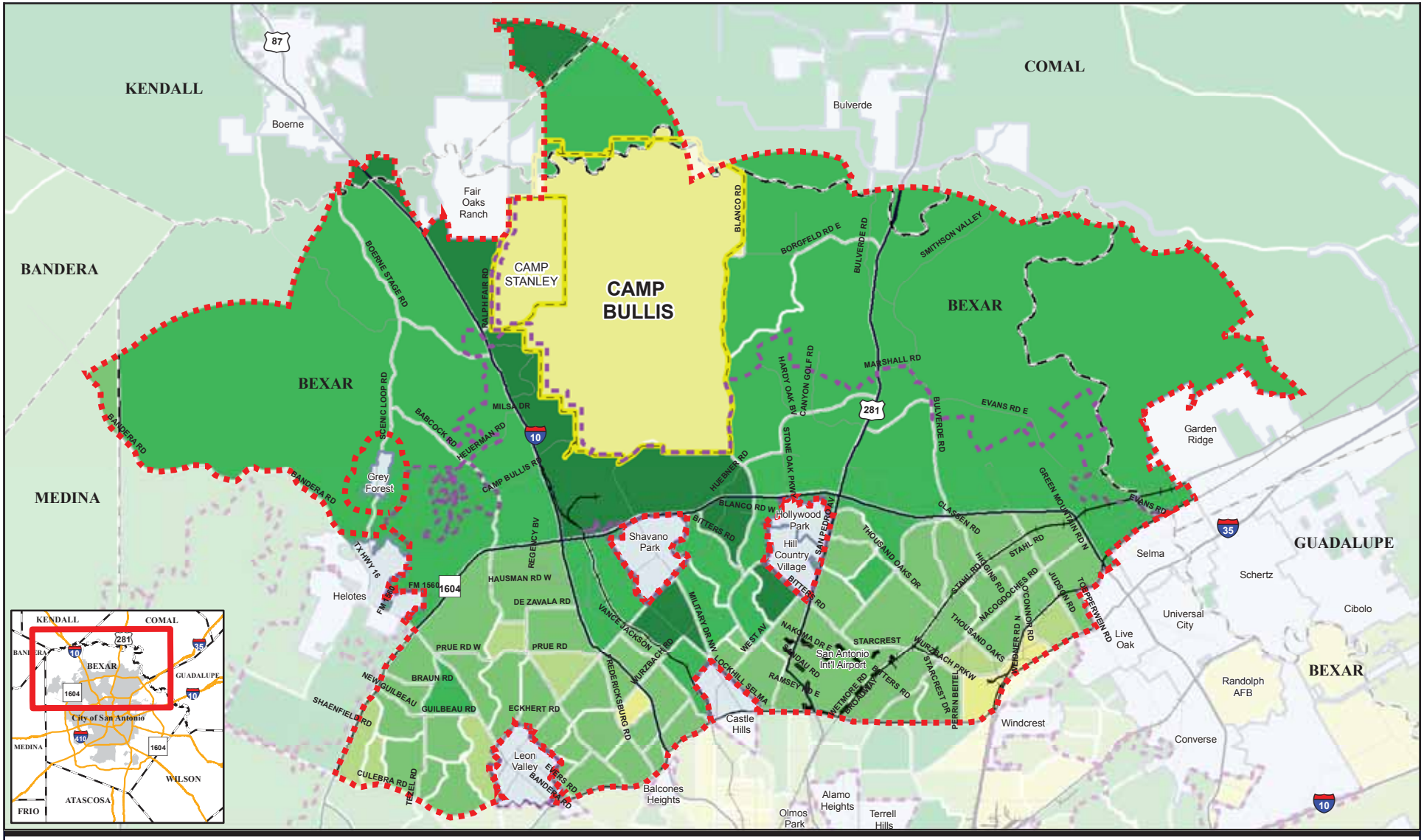
- County
- Airport
- Highway
- Major Road
- Railroad

0 1 2 4 Miles

A-7

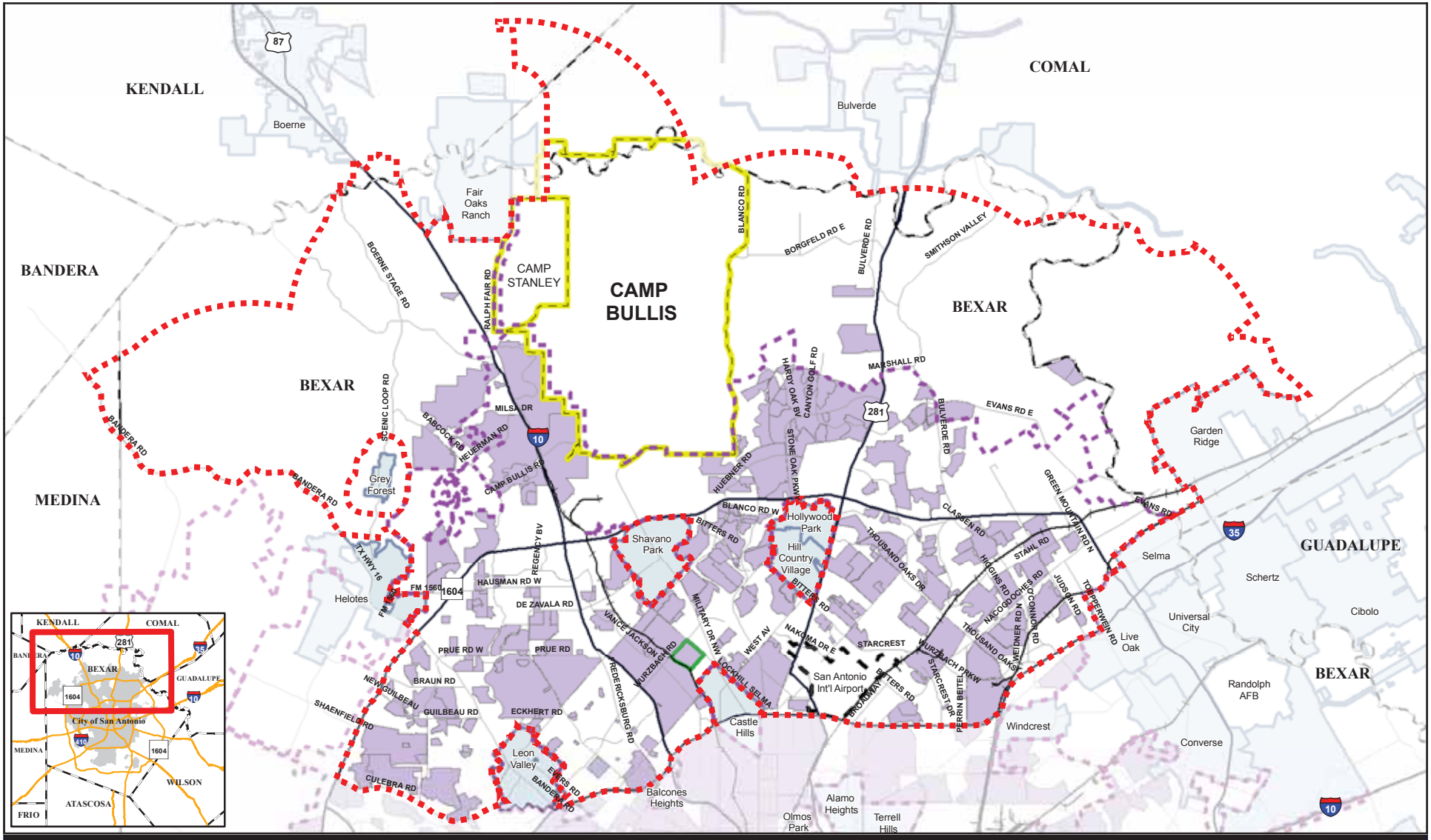
source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009; ESRI / 2009

Housing Ownership



source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009; ESRI / 2009

Housing Value



Neighborhood Association
Neighborhood Conservation District
North Sector Planning Area
San Antonio
Incorporated City
Camp Bullis/Stanley
County
Airport
Highway
Major Road
Railroad

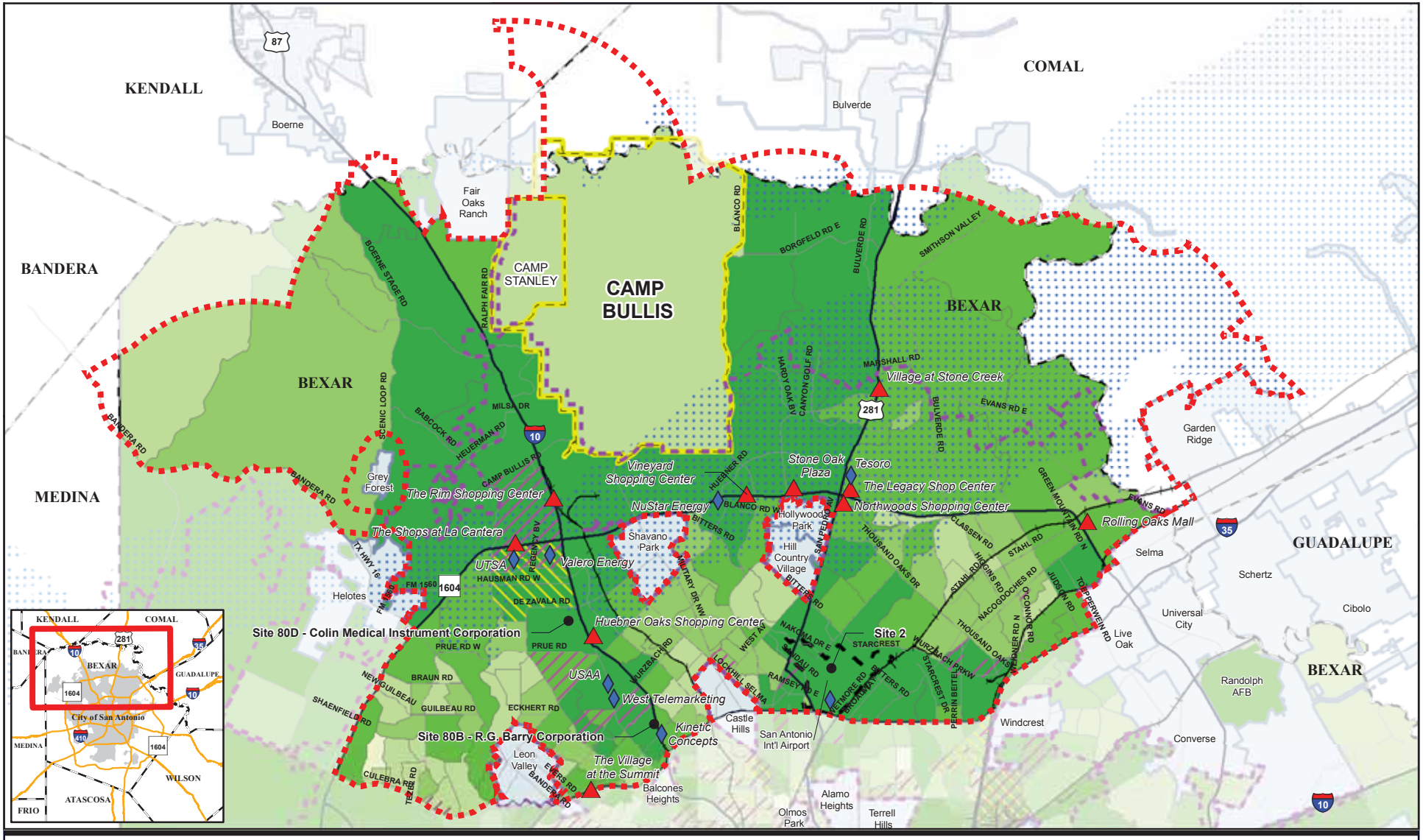
N W E S

0 1 2 4 Miles

A-9

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

North Sector Neighborhood Organizations



- Major Retail Outlet
- Major Employer
- Foreign Trade Zone Site
- Texas Enterprise Zone (Eligible Areas)
- Qualified HUB Zone
- Edwards Aquifer Recharge Zone

2035 Job Density (employees/square mile)

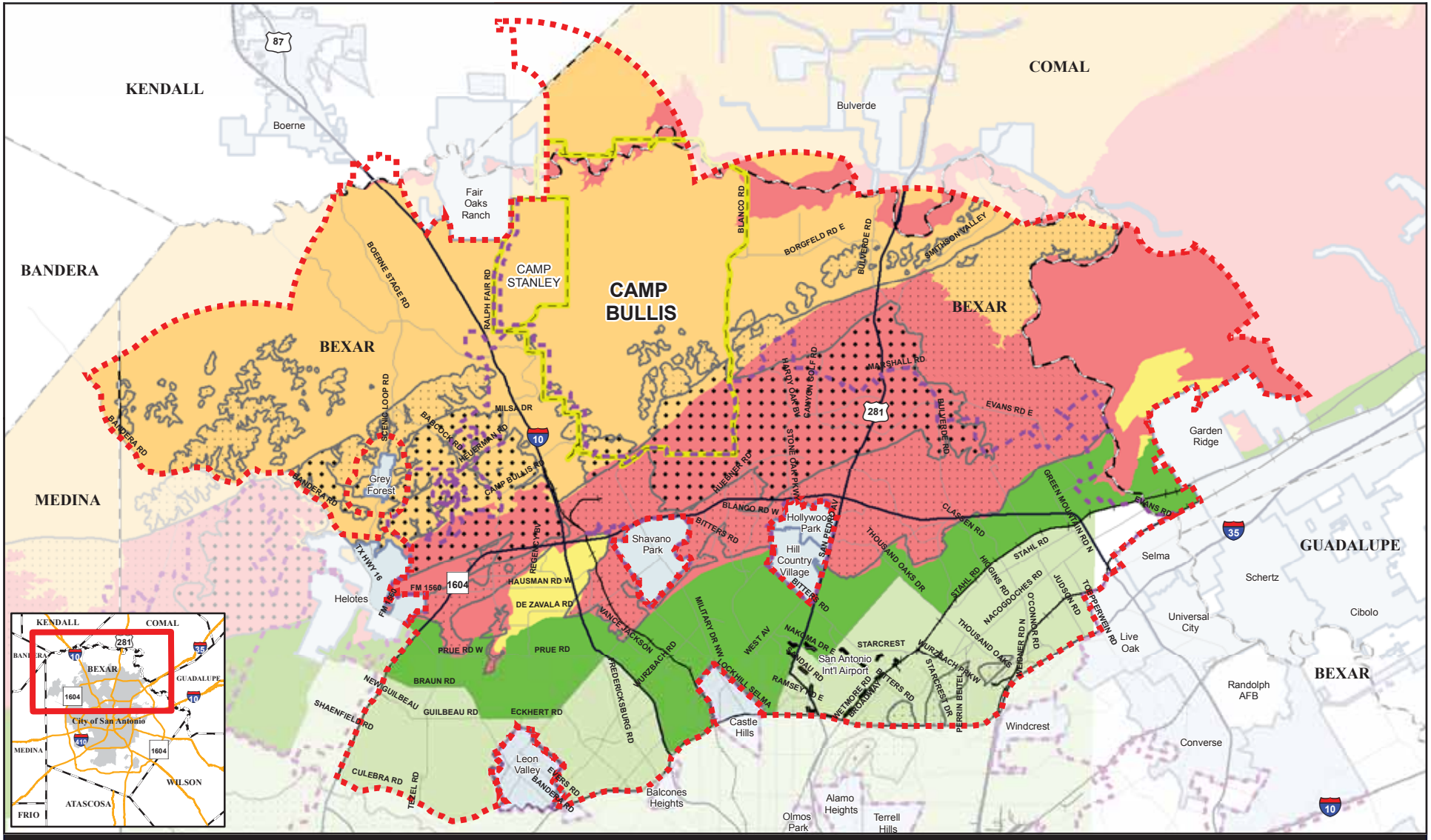
- <100
- 100-500
- 500-1000
- 1000-2500
- >2500

- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley
- County
- Airport
- Highway
- Major Road
- Railroad

A-10

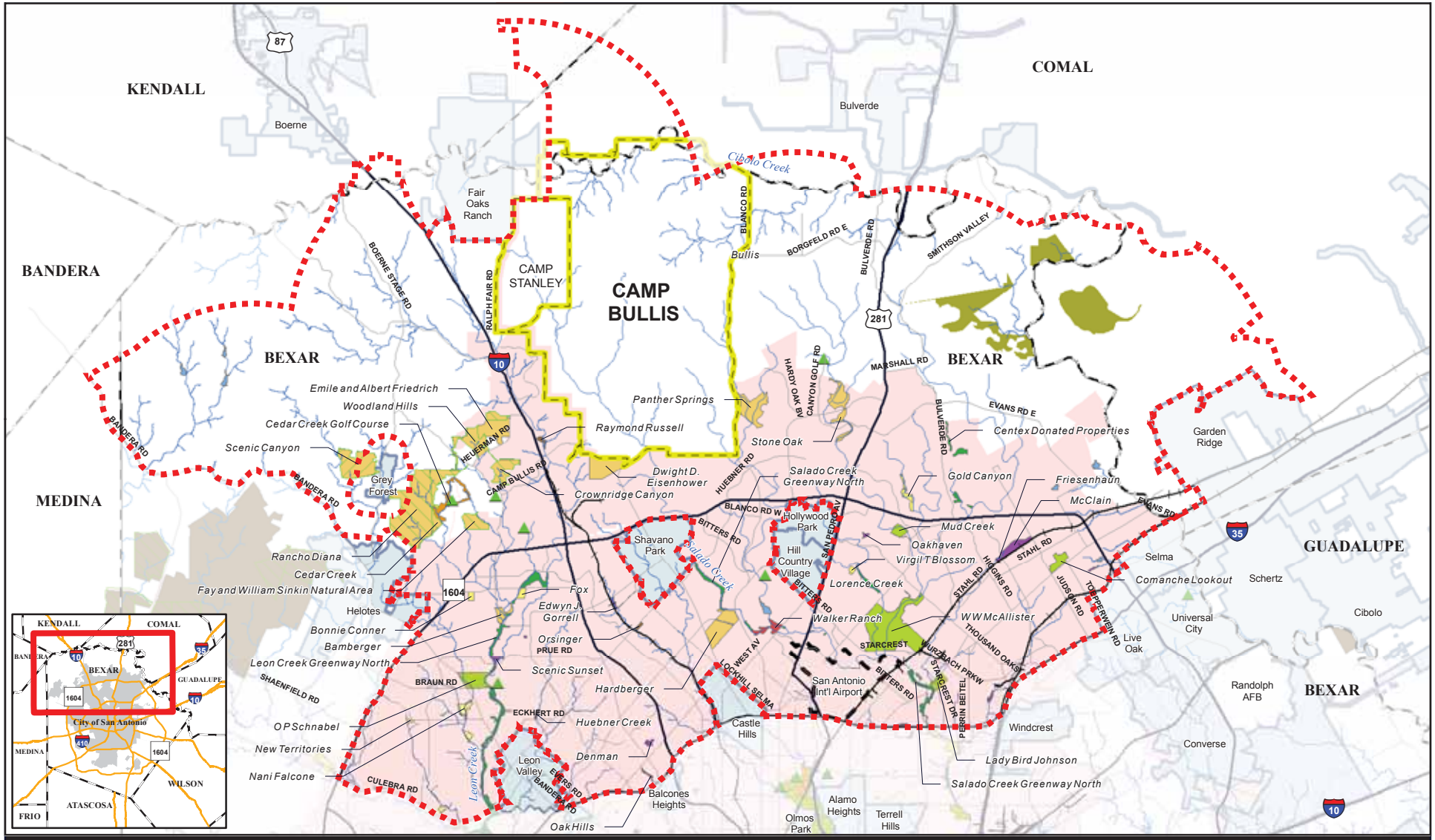
source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

North Sector Economic Development Plan



source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

North Sector Aquifer and Karst Zones



- Golf Course
- Stream
- Protected Lands
- Lake
- Proposition 1 Lands
- Proposition 3 Lands

Parks

- Large Urban
- Community
- Neighborhood
- Greenway
- Natural Area
- Historic Resource
- Sports Complex
- Not Designated

- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley

- County
- Airport
- Highway
- Major Road
- Railroad

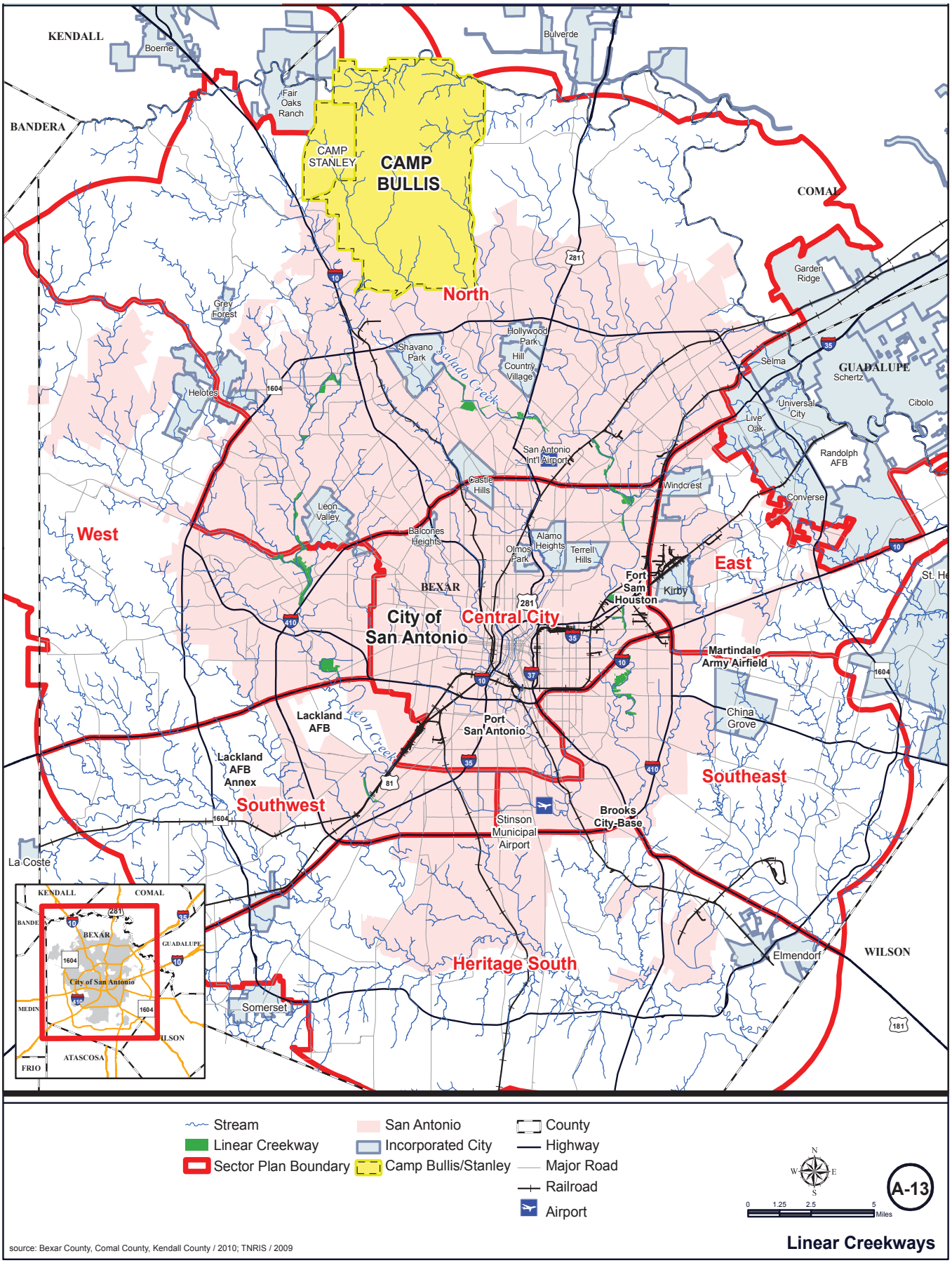
N W E S

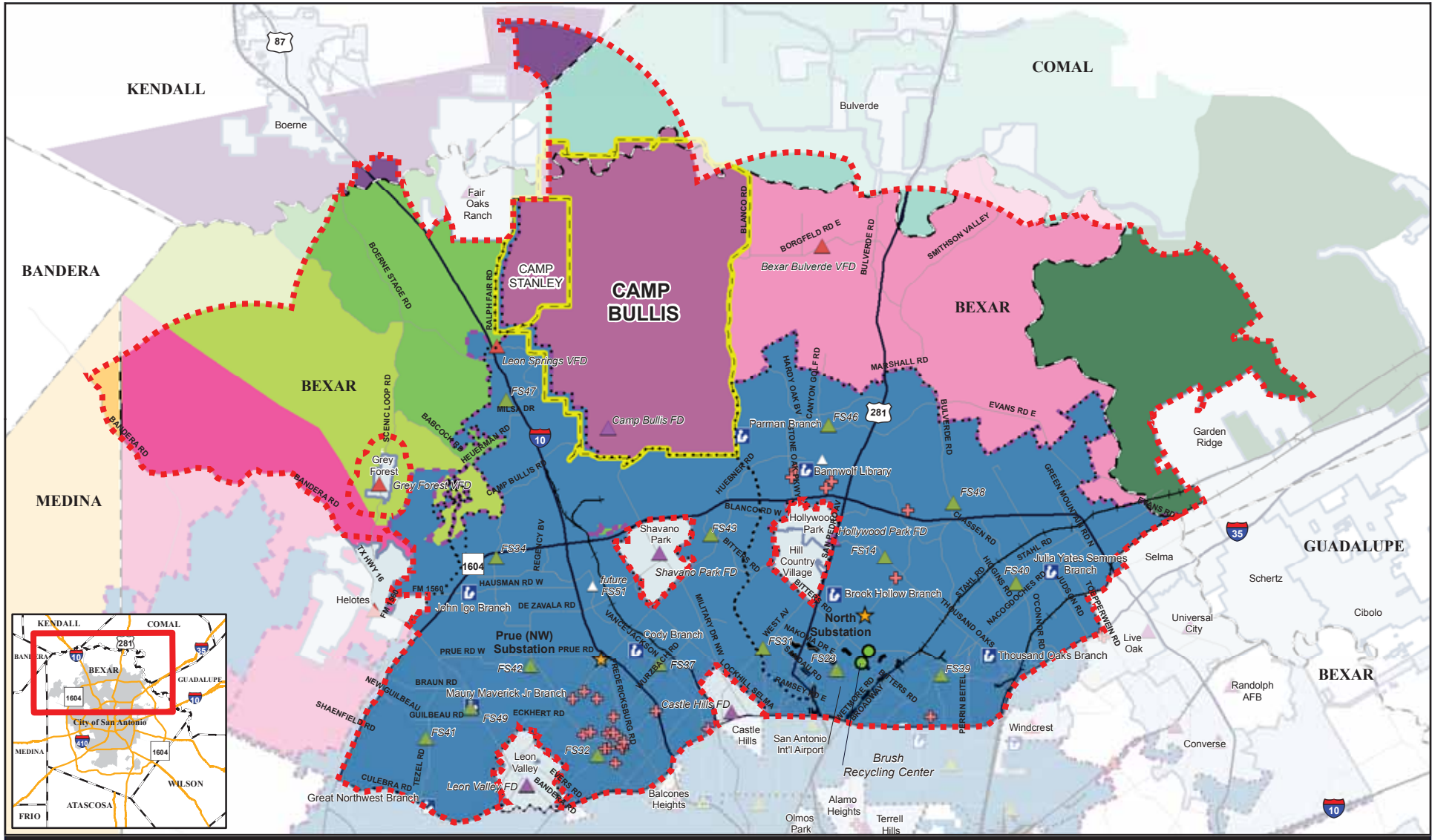
0 1 2 4 Miles

A-12

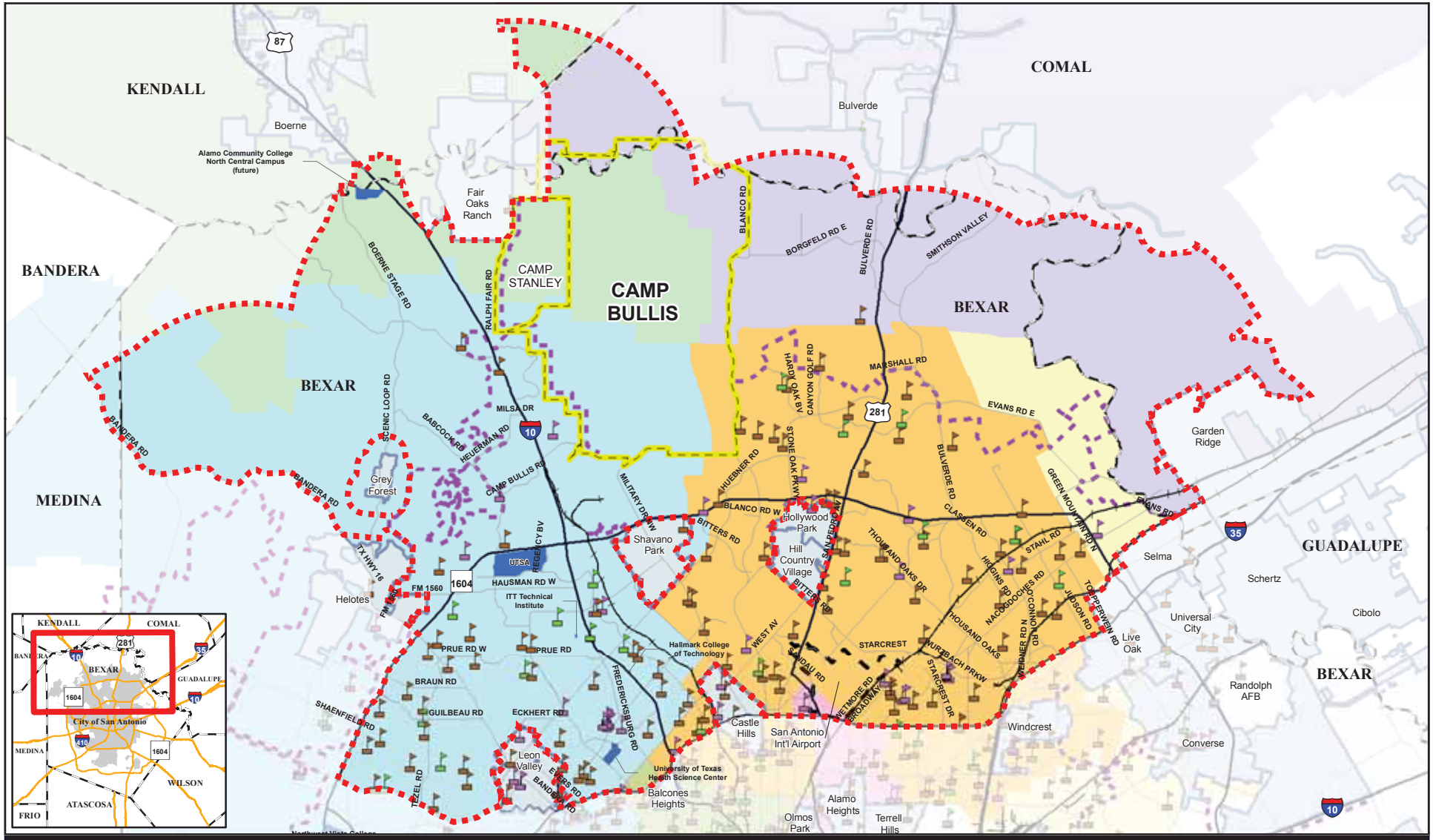
source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

North Sector Parks, Natural Environment, and Historic Resources


KENDALL
Boerne
BANDERA
Fair Oaks Ranch
CAMP STANLEY
CAMP BULLIS
Bulverde
COMAL
North
Grey Forest
Helotes
Shavano Park
Hollywood Park
Hill Country Village
Salado Creek
Garden Ridge
Selma
GUADALUPE
Schertz
Cibolo
Universal City
Live Oak
Randolph AFB
San Antonio Int'l Airport
Castle Hills
Windcrest
Converse
Leon Valley
West
Balcones Heights
Olmos Park
Alamo Heights
Terrell Hills
East
Fort Sam Houston
Kirby
BEXAR
City of San Antonio
Central City
Martindale Army Airfield
Lackland AFB
Leon Creek
Port San Antonio
China Grove
Lackland AFB Annex
Southwest
Southeast
Stinson Municipal Airport
Brooks City-Base
La Coste
Heritage South
Elmendorf
WILSON
Somerset
Stream
Linear Creekway
Sector Plan Boundary
San Antonio
Incorporated City
Camp Bullis/Stanley
County
Highway
Major Road
Railroad
Airport
0 1.25 2.5 5 Miles
A-13
source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009
Linear Creekways



source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009



School

- Elementary
- Middle
- High
- College/University

School District

- Alamo Heights ISD
- Boerne ISD
- Comal ISD
- Judson ISD
- North East ISD
- Northside ISD (Bexar)
- San Antonio ISD

- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley

- County
- Airport
- Highway
- Major Road
- Railroad

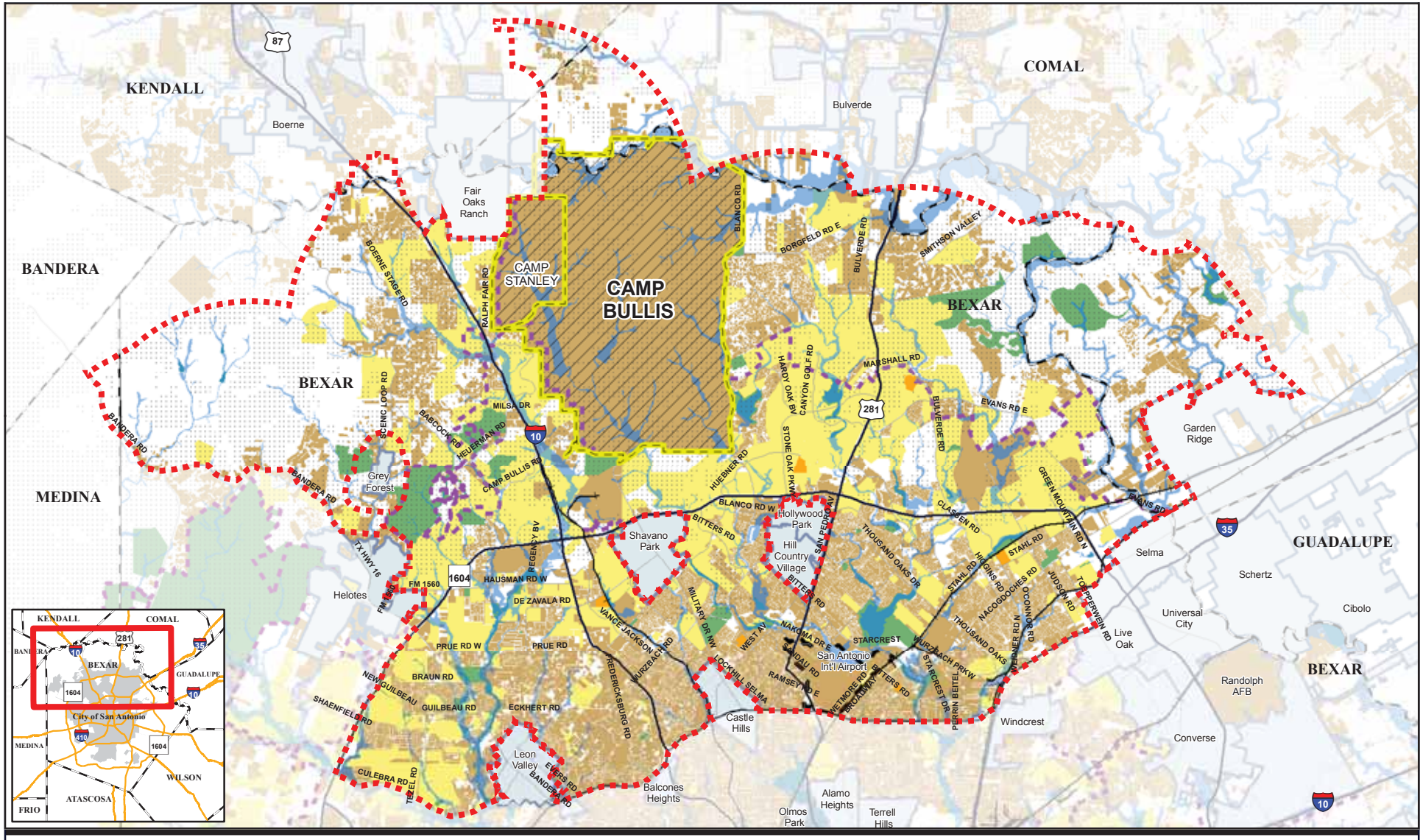
N W E S

0 1 2 4 Miles

A-15

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

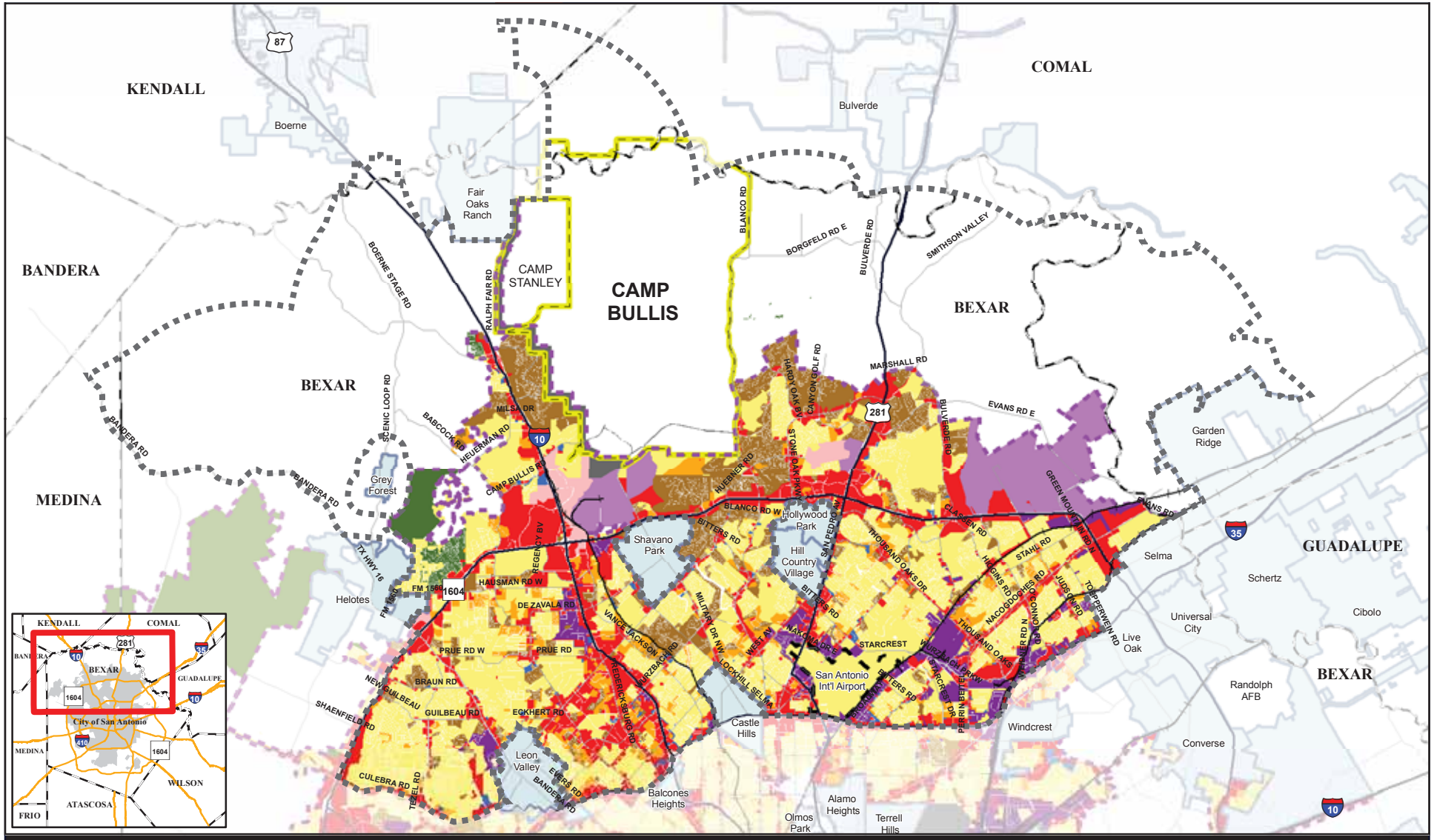
North Sector Education Facilities



A-16

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

North Sector Land Use Suitability



Zoning

- Development Reserve
- Single Family Residential
- Multifamily Residential
- Planned Unit Development
- Mixed Use
- Commercial
- Office & Business Park
- Industrial
- Military Reservation
- Quarry
- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley
- County
- Airport
- Highway
- Major Road
- Railroad

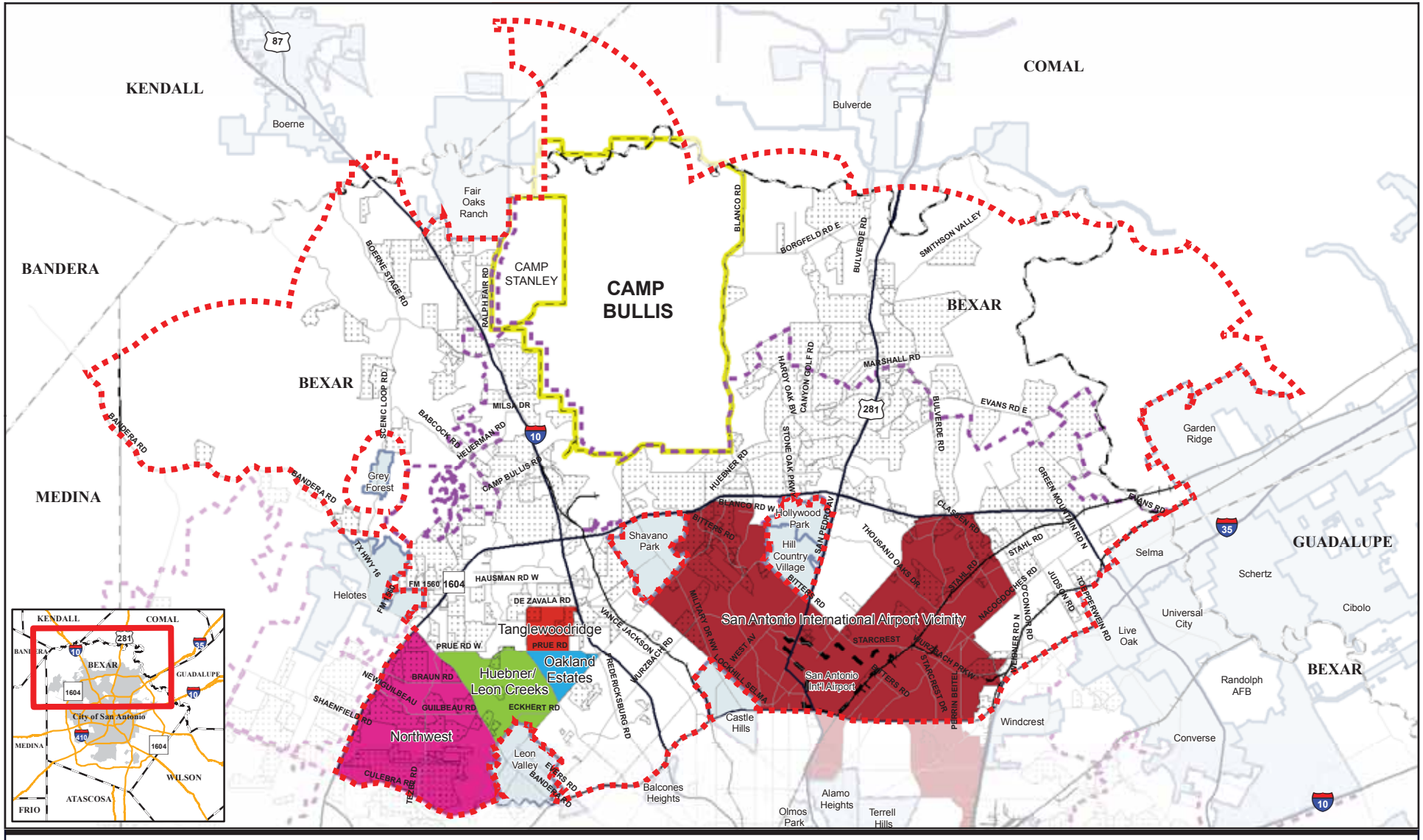
N W E S

0 1 2 4 Miles

A-17

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

Existing Zoning



Planned/Approved Master Development Plan

Neighborhood and Community Plan

- Huebner/ Leon Creeks
- Northwest
- Oakland Estates
- San Antonio International Airport Vicinity
- Tanglewoodridge

- North Sector Planning Area
- San Antonio
- Incorporated City
- Camp Bullis/Stanley

- County
- Airport
- Highway
- Major Road
- Railroad

N W E S

0 1 2 4 Miles

A-18

source: Bexar County, Comal County, Kendall County / 2010; TNRIS / 2009

North Sector Neighborhood and Community Plans and Master Development Plans

Camp Bullis Bird/Wildlife Aircraft Strike Hazard (BASH) Guidelines

The Camp Bullis Bird / Wildlife Aircraft Strike Hazard (BASH) Guidelines provide information and actions to reduce the incidences of wildlife strikes on fixed and rotary-wing aircraft. This document is presented in the six identified sections below:

- *A. Overview*
- *B. Aircraft Operations*
- *C. Land Uses*
- *D. Wildlife and Birds On / Around Camp Bullis*
- *E. Airfield Hazard Control Methods*
- *F. BASH Plan Actions*

Section A - Overview

Bird / Wildlife Aircraft Strikes

According to Bird Strike Committee USA, bird and other wildlife strikes to aircraft annually cause well over $600 million in damage to United States (U.S.) civil and military aviation. Furthermore, these strikes put the lives of aircraft crew members, their passengers, and people on the ground at risk. Over 219 people have been killed worldwide as a result of wildlife strikes since 1988. Additional facts related to bird and animal strikes:

- *The average number of bird strikes at the San Antonio International Airport ranges from 25 to 35 each year; however, pilots have begun to report more bird strikes. Consequently, that number increased to 47 strikes in 2008.*
- *The airport had an average of 260 daily domestic and international departures and arrivals in 2008 and served 8,358,515 passengers.*
- *Over 5,000 bird strikes were reported by the U.S. Air Force in 2007.*
- *Over 780 civil aircraft collisions with deer and 280 collisions with coyotes were reported in the USA, 1990-2008.*
- *About 90 percent of all bird strikes in the U.S. are by species federally protected under the Migratory Bird Treaty Act.*
- *From 1990-2009, 381 different species of birds were involved in strikes with civil aircraft in USA that were reported to the Federal Aviation Administration (FAA).*

Based on information provided by Army and Air Force aviation operations personnel involved with aviation operations at Camp Bullis, no major incidents have occurred involving bird or wildlife striking aircraft. However, as detailed later in this document, a large number of bird species are located at Camp Bullis and the surrounding areas. Between March 2006 and June 2008, there were a reported 40 bird strikes at the San Antonio International Airport,

which is located in the City of San Antonio approximately nine miles southeast of Camp Bullis. There were also three reported mammal strikes in that period.

The primary concern for Camp Bullis is bird activity, more so than ground-based wildlife, interfering with air operations. Although strikes have not impacted aircraft operations at Camp Bullis to this point, it is important to remain vigilant and to ensure development in local communities does not change the environment so that bird and wildlife strikes become an impact to the Camp Bullis mission.

Source: www.birdstrike.org; "Bird Strikes Up At SA Int'l – Safety Advocate Says Not Enough Being Done to Mitigate Wildlife Hazards," April Molina, KSAT 12 News, November 24, 2009; Richard Johnson, Public Information Officer, San Antonio International Airport, January 28, 2010; www.sanantonio.gov/AVIATION/info_fastfacts.asp

Camp Bullis Area

Camp Bullis is comprised of approximately 28,000 acres and is located about 21 miles northwest of Fort Sam Houston (FSH) (see Figure 1-1). It is generally bound by Interstate-10 (I-10) to the west, Farm-to-Market Road 2696/Blanco Road to the east, Loop 1604 to the south, and West Ammann Road to the north. The training area is situated on the edge of the Edwards Plateau Land Resource Area in a hilly region known as the Texas Hill Country, which is locally called the Balcones Canyonlands. Topography of Camp Bullis consists of numerous hills and valleys that are drained by intermittent streams which flow east and south. The installation is used for firing ranges, maneuver areas for Army, Air Force, and Marine combat units, and for field training of the various medical units from Fort Sam Houston. To support its training mission, the training area supports small arms and large caliber firing ranges, ground and air operations night training (through the use of night vision equipment), air combat drop zones, and fixed-wing (airplane) and rotary-wing (helicopter) training. Air operations include the use of multiple landing zones (LZ) for helicopters, low-level helicopter flight corridors, and air combat drop zones (three for cargo and one for personnel).

Fort Sam Houston comprises approximately 3,000 acres in a highly urbanized part of San Antonio, severely limiting the ability to conduct on-site field training, especially during the night. Camp Bullis provides nearly 22,000 acres of invaluable field training and maneuver areas for Fort Sam Houston and multi-service medical training.

Immediately adjacent to the Camp Bullis west boundary is Camp Stanley, a sub-installation of the McAlester Army Ammunition Plant. Camp Stanley has restricted access due to explosive ordnance storage and testing missions. Camp Stanley is independent of Camp Bullis and Fort Sam Houston.

Source: Integrated Natural Resources Management Plan for Fort Sam Houston & Camp Bullis Military Reservation San Antonio, Texas, October 1, 2007; Camp Bullis Joint Land Use Study, June 2009

Camp Bullis History

In 1890, the Army Post at San Antonio was renamed Fort Sam Houston. At the time, it was one of the largest garrison sites for the U.S. Army, but lacked an adequate firing range and maneuver area. The Leon Springs Military Reservation was established on 17,273 acres, to the north of San Antonio. In 1917, Camp Bullis was established and added 16,000 additional acres

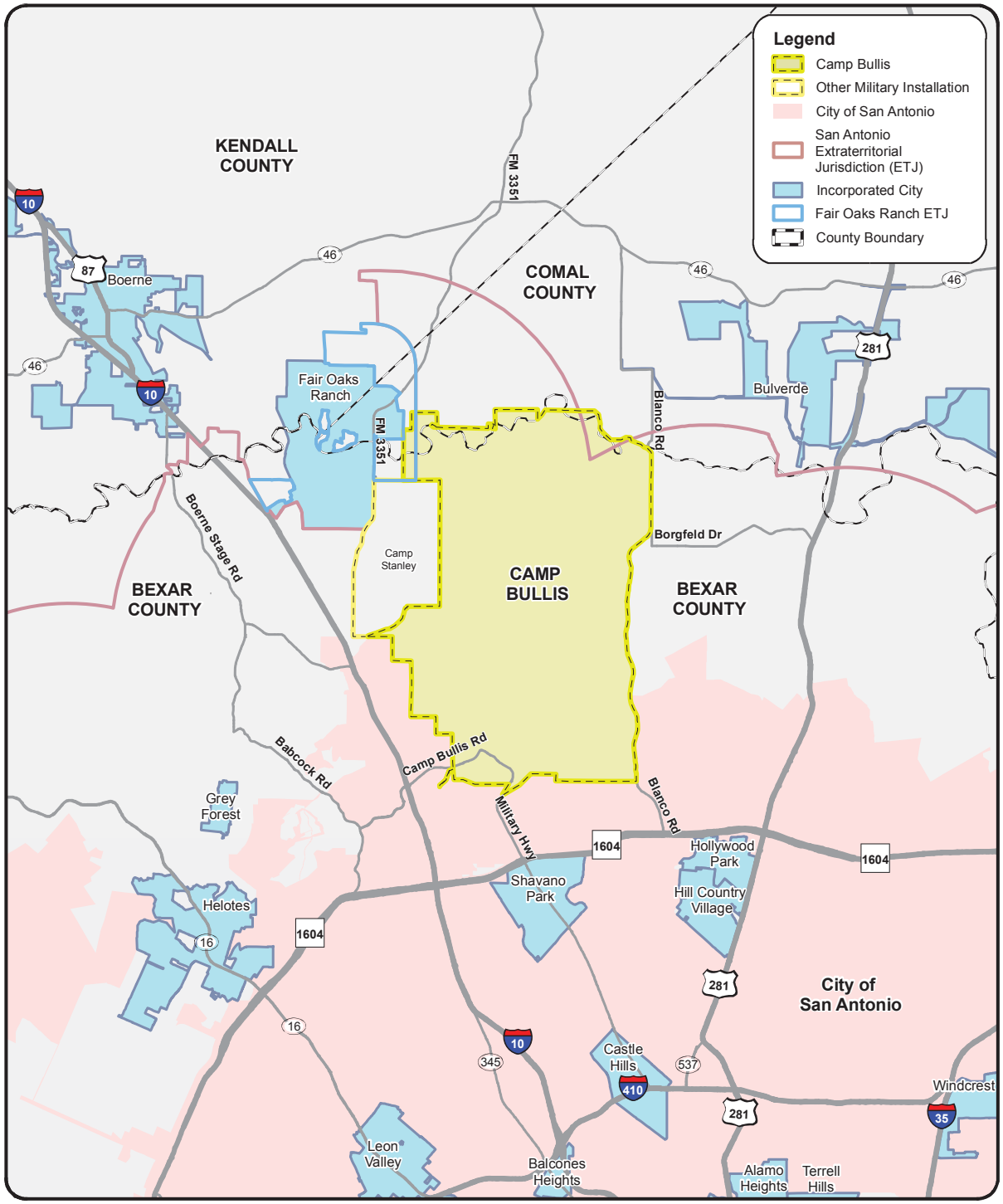


Figure 1-1

Camp Bullis

to the Leon Springs Military Reservation. The original purpose of Camp Bullis was to train soldiers when the threat of war in Europe was growing. Although no units were stationed at Camp Bullis during World War I, it provided small arms and rifle firing ranges, as well as maneuver areas for troops stationed at Fort Sam Houston, which did not have the capacity for large-area training. In total, the government owned or leased over 33,000 acres at the time. Following World War I, Camp Stanley was used primarily for storage and testing of ordnance materials, while Camp Bullis was used as a site for demobilization.

As the years passed, Camp Stanley and Camp Bullis became permanent fixtures for the Army and the installations were equipped with cantonment areas and new construction and development projects. The relocation of the old arsenal from downtown San Antonio to Camp Stanley in 1931 essentially stopped the use of the camp for soldier training. Camp Bullis continued to be improved and used by various units and groups as a training site through World War II.

During and following World War II, many changing medical needs in the Army brought several new activities and missions to Fort Sam Houston and Camp Bullis. New medical training missions were brought to Camp Bullis and the Brooke Army Medical Center was established at Fort Sam Houston. Training included basic training for Army nurses, combat obstacle courses for stretcher field training and combat medicine, as well as small arms. Camp Bullis was used for medical, combat, and security training throughout the Korean and Vietnam Wars. The Air Force Security Police Training Site, known as Victor Base, was built in 1977, and the Air Force was the largest single user of Camp Bullis until 1987. Since then, the Army has become the primary user of Camp Bullis as a military training site.

Source: Camp Bullis Joint Land Use Study, June 2009

Units

Fort Sam Houston, Lackland Air Force Base, and Randolph Air Force Base comprise Joint Base San Antonio, the largest installation in the military and one of 12 joint bases mandated by the 2005 Base Realignment and Closure (BRAC). As the primary training site for Fort Sam Houston, Camp Bullis is under the control of the Commanding General of Fort Sam Houston, U.S. Army Medical Department Center & School (AMEDD C&S), which provides overall leadership, management, and oversight for Camp Bullis activities and the installation. As a joint base, installation management for both Fort Sam Houston and Camp Bullis is provided by the Air Force's Air Education and Training Command (AETC), specifically the 502d Mission Support Group based at Fort Sam Houston. This group is one of three mission support groups under the 502d Air Base Wing responsible for Joint Base San Antonio.

Although the operation of Camp Bullis is under the command of the Fort Sam Houston Garrison Commander located 21 miles to the southeast, the relationship strives to be seamless, making the physical separation between Fort Sam Houston and Camp Bullis transparent. The personnel assigned to the various functions of the Camp Bullis staff are employees of their parent directorates based at Fort Sam Houston, but their place of duty is Camp Bullis with the Camp Bullis Garrison Manager maintaining operational control.

Source: Camp Bullis Joint Land Use Study, June 2009; www.af.mil

Mission

The official mission statement of Camp Bullis is: "To provide an unparalleled training infrastructure offering quality range, training facilities, and maneuver areas that facilitate tough, realistic training for military and government agencies." Camp Bullis currently supports training for several branches of the military, including the U.S. Army, Air Force, and the National Guard, as well as for other federal and local agencies, such as the U.S. Secret Service, U.S. Marshals Service, and the San Antonio Police Department. The installation supported 705,309 person-days of training in Fiscal Year (FY) 2005, with a daily average of 1,932. In FY08, 150,852 personnel were trained at Camp Bullis. The anticipated growth of personnel (in response to BRAC, Army Modular Force [AMF], and other activities) is expected to change these training numbers to 1,000,000 person-days annually and a 2,740 daily average. This is also expected to result in an increase in the number of air operations occurring at Camp Bullis.

Source: Camp Bullis Joint Land Use Study, June 2009

Section B - Aircraft Operations

Fixed-Wing: Combat Assault Landing Strip

Camp Bullis currently has one airfield, the Combat Assault Landing strip (CALS), which measures 3,500 feet long and 100 feet wide. The CALS has turnaround areas, a parallel taxiway, and all required safety clearances. Constructed in 1982 of compacted earth, it is located in the far northeastern portion of Camp Bullis in close proximity to the northern and eastern fence lines of the installation (see Figure 1-2). The CALS is used primarily by Air Force C-130 Hercules aircraft, but is also capable of supporting the C-17 Globemaster. The airfield supports Joint Training Exercises (JTX) conducted by the Army and Air Force by accommodating the take-off and landing of fixed-wing cargo aircraft. This airstrip allows the Army and Air Force to meet their training requirements to practice combat assault operations, loading and deploying troops, and tactical landings on an unimproved airstrip, providing realism to military preparedness training. The Camp Bullis CALS is the only certified combat assault landing strip in the state of Texas. In 2008, there were a total of 20 flight operations using he Camp Bulis CALS. This number is limited due to the extensive coordination needed for crash fire rescue support. Because Fort Sam Houston/Camp Bullis does not currently maintain the crash fire rescue equipment required to support C-130 landings at the Camp Bullis CALS, the only crash fire rescue equipment/crew that will provide support is the Air Force crew at Randolph Air Force Base (AFB). The number of CALS operations could reportedly double if the Fort Sam Houston Fire Department obtains the needed equipment.

As shown in Figure 1-2, the CALS is oriented northwest to southeast. Flight patterns are designed to work in coordination with the San Antonio International Airport traffic pattern.

The 400-acre Airborne Operations Drop Zone (DZ Hall) is located in the north-central portion of the camp, and is 2,700 yards long. Although there have been nighttime drops into this area, the majority of the drops are during the daytime. DZ Hall is approved for both personnel and equipment drops. DZ Buck is in maneuver area 2C, and DZ Turkey is located in maneuver area 1B. These are approved for equipment drops only. DZ Cougar is in maneuver area 1A and

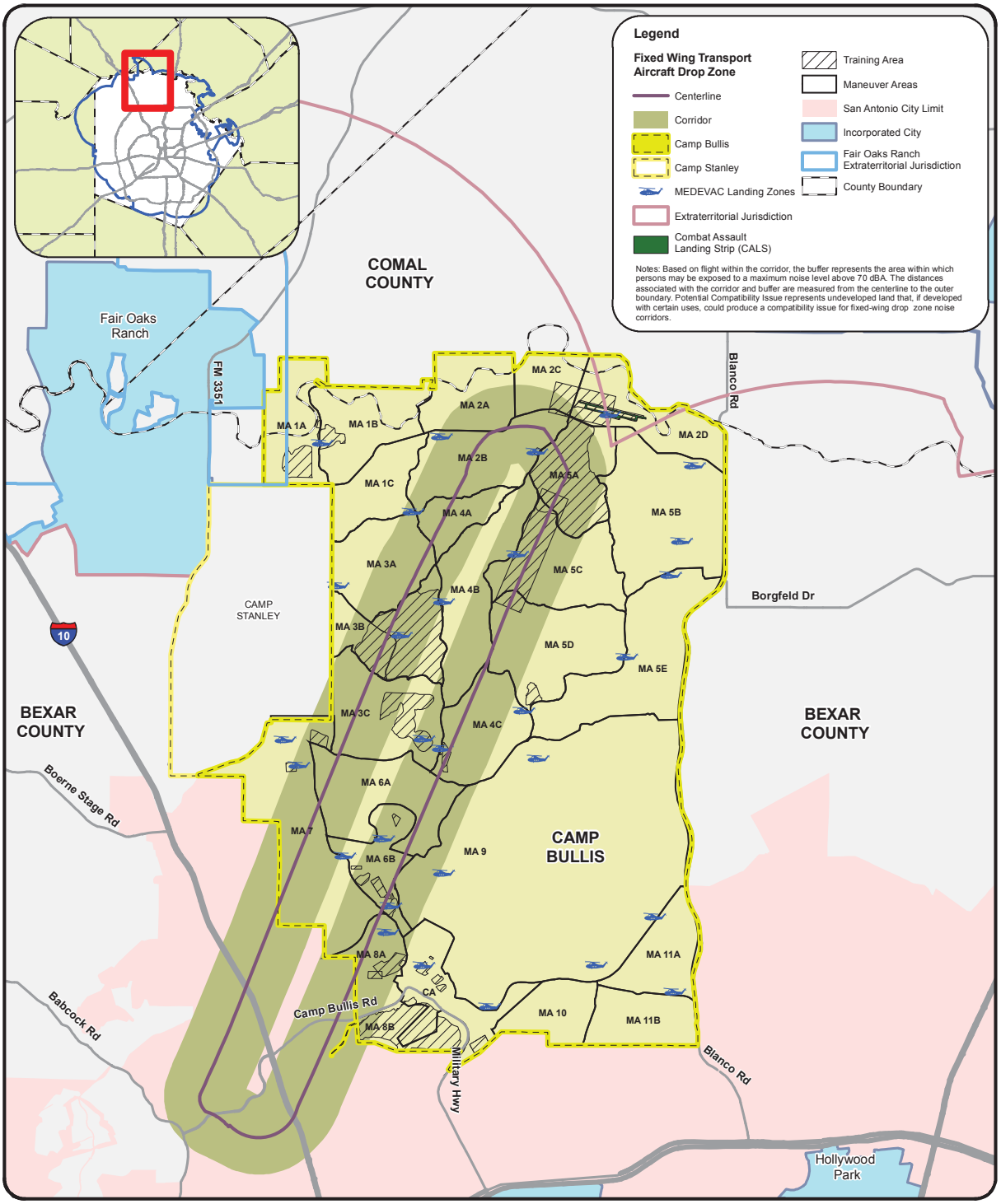


Figure 1-2

Camp Bullis Fixed Wing Flight Corridor

is approved for equipment drops only. This DZ is limited to rotary-wing aircraft performing parachute drops.

Source: Integrated Natural Resources Management Plan for Fort Sam Houston & Camp Bullis Military Reservation San Antonio, Texas, October 1, 2007; Camp Bullis Joint Land Use Study, June 2009

Rotary-Wing

The primary rotary-wing aircraft used at Camp Bullis for flight training and air-drop operations is the UH-60 Blackhawk helicopter. Other helicopters occasionally used include the UH-1 Iroquois, OH-58 Kiowa, AH-1 Cobra, and the AH-64 Apache. Helicopter flights operating at Camp Bullis originate primarily from Martindale Army Airfield (AAF) located southeast of Fort Sam Houston. Martindale AAF Flight Operations indicate that there are approximately 5 to 10 helicopter training flights at Camp Bullis each week. There are five designated ingress and egress points for helicopters – the northwest corner near the City of Fair Oaks Ranch (County Line Road – West), the northeast corner along Blanco Road (County Line Road – East), the south-central boundary southeast of the cantonment area (Military Highway), the southwestern corner just west of the cantonment area (Bullis Road), and the southeastern corner vicinity of the installation boundary and Blanco Road. Within the Camp Bullis boundaries, there are 29 medical evacuation LZs, which are located at key locations across the training area (see Figure 1-3). Helicopter missions occur in both daytime and nighttime and include aerial reconnaissance, medical evacuation (medevac) by helicopter air ambulance, point-to-point flights, combat air drops of paratroopers, and nap of the earth (NOE) flights where helicopters practice flying at high-speed and at tree-top level, using valleys and hills to hide from visual observation, radar, and hostile fire. The NOE flight corridor extends from the cantonment area north along the installation's west boundary, along the north boundary, and south along the east boundary to the northern extent of the impact area/no fly zone. According to Martindale AAF Flight Operations, the Cibolo Creek Bed on Camp Bullis' north boundary is the primary section of this corridor.

Source: Integrated Natural Resources Management Plan for Fort Sam Houston & Camp Bullis Military Reservation San Antonio, Texas, October 1, 2007; Camp Bullis Joint Land Use Study, June 2009; CPT Jeremy Eubanks, Martindale AAF, April 20, 2010

Section C - Land Uses

In the Vicinity of Camp Bullis

The general land use surrounding Camp Bullis used to be primarily rural, but it has become predominantly urbanized through residential development and the expansion of San Antonio's suburbs. Limited industrial use is present along the southern edge, but the overwhelming use is residential. Higher density residential use comprises the west and east sides of the installation. The northern boundary is the only portion that remains relatively undeveloped, with a combination of open agricultural range land and only one or two small planned subdivisions.

Camp Bullis was originally established in response to a need for training land away from a

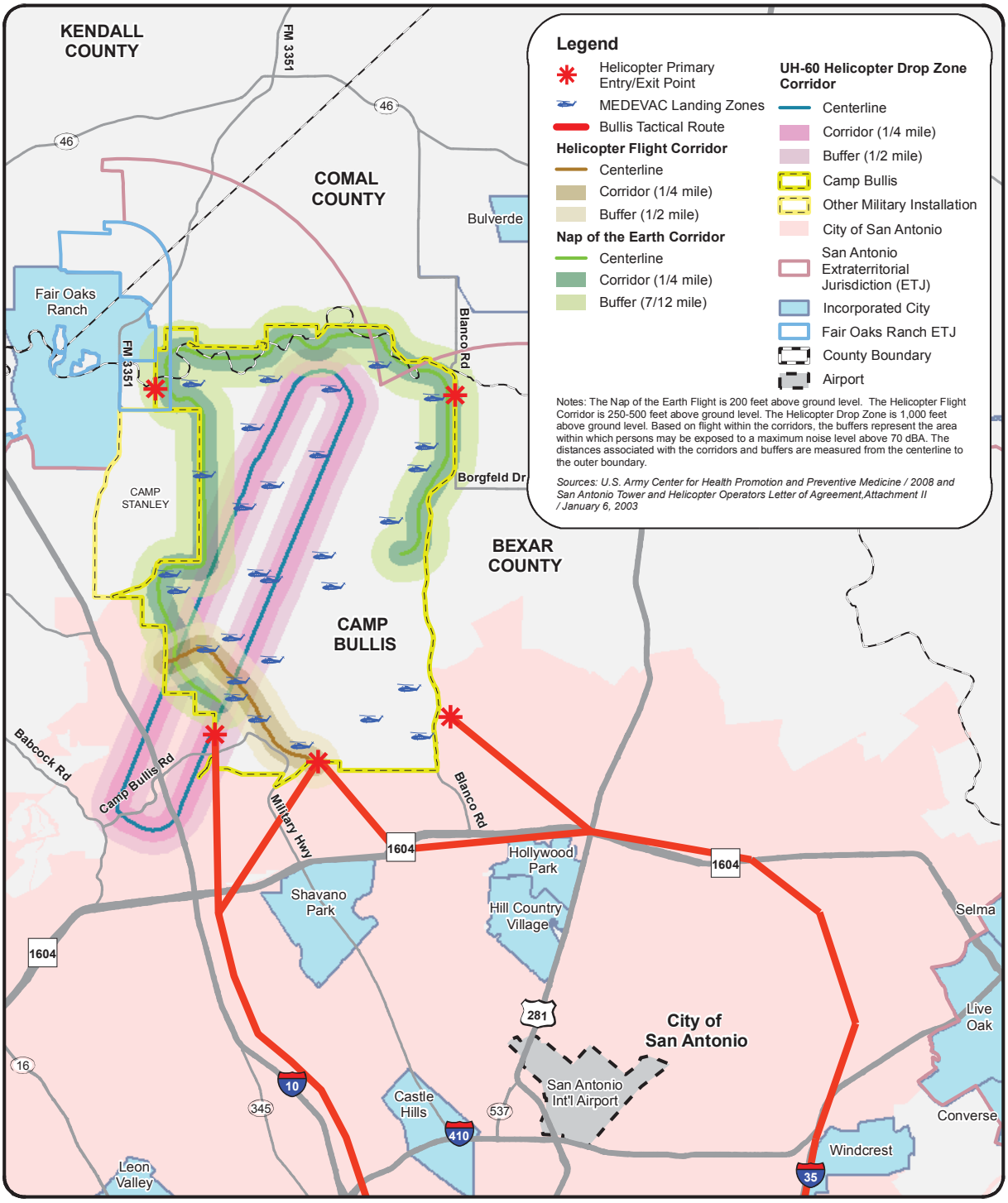


Figure 1-3
Helicopter Flight Details

growing San Antonio. Currently, it is located in one of the highest residential growth corridors in the San Antonio metropolitan statistical area. Much of the area surrounding Camp Bullis has seen housing growth between 1980 and 1990 of up to 100 percent. This area has substantial capacity for more development, and this trend is anticipated to continue. The smaller communities located in the vicinity of Camp Bullis are rural in nature but are also becoming more urbanized. Although residential development is the primary development in the area, commercial development is likely to follow.

Two of the larger subdivision developments in the area, Roger's Ranch and Greystone, are located to the south of Camp Bullis. The Dominion subdivision abuts the Camp Bullis southwestern boundary. On the southwest corner of the installation is Forest Crest, and Stone Oak is the large housing development on the east side of Camp Bullis.

Directly along the southwest boundary of Camp Bullis is Eisenhower Park, a 320-acre City Natural Resource Park owned and managed by the City of San Antonio providing hiking, primitive camping, picnicking and nature study. To the south and east of Camp Bullis are several large quarries, a cemetery, and small areas of commercial development along the major roadways.

Relationship to BASH

A number of variables factor into determining whether a specific land use will result in BASH issues. Therefore, the location in relation to air operations and the unique development aspects of each land use must be assessed on a case-by-case basis. It is important to note that a BASH issue may be a natural or a man-made bird attractant and may be directly related to a component of the primary land/property use (i.e., stormwater retention ponds in a residential development) or to amenities associated with a land use (i.e., water hazards on a golf course). There are some land uses that have a higher probability than others to attract birds. These uses include, but are not limited to agriculture, conservation, open space, public/semi public, rural residential, and vacant/undeveloped.

Development near the CALS, the CALS flight patterns, established LZs near the Camp Bullis boundary and along the NOE rotary-wing flight corridor can impact aircraft operations. Wildlife habitat and bird attractants may be associated with construction projects or jobsites. Construction areas tend to provide gravel and sand for birds to ingest to aid in digestion of food. Construction equipment staging areas oftentimes will not be mowed or trimmed, resulting in growth of high grasses and broadleaf plants providing excellent cover for birds. Although construction sites are usually temporary, they can be very attractive to wildlife, especially during times when construction activities are not occurring, and can consequently impact aviation activities.

Bird and wildlife attractants may also be present on developed properties where grass is not trimmed along fences and in drainage ways. This enables habitat which provides cover for various species of wildlife. Uncovered dumpsters provide opportunities for scavenging and can attract birds and mammals.

Active and inert landfills can pose compatibility issues to aircraft operations since these operations have the potential to attract wildlife, specifically birds.

Additional attractants include golf courses, wetlands, and agricultural land uses. Golf courses, junk yards, and other uses with large open areas near Camp Bullis also have a potential to accumulate standing water during and after periods of rain. The standing water, temporary or permanent, can be significant bird attractants.

Section D - Wildlife and Birds On/Around Camp Bullis

Mammals

Approximately 57 species of mammals are known, or thought, to occur on the installation. Some of the intermediate to larger mammals include coyotes (Canis latrans), gray foxes (Urocyon cinereoargenteus), and white-tailed deer (Odocoileus virginianus).

A number of small mammals (i.e., rabbits) and rodents (several varieties of mice and rats) exist in undeveloped and built-up areas around Camp Bullis. These animals are the food supply for larger carnivores, including the ringtail cat (Bassariscus astutus), striped skunk (Mephitis mephitis), eastern and western spotted skunks (Spilogale putorius and S. gracilis, respectively), gray fox, bobcat (Lynx rufus), and coyote.

The abundance of prey on the Edwards Plateau occasionally attracts some larger predators such as the mountain lion (Felis concolor) and ocelot (Felis pardalis).

The white-tailed deer (Odocoileus virginianus), axis deer (Axis axis), Feral Hog (Sus scrofa), and Catalina Goat (Capra sp.) are four ungulates that reside on Camp Bullis. The axis deer is an exotic species from India and Ceylon that escaped from private ranches and now lives in the wild, both the feral hog and the Catalina goat are ranch escapees as well.

Camp Bullis supports a variety of wildlife that are considered game animals. These animals currently are or recently have been hunted or trapped. Some of the game animals identified on Camp Bullis include white-tail deer, axis deer, feral hog, Catalina goat, cottontail rabbit, black-tailed jackrabbit, fox squirrel, ring-tailed cat, and raccoon.

Source: Integrated Natural Resources Management Plan for Fort Sam Houston & Camp Bullis Military Reservation San Antonio, Texas, October 1, 2007

Birds

As of 2000, the San Antonio Audubon Society (SAAS) lists 426 species of birds that are known to occur in Bexar County, which is almost half of all species that occur in North America. The reason for this species diversity is Bexar County's location at the juncture of three differing ecological regions: the Edwards Plateau; the Blackland Prairie – a tall grass prairie in its natural state; and the South Texas Plains – originally a grassland savanna but now a brushland considered a part of the Tamaulipan Biotic Province. Historically, 143 species have been known to nest in Bexar County; however, now only 114 species are known to nest. While Camp Bullis has not accomplished a complete bird survey, incidental sightings indicate at least an estimated 203 species as occurring on the camp. Some of the common birds include the scissor-tailed flycatcher (Muscivora forficata), mockingbird (Mimus polyglottos), American robin (Turdus migratorius), cardinal (Richmondena cardinalis), eastern bluebird (Sialia sialis),

tufted titmouse (Parus bicolor), sparrows, finches, warblers, and vireos. Most Fringillids (i.e., sparrows and finches) are not hazardous to aircraft operations, but occasional large flocks can be encountered, particularly during migration. These birds are seedeaters as a rule, and most prefer weedy, brushy, or forested areas.

A total of 157 species of birds were observed on Camp Bullis during surveys for the Golden-cheeked Warbler and Black-capped Vireo. Of the 157 species, 45 species are known to nest at Camp Bullis, 21 species may nest, and the remaining 91 are mostly migratory. The most abundant group is the warbler, with 18 species including two nesting and 16 migrant species. Of special significance are bird species that breed in temperate North America and winter in the tropics (referred to as neotropical migrants). Much of the recent research has documented a decline of many species of neotropical migrants, partly due to destruction and fragmentation of summer breeding habitat. On Camp Bullis, 80 species (51 percent) surveyed were neotropcial migrant land birds. Twenty-eight (35 percent) of these migrants nest or potentially nest at Camp Bullis, and the remainder are seen only during migration. These 28 species comprise 42 percent of the 66 species that nest or potentially nest on Camp Bullis.

Raptors known to nest on Camp Bullis are the red-tailed hawk (Buteo jamaicensis), eastern screech owl (Otus asio), and great horned owl (Bubo virginianus), while the red-shouldered hawk (Buteo lineatus), Cooper's hawk (Accipiter gentilis), and barred owl (Strix varia) may nest. Other raptors observed foraging over the installation include the barn owl (Tyto alba), Harris hawk (Parabuteo unicinctus), turkey vulture (Cathartes aura), black vulture (Coragyps atratus), and the American kestrel (Falco sparverius). These birds can be particularly hazardous to aircraft because of their size and widespread distribution. Raptors are known to use thermals to their advantage in search of prey. These birds become active during mid-morning and remain aloft until late afternoon.

Although Camp Bullis lacks true aquatic habitat, some shorebirds frequenting the installation include the green-backed heron (Butorides striatus) and the killdeer (Charadrius vociferus). Other aquatic species observed on Camp Bullis include migrant species such as the eared grebe (Colymbus nigricollis californicus), pied-billed grebe (Podilymbus podiceps) and double-crested cormorant (Phalacrocorax auritus), and species that nest or may nest such as the great-blue heron (Ardea herodias).

The diversity of waterfowl using the installation is fairly substantial, despite their relatively low abundance. A few of the common waterfowl species identified on Camp Bullis are wood duck (Aix sponsa), green-winged teal (Anas carolinensis), pintail (Anas acuta tzitzihoa), American widgeon (Mareca americana), canvasback (Aythy valisineria), and ruddy duck (Erismatur jamaicensis rudida) (Bruns 1999). Common waterfowl that use the wastewater treatment areas include American coots (Fulica americana) and mallards (Anas platyrhynchos).

Several upland gamebirds are found on Camp Bullis including the Rio Grande turkey (a subspecies of the wild turkey; Meleagris gallopavo), mourning doves (Zenaida macroura), and bobwhite (Colinus virginianus). Doves may be a threat to aircraft operations as these birds are seedeaters and are attracted to seed-producing weeds, grasses, and shrubs. The Rio Grande turkey is the major upland game species inhabiting Camp Bullis. All of these species are attracted to agricultural land use and areas with permanent surface water; since this

combination of habitat is uncommon on Camp Bullis, populations fluctuate annually depending on the availability of food.

Source: Integrated Natural Resources Management Plan for Fort Sam Houston & Camp Bullis Military Reservation San Antonio, Texas, October 1, 2007; Air Force Pamphlet 91-212 "Bird/Wildlife Aircraft Strike Hazard (BASH) Management Techniques", February 1, 2004

Section E - Airfield Hazard Control Methods

Active and passive techniques can successfully reduce threats from hazardous wildlife populations. These techniques vary in cost and effectiveness. Active control involves causing wildlife to disperse from an airfield or LZ to give short-term relief from an immediate safety hazard. Passive techniques are more long-term in nature. They involve managing the airdrome to eliminate or reduce those conditions birds and other wildlife find attractive.

Active Controls

Birds and other hazardous wildlife in the air around or on runways, taxiways, or infields create a potential safety hazard and should be dispersed before flying operations can safely continue. Birds move quickly and unpredictably. Even when left in a "safe" portion of the airfield, they can move and create an immediate hazard. They may also act as decoys attracting additional birds. No single method of dispersal works for all problems. Using a combination of different dispersal tools, also known as integrated pest management, provides the best line of defense for immediate hazards.

The key to active wildlife dispersal is perseverance. When birds or other wildlife are strongly attracted to an airfield or LZ, several teams may be required to provide continual harassment. Usually, a single trip around the airfield/LZ will not remove all the birds. Some examples of active controls include:

- ***Pyrotechnics****. Pyrotechnics are noise-producing devices, which are effective in bird dispersal. These include 12-guage (ga) shotgun systems, pistol systems, 15mm bangers or screamers or other off-the-shelf noise generating systems.*
- ***Bioacoustics****. This dispersal technique uses broadcasts of recorded bird distress calls. Depending on the species, the calls may create differing responses; some will come to the calls while others may depart the area. For this reason, the sound source must be properly placed so the birds fly away from the runway. These include the use of vehicle-mounted sound systems producing 30 to 50 watts of distortion-free sound in 90 to 100 decibel (db) with a frequency response between 12,000 and 14,000 Hertz (Hz).*

  NOTE: If the use of pyrotechnics or bioacoustics will have an impact upon a federally listed threatened or endangered species, the U.S. Fish and Wildlife Service (USFWS) must be consulted prior to use.
- ***Depredation****. In cases where some species grow accustomed to bioacoustic and pyrotechnic techniques, a few birds may have to be taken via lethal means to reinforce the idea that a significant danger exists. A federal depredation permit, available from the USFWS is required before killing any protected birds.*

NOTE: Some states may require additional permits for the take of State protected species. These may be coordinated with the USFWS, as well.

Pyrotechnics, bioacoustics, depredation, and other methods have been effective in dispersing wildlife from airfields. When used together, or in an alternating manner, these techniques remain more effective over a longer period.

- ***Propane Gas Cannons**. These devices should be operated, especially at dawn and dusk, as birds come in to feed or roost.*
- ***Falconry**. A falconry program is not limited to the use of falcons only but can incorporate several species of birds of prey. Falcons trained for airfield bird dispersal may be effective when used in combination with other frightening techniques.*
- ***Dogs**. The use of Border Collies or other breeds of dogs to disperse geese has been effective under certain circumstances.*
- ***Radio Controlled Crafts**. Use of radio controlled aircraft, dune buggies, or boats to disperse birds have shown significant results.*
- ***All-Terrain Vehicle (ATV).** Use of all terrain vehicles in the airfield environment has proven useful in dispersing birds and other wildlife from the aircraft operating area.*

  NOTE: A depredation permit is not required for non-lethal harassment of migratory birds on the airfield in accordance with 50 Code of Federal Regulations (CFR) 21.41 Migratory Bird Depredation Permits.

Some examples of ineffective active controls include:

- *Stuffed owls and rubber snakes have been advertised to rid hangars and buildings of birds.*
- *Rotating lights have brought conflicting results; but are generally considered ineffective. Birds quickly habituate to these devices, and the problem remains unsolved.*
- *Eyespots on aircraft components are being studied in the United States and other countries. Early results suggest the addition of eyespots does not significantly reduce the BASH potential.*
- *Ultra-sonic devices have thus far proven unsuccessful in deterring wildlife from colliding with aircraft as very few bird species can hear ultra-sonic sound.*

Source: Air Force Pamphlet 91-212 "Bird/Wildlife Aircraft Strike Hazard (BASH) Management Techniques", February 1, 2004

Passive Controls

The most permanent methods of discouraging birds from using airfields involve removing attractive habitat features. Some examples of passive controls include:

Managing Grass

- ***Grass Height.*** *Maintain grass height at 7-14 inches while ensuring faster growing weeds are cut before they go to seed. This will discourage seed eating birds from using the airfield since most grass seeds found on the airfield/LZ are a less desirable food than available weed seeds. Grass kept at this height discourages flocking species from foraging on the airfield/LZ because reduced visibility disrupts inter-flock communication and flock integrity by reducing the ability to detect predators. Mowing of grass should be done far enough in advance of scheduled air operations such that birds attracted by dislodged insects will not present hazards to the air operations.*
- ***Herbicides and Growth Retardants.*** *Keep broad-leafed weeds to a minimum on the airfield. Broad-leafed weeds attract a variety of birds, may produce seeds or berries, and may limit grass growth.*
- ***Planting Bare Areas.*** *Reduce bare areas as birds frequently use them to pick up grit and as resting sites on the airfield. Birds need grit, or very small rocks, to crush seeds, allowing digestion of the seeds.*
- ***Fertilizing****. Fertilize as needed to stimulate grasses and promote a uniform cover.*
- ***Native Vegetation****. In areas where turf growth is not supported, it may be advisable to allow native vegetation to remain in a natural state (above or below the prescribed height of 7-14 inches) as disturbance may provide exotic conditions attractive to some forms of wildlife. The natural state must not supply attractive habitat for wildlife or obstruct views of the airfield/LZ from the tower. Another consideration for airfields/LZs in low-moisture environments is to consider de-vegetation as an option.*
- ***Removal of Edge Effects****. The greatest numbers of species are found where vegetation types change from forests to brush, or brush to grass (edge effects). Also, single trees, fence posts, snags or open spaces may provide perches or nesting areas for hawks, owls, or other bird species. Remove food, nesting or den building vegetation most attractive to particular species of birds and beasts.*
- ***Controlling Drainage.*** *Fresh water is one of the most important wildlife attractants, especially in arid regions. Standing water creates a source of drinking water and a breeding place for insects, amphibians and other food sources for birds. Make drainage ditches as deep as possible to limit the surface area of the water and still allow proper drainage according to civil engineering requirements. Wading birds are less likely to use deep drainage ditches. Grade the banks of the drainage ditches to allow mowing up to the edge of the ditch. Keep drainpipes, culverts, and screens clear of debris so drainage is not impeded. Maintain roadways and paths to eliminate standing water in pot-holes, ruts and swales.*

Locating Wastewater Treatment Facilities

- *Waterfowl are often attracted to wastewater holding ponds. Birds use the water for resting and sometimes as a food source. Wastewater lagoons are most attractive in arid climates. Ponds designed with steep sides, little surface area, and no vegetation reduces the attraction to birds.*
- *Locate ponds as far from the runway/LZ and associated traffic patterns as possible and place them so birds moving from off-base areas to the ponds do not cross the runways.*

Managing Sanitary Landfills

Municipal solid waste landfills are the most significant attractant to hazardous bird species. Operate disposal sites according to FAA guidelines and state and federal laws. If an existing landfill impacts aircraft operations, make the site as unattractive to birds as possible. Methods of achieving this include, but are not limited to:

- *Maintain a small working face to minimize exposed wastes*
- *Incinerate waste*
- *Operate the landfill as a pit or trench to limit access to birds*
- *Dump waste at night or during non-flying periods*
- *Cover waste material immediately*
- *Discourage gulls and other birds with overhead wire barriers*
- *Relocate putrescible wastes to a more remote landfill*
- *Use bioacoustics and pyrotechnics to frighten birds away*

Managing Agricultural Activities.

Harvesting and planting schedules can also affect the numbers of attracted birds. When a hay crop is harvested, large numbers of invertebrates may be exposed on the ground, which could provide an intense bird attractant. Therefore, harvesting of crops in close proximity to airfields, LZs, or low-level flight operations should be planned so that those crops are not harvested too close to the time when air operations are scheduled to occur.

Agricultural activities should also consider the local flying schedule. Planting, cultivating, harvesting, or burning may temporarily increase bird attractants; therefore, these activities should be done on weekends or other periods of reduced flying.

Source: Air Force Pamphlet 91-212 "Bird/Wildlife Aircraft Strike Hazard (BASH) Management Techniques", February 1, 2004

Section F - BASH Plan Actions

The following are guidelines for the mitigation of the potential BASH threat at Camp Bullis.

City of San Antonio and Surrounding Counties

- *Establish a monitoring plan for areas off of Camp Bullis but where bird and wildlife may impact aircraft operations. These areas include non-military lands in close proximity to the CALS and lands where NOE flights occur – adjacent to the Camp Bullis southwest, north, and northeast boundaries. Also at the far southeast corner of the installation, the Compass LZ Instrument Flight Rules imaginary surfaces extend outside of the installation. The first phase of the monitoring plan should include a study of these lands to determine the current state of potential BASH hazards.*
- *Develop informational materials to educate local landowners and developers of the relationship between land uses and BASH threats. These materials should highlight the importance of maintaining a safe environment for fixed- and rotary-wing aircraft to operate in, as well as the serious consequences of bird / wildlife strikes with aircraft. A key element of these materials would be explaining the mission of Camp Bullis as a training area for all branches of the U.S. Armed Forces and other organizations, as well as the importance of the camp in supporting the Fort Sam Houston mission.*

Review all development applications:

- *for site design to limit their potential to increase the BASH threat at Camp Bullis.*
- *for building design to ensure new or remodeled buildings do not provide attractants to birds.*
- *for infrastructure design to ensure open water, ponds, drainage ditches, stormwater ponds, and poorly drained areas are designed in such a way so as to not attract birds.*
- *to ensure no waste storage or landfills are located in close proximity to the CALS, rotary-wing LZs, or in a location that could impact established aircraft flight patterns.*
- *to ensure no open sewage treatment facilities are planned.*
- *to ensure bodies of standing water are limited.*

Agriculture:

- *Limit planting of hay, alfalfa, soy, fall rye, wheat, barley, and other cereals on lands identified as potentially impacting aircraft operations at Camp Bullis.*
- *Where possible, require night-time plowing or other harvesting controls.*
- *Do not allow standing bales.*

Construction:

- *Require construction equipment staging sites and construction sites take appropriate actions to ensure they do not provide a habitat for birds (i.e., standing water ruts and potholes are eliminated, trash is policed, dumpsters covered, gravel/sand piles are covered, grass is mowed, etc.).*

- *All new construction projects should include the stipulation that all silt fences be maintained by regular mowing with weedeaters. Vegetation should not be treated with a herbicide since it serves as a filter for removal of sediments from stormwater and also minimizes soil erosion.*

Camp Bullis/Fort Sam Houston

- *Establish a bird and wildlife monitoring plan for Camp Bullis focused on camp aircraft operations areas.*
- *Develop a training program for Camp Bullis staff and users of the CALS and rotary-wing LZs to recognize and report threats to aircraft operations.*
- *Establish a BASH reaction team equipped with appropriate active control equipment to mitigate noted on-site BASH situations/threats. Include members of the military services that use the CALS and rotary-wing LZs.*
- *Establish a Camp Bullis BASH team responsible for managing the environment, habitats, and vegetation around the CALS, rotary-wing LZs, and established flight corridors (passive actions).*
- *Assign a staff person the task of developing and maintaining a daily monitoring log to gain an understanding of the wildlife on Camp Bullis as it pertains to aircraft operations areas.*
- *Review the impact of mammals on aircraft operations at the CALS and rotary-wing LZs. Should a significant threat be posed by any species, it may become necessary to manage those mammal populations. Coordinate with the City of San Antonio, USFWS, and Texas Parks and Wildlife Department for action.*
- *Partner with the USFWS, Texas Parks and Wildlife Department, Bexar County Environmental Services Division, and Comal County Engineer's Office to ensure BASH actions meet all current legal requirements.*

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Camp Bullis Joint Airport Zoning Board (JAZB) Draft Ordinance

AN ORDINANCE OF THE CAMP BULLIS JOINT AIRPORT ZONING BOARD (JAZB) IN ACCORDANCE WITH STATE LAW REGULATING AND RESTRICTING THE HEIGHT OF STRUCTURES AND OBJECTS OF NATURAL GROWTH, AND OTHERWISE REGULATING THE USE OF PROPERTY IN THE VICINITY OF CAMP BULLIS, TEXAS BY CREATING THE APPROPRIATE ZONES AND ESTABLISHING THE BOUNDARIES THEREOF; PROVIDING FOR RESTRICTIONS OF SUCH ZONES AND THE ENFORCEMENT OF SUCH RESTRICTIONS; DEFINING CERTAIN TERMS USED HEREIN; REFERRING TO THE CAMP BULLIS COMPATIBLE LAND USE ZONING MAP AND TABLE 1, PROHIBITED OR REGULATED LAND USES, BOTH OF WHICH ARE INCORPORATED HEREIN AND MADE A PART OF THESE REGULATIONS BY REFERENCE; PROVIDING FOR A BOARD OF ADJUSTMENT, ENFORCEMENT AND IMPOSING PENALTIES.

WHEREAS, these regulations are adopted pursuant to the authority conferred by the Airport Zoning Act, Texas Local Government Code, §§ 241.001, et seq;

WHEREAS, the Bexar County Commissioners Court has established the Camp Bullis Joint Airport Zoning Board (JAZB) and conferred upon it the powers authorized by the Airport Zoning Act, Texas Local Government Code Annotated §§ 241.001, et seq; and

WHEREAS, the Camp Bullis JAZB has determined that an obstruction has the potential for endangering the lives and property of users of Camp Bullis, and property or occupants of land in its vicinity; that an obstruction may affect existing and future instrument approach minimums of Camp Bullis, and that an obstruction may reduce the size of areas available for the landing, take-off and maneuvering of fixed and rotary-wing aircraft, and that excessive noise levels generated by airport operations disrupt activities and impair the welfare, use and enjoyment of land by the occupants, thus tending to destroy or impair the utility of Camp Bullis, and the public investment therein; and

WHEREAS, the Camp Bullis JAZB has declared that:

1. Camp Bullis fulfills an essential flight training role for the Department of Defense;
2. the creation or establishment of an obstruction or the encroachment of noise sensitive or otherwise incompatible land uses within certain areas set forth herein has the potential of being a nuisance and may injure the owners, occupiers or user of land in the region surrounding Camp Bullis;
3. it is necessary in the interest of public health, public safety, and general welfare that the creation or establishment of obstructions or potential incompatible land uses that are a hazard to air navigation or the public health and safety be prevented; and
4. the prevention of these obstructions should be accomplished, to the extent legally possible, by the exercise of the police power without compensation.

WHEREAS, it is further declared by the Camp Bullis JAZB that the prevention of the creation or establishment of hazards to air navigation, the elimination, removal, alteration or mitigation of

hazards to air navigation, the marking and lighting of obstructions or the prevention of other potential incompatible land uses are public purposes for which a political subdivision may raise and expend public funds and acquire land or interest in land.

THEREFORE, BE IT ORDAINED BY THE JOINT AIRPORT ZONING BOARD OF THE COMMISSIONERS COURT OF THE COUNTY OF BEXAR, TEXAS:

Section 1. Short Title

These regulations shall be known and may be cited as the "Camp Bullis Compatible Land Use Zoning Regulations."

Section 2. Definitions

As used in these regulations, unless the context otherwise requires:

A. Accident Potential Zone (APZ) – An area of land adjacent to each end of an airport runway where, within the airfield environs, an accident is most likely to take place and how large an impact area is likely to result from any single accident. The dimensions have been determined by the analysis of the DOD accident history.

1. **Clear Zone** – A high crash potential area that is a trapezoidal area that extends directly beyond the end of the runway and outward along the extended runway center line for a distance of 500 feet. The Clear Zone is 250 feet in width at the terminus of the runway and 500 feet at its outer edge.

2. **APZ-Landing Zone** – The land use control area immediately beyond the clear zone of an airfield or landing zone (LZ) that possesses a significant potential for accidents; therefore, land use is a concern. For Air Force and Army operations, this land area measures 500 feet wide and 2,500 long situated along the runway's centerline.

B. Administrative Agency – The appropriate person or office of a political subdivision which is responsible for the administration and enforcement of the regulations prescribed herein. The administrative agency is set forth in Section 3 of these regulations.

C. Airport – Refers to the Combat Assault Landing Strip (CALS) at Camp Bullis, Texas, including the ultimate development of that facility.

D. Airport Elevation – The established elevation of the highest point on the usable land area measured in feet above mean sea level (MSL).

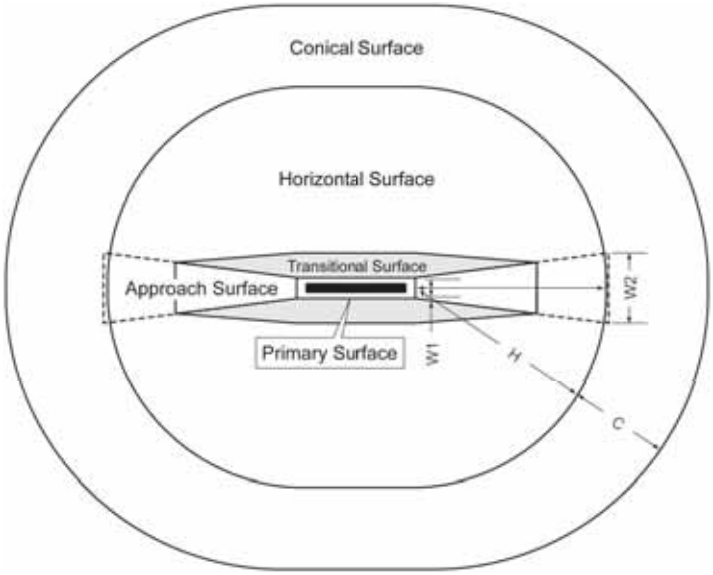
E. Airport Hazard – Means any structure or tree or use of land which obstructs air space required for the flight of fixed and / or rotary-wing aircraft or which obstructs or interferes with the control or tracking and / or data acquisition in the landing, taking off or flight of an aircraft, or at any installation or facility relating to flight, and tracking and / or data acquisition of the flight craft; is hazardous, interferes with or obstructs such landing, taking off or flight of an aircraft or which is hazardous to or interferes with tracking and/or data acquisition pertaining to flight and flight vehicles.

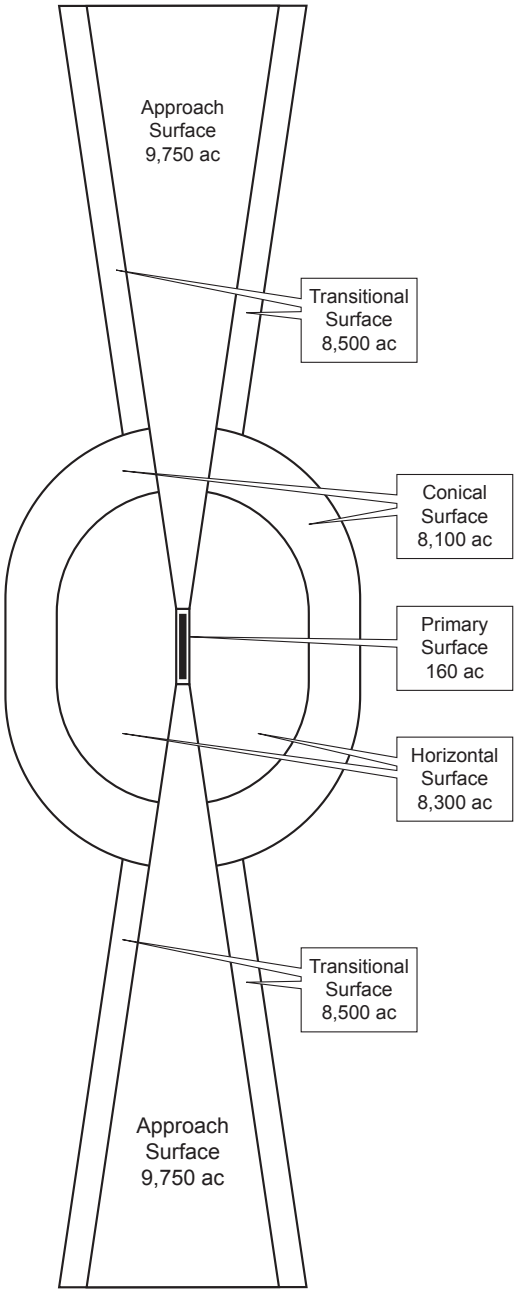
F. Airport Hazard Area – Means any area of land or water upon which an airport hazard might be established if not prevented as provided in these regulations.

G. Airport Noise Zones – Means any area of land or water between designated noise contours on a noise exposure map where an incompatible use might be established if not prevented as provided in these regulations.

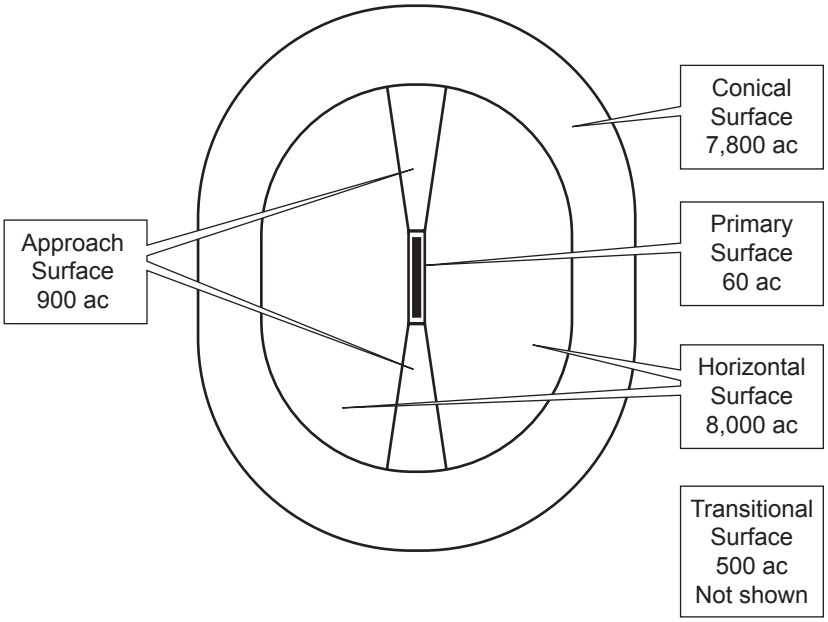
H. Airport Reference Point – Means the point established as the approximate geographic center of the airport landing area and so designated.

I. Approach Surface – A surface longitudinally centered on the extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section 4 of these regulations. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.





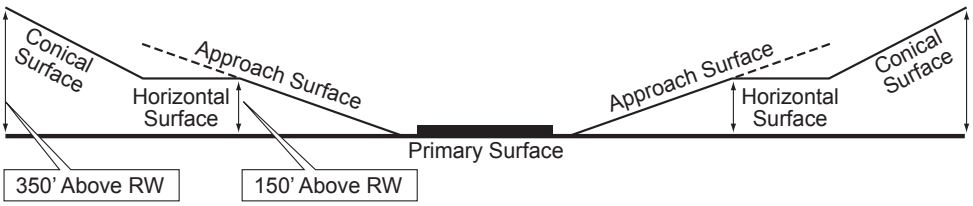
J. **Approach, Transitional, Horizontal, and Conical Zones** – These zones are set forth in Section 3 of these regulations.



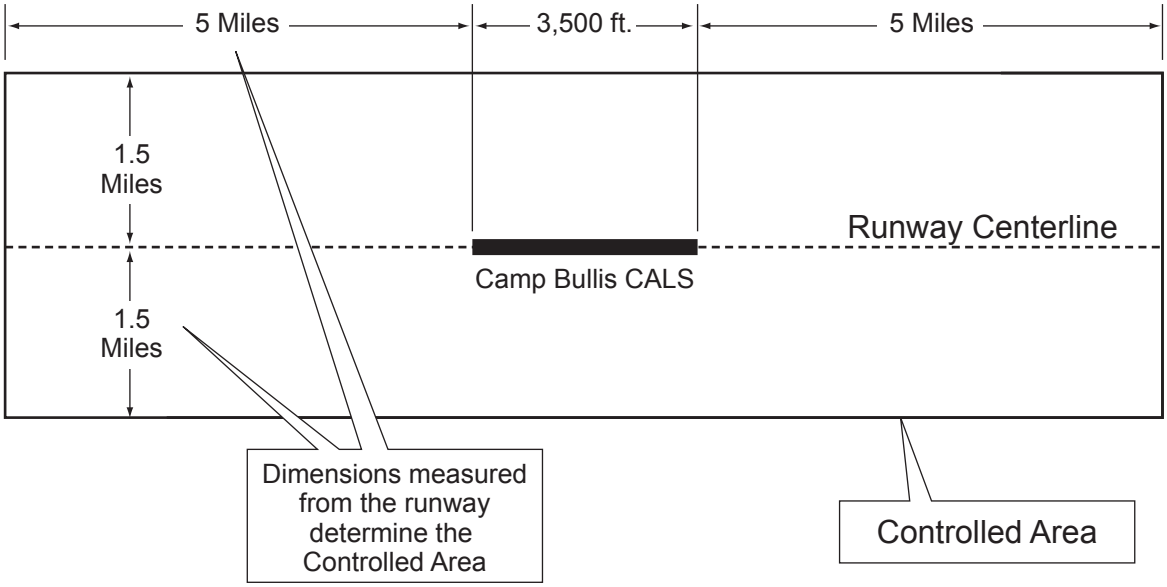
K. **Board of Adjustment** – A board so designated by these regulations as provided in Texas Local Government Code, §§241.032. Provisions for the board of adjustment are set forth in Section 8 of these regulations.

L. **Compatible Land Use** – Any use of land adjacent to or in the immediate vicinity of the airport that does not endanger the health, safety, or welfare of the owners, occupants, or users of the land because of levels of noise or vibrations or the risk of personal injury or property damage created by the operations of the airport, including the taking off, landing or flight of aircraft.

M. **Conical Surface** – A surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one (1) for a horizontal distance of seven-thousand (7,000) feet.



N. Controlled Compatible Land Use Area – Established by the Texas Local Government Code. Annotated, § 241.031. An area of land located outside airport boundaries and within a rectangle bounded by lines no farther than one and one-half (1 ½) statute miles from the centerline of an instrument or primary runway and lines located no farther than five (5) miles from each end of the paved surface of an instrument or primary runway.



O. Decibel (db) – The physical unit commonly used to describe noise levels; a unit for describing the amplitude of sound, as it is heard by the human ear.

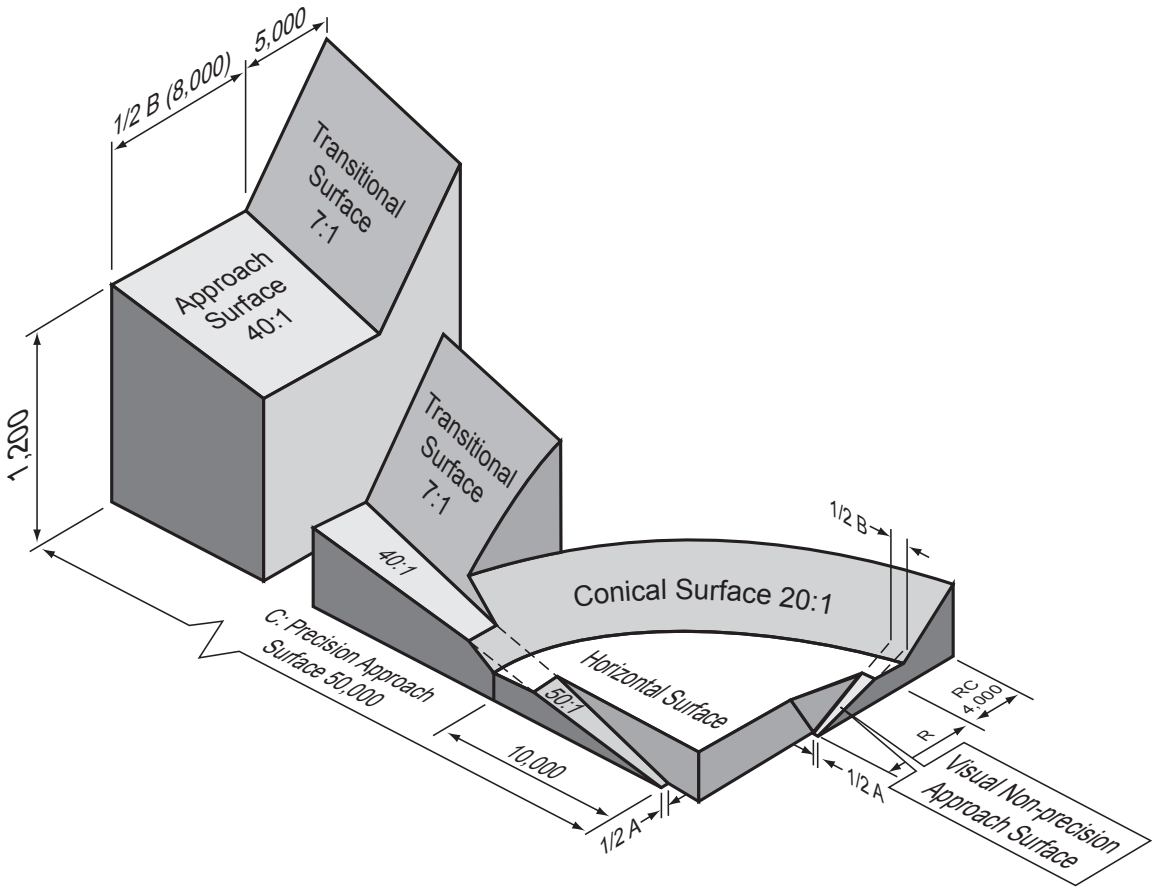
P. Hazard to Air Navigation – An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

Q. Height – For the purpose of determining the height limits in all zones set forth in these regulations and shown on the Camp Bullis Compatible Land Use Zoning Map, the datum shall be mean sea level elevation.

R. Horizontal Surface – A horizontal plane one-hundred-fifty (150) feet above the established airport elevation, the perimeter of which in plainview coincides with the perimeter of the horizontal zone.

S. Joint Airport Zoning Board (JAZB) – Means a board consisting of eleven (11) members, two (2) members each appointed by the City Council's of the cities of Fair Oaks Ranch, and Bulverde, Texas; and two (2) members each appointed by the Commissioners Courts of Bexar County, Comal County, and Kendall County, Texas. The ten (10) members so appointed shall elect an eleventh (11) member who shall serve as chairman of said Camp Bullis Joint Airport Zoning board. A Base representative for Camp Bullis shall be appointed as an Ad Hoc member.

T. Landing Area – Means the surface area of the airport used for the landing, take-off, or taxiing of aircraft.



U. **Ldn (Yearly Day-Night Average Sound Level)** – The 24-hour average sound level, in decibels, for the period from midnight to midnight, obtained after the addition of ten decibels to sound levels for the periods between 10:00 P.M. and 7:00 a.m. the following day, averaged over a span of one year. A mathematical definition of Ldn can be found in Federal Aviation Regulation Part 150; Subpart A150.201.

V. **Noise Contour** – A noise impact line constructed by connecting points of equal noise level measured in decibels Ldn, on a map.

W. **Noise Exposure Map** – A scaled, geographic depiction of an airport, its noise contours and surrounding area.

X. **Noise Level Reduction (NLR)** – The amount of reduction in noise for any given point as achieved through the incorporation of noise attenuation measures incorporated into the design and construction of buildings. These reductions may be incorporated during initial construction or as additional construction for existing buildings.

Y. **Nonconforming Use** – Any use of land which is inconsistent with the provisions of these regulations and which is existing as of the effective date of these regulations.

Z. **Non-precision Instrument Runway** – A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or approach procedure has been approved or planned.

AA. Obstruction – Any structure, growth, or other object, including a mobile object, which exceeds a height set forth in Section 5 of these regulations.

AB. Person – An individual, firm, partnership, cooperation, company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

AC. Primary Surface – A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends two-hundred (200) feet beyond each end of that runway; but when the runway has no specially hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface of a runway will be that width prescribed in Part 77 of the Federal Aviation Regulations (FAR) for the most precise approach existing or planned for either end of that runway. The elevation of a point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface for other than a utility runway is one-thousand (1,000) feet for a non-precision instrument runway having non-precision instrument approach with visibility minimums as low as three-fourths of a statute mile, and for precision instrument runways.

AD. Runway – A defined area on an airport prepared for landing and take-off of aircraft along its length.

AE. Sound Level (also Noise Level) – In decibels, the quantity measured by an instrument satisfying requirements of American National Standard Specification for Sound Level Meters SI.4-1971, or the latest revision thereof. Unless explicitly described otherwise, the sound level shall be the frequency-weighted sound pressure level obtained with the frequency weighted A and the standardized dynamic characteristic SLOW. In this order, the sound level is to be understood to be the A-weighted sound level matter is relatively less sensitive to low frequency sound, somewhat in the way the ear is progressively less sensitive to sounds of frequency below 1000 Hertz (cycles per sound).

AF. Sound Transmission Class (STC) – A single-figure rating of the sound insulating properties of a partition as determined by methods described in "Determination of Sound Transmission Class", American Society of Testing and Materials designation E413-73.

AG. Standard Land Use Coding Manual (SLUCM) – A standard system for identifying and coding land use activities. "Standard Land Use Coding Manual", Urban Renewal Administration/ Housing and Home Finance Agency and Bureau of Public Roads, Department of Commerce, First Edition, 1965.

AH. Structure – An object, including a mobile object, constructed or installed by man, including, but not limited to, buildings, towers, antennae, communication towers, cranes, smokestacks, earth formations, wind power generation structures, and overhead transmission lines.

AI. Transitional Surfaces – These surfaces extend outward at ninety (90) degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal surface.

AJ. Tree – Any object of natural growth.

AK. Visual Runway – A runway intended solely for the operation of aircraft using visual approach procedures.

AL. Zoning Board of Adjustment – An established board consisting of eleven (11) members appointed by the City Council of the City of San Antonio, Texas as provided by Texas Local Government Code Annotated, § 241.032 .

Section 3. Administrative Agency

It shall be the duty of the Director of Development Services, City of San Antonio, to administer and enforce the regulations prescribed herein and is hereby designated as the administrative agency.

Section 4. Airport Noise Zones

A. Creation of Airport Zones

In order to carry out the provisions of these regulations, there are hereby created and established certain Airport Zones for the purposes of regulating and developing uses of land within each zone that do not endanger the health, safety, and general welfare of the owners, occupants, or users of the land because of noise or vibrations or the risk of personal injury or property damage created by the operations of the airport, including the taking off and landing of aircraft.

1. The controlled compatible land use area is hereby divided into five (5) zones, shown on the Camp Bullis Compatible Land Use Zoning Map. These zones are as defined in the current Camp Bullis Joint Land Use Study.

2. Airport Noise Zone One (NZ-1) is that area within the controlled area and outside the 65 dB Ldn noise contour.

3. Airport Noise Zone Two (NZ-2) is that area within the controlled area between the 65 dB Ldn and 70 dB Ldn noise contours.

4. Airport Noise Zone Three (NZ-3) is that area within the controlled area between the 70 dB Ldn and 75 dB Ldn noise contours.

5. Airport Noise Zone Four (NZ-4) is that area within the controlled area between the 75 dB Ldn and 80 dB Ldn noise contours.

6. Airport Noise Zone Five (NZ-5) is that area within the controlled area of the 80 dB Ldn and above noise contours.

Each Airport Noise Zone shall correspond as nearly as is practical to the different noise contours within the controlled area for Camp Bullis. These noise contours are plotted in increments of five (5) dB Ldn on the Airport Noise Exposure Map and said noise contours hereby establish the boundaries of the Airport Noise Zones. Figure 1 illustrates the contours and is made a part hereof.

B. Boundaries

Where uncertainty exists as to the boundaries of the Camp Bullis Compatible Land Use Zoning Map, the following rules shall apply:

1. Boundaries shall be scaled from the nearest physical feature shown on the map.

2. Distances not specifically indicated on the original the Camp Bullis Compatible Land Use Zoning Map shall be determined by a scaled measurement on the map.

3. Where physical features on the ground differ from the information shown on the the Camp Bullis Compatible Land Use Zoning Map or when there arises a question as to how or where a parcel of property is zoned and such questions cannot be resolved by the application of the rules above, the land shall be classified as within the least restrictive the Camp Bullis Compatible Land Use zone.

4. Where a parcel of land lies within more than one (1) Airport Noise Zone or an Accident Potential Zone as herein described, the zone within which each portion of the property is located shall apply individually to each portion of the development.

C. Use Restrictions

Notwithstanding any other provisions of these regulations, no use may be made of land or water within any zone established by these regulations in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, interfere with pilots' night vision equipment using the airport, impair visibility in the vicinity of the airport, create potential bird strike hazards, or otherwise in any way endanger or interfere with the landing, taking off or maneuvering of aircraft intending to use the airport.

Incompatible uses and uses requiring either specific acreage density for development or minimum specified construction standards for noise reduction within structures that are within specific zones are hereby established as shown in Table 1, Land Use Compatibility Guidelines (attached). The entry in Table 1 with the greatest accuracy for defining a land use shall be controlling for purposes of this regulation. Table 1 and all amendments and footnotes thereto are hereby incorporated by reference into this regulation.

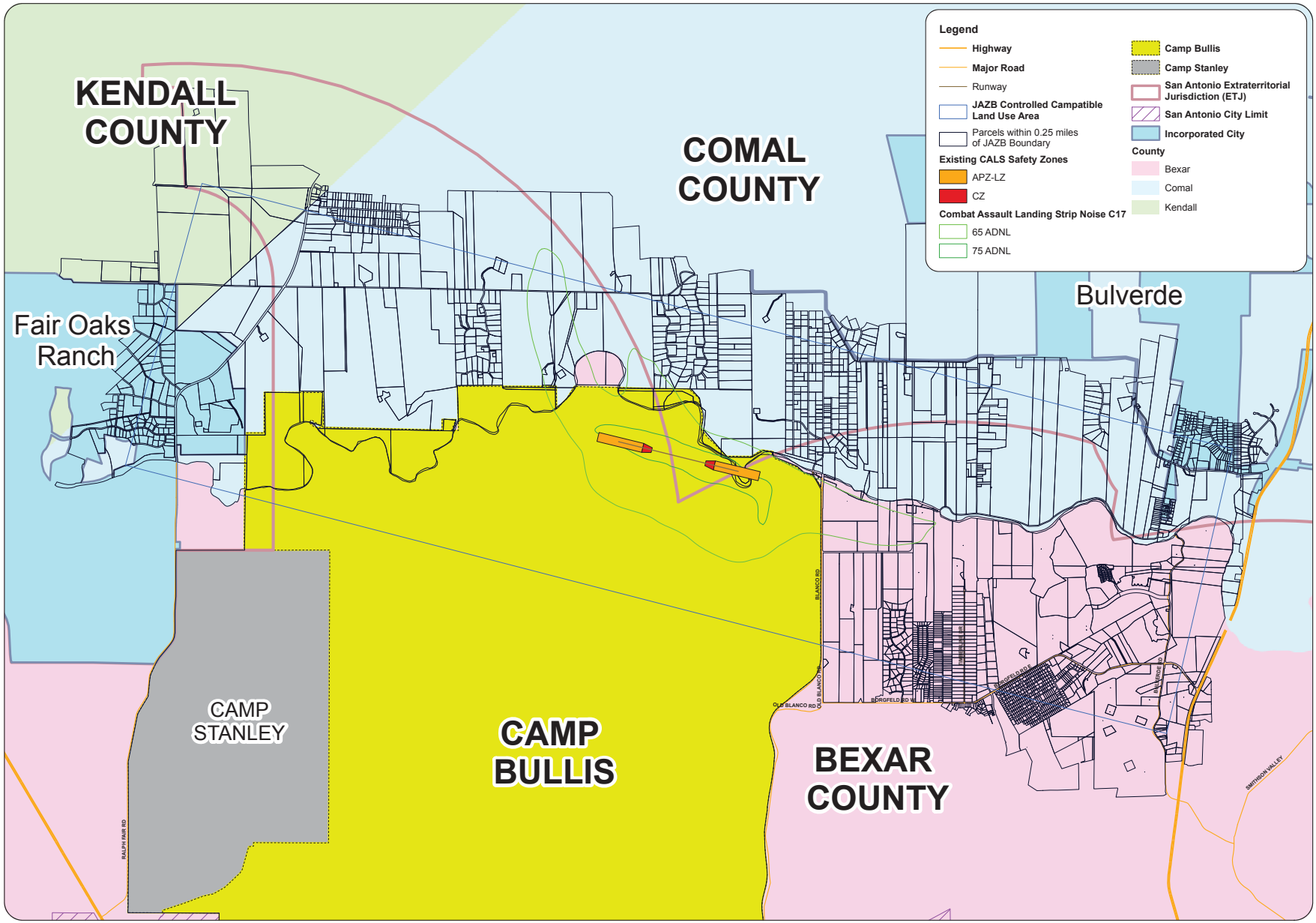


Figure 1
JAZB Controlled Compatible Land Use Area - Parcel Based

Section 5. Airport Hazard Abatement Zones and Height Limitations

In order to carry out the hazard abatement provisions of these regulations, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transition surfaces, horizontal surface and conical surface as they apply to Camp Bullis, Texas. Such zones are shown on the Camp Bullis Compatible Land Use Zoning Map. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

Except as otherwise provided in these regulations, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by these regulations to a height in excess of applicable height limits herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

A. Approach Zones

1. **Combat Assault Landing Strip (CALS)** - Approach zone is established beneath the approach surface at the end of CALS on Camp Bullis of non-precision instrument landings and take-offs with visibility minimums as low as three-fourths statute mile. The inner edge of the approach zone shall have a width of two-hundred-fifty (250) feet which coincides with the width of the primary surface at a distance of two-hundred (200) feet beyond the end of the runway, widening thereafter uniformly to a width of one-thousand-two–hundred-fifty (1,250) feet at a horizontal distance of five-thousand (5,000) feet beyond the end of the primary surface, its centerline being the continuation of the centerline of the runway.

   Height Limitations – One (1) foot in height for each twenty (20) feet in horizontal distance beginning at the end of and at the elevation of the primary surface and extending to a point two-thousand-five-hundred (2,500) feet from the end of the primary surface. Then continuing horizontally until it reaches five-thousand (5,000) feet.

B. Transition Zones - Transition zones are hereby established beneath the transition surfaces adjacent to the runway and approach surfaces as indicated on the zoning map. Transition surfaces, symmetrically located on either side of the runway, have variable widths as shown on the zoning map. Transitional surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of seven (7) to one (1) from the sides of the primary surface and from the sides of the approach surfaces.

Height Limitations – Slopes seven (7) feet outward for each foot upward beginning-at the sides and at the same elevation as the primary surface and the approach surface, and extending to a height of one-hundred-fifty (150) feet above the airport elevation which is fifty (50) feet above mean sea level.

C. **Horizontal Zone** - The area beneath a horizontal plane one-hundred-fifty (150) feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of five-thousand (5,000) feet radii from the center of each end of the primary surface of CALS and connecting the adjacent arcs by lines tangent to those arcs.

   Height Limitations – Established at one-hundred-fifty (150) feet above the airport elevation, or a height of two hundred (200) feet above mean sea level.

D. **Conical Zone** - The area beneath the conical surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one (1) for a horizontal distance of one-thousand-two–hundred-fifty (1,250) feet.

   Height Limitations – Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at one-hundred and fifty (150) feet above the airport elevation and extending to a height of five-hundred (500) feet above the airport elevation which is five-hundred-fifty (550) feet above mean sea level.

E. **Excepted Height Limitations** - Nothing in these regulations shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to a height up to fifty (50) feet above the surface of the land.

Section 6. Permits

Before any new structure or use which could be defined as an airport hazard or incompatible land use under this regulation may be constructed or established, and before any such existing use or structure may be increased in height or otherwise altered, a permit to do so must be secured by the owner involved or their agent. All permit applications shall be made to the administrative agency.

Application shall be made and permit procured from the administrative agency created hereunder in each of the following instances and subject to the following conditions:

A. Where it is desired to erect or locate structures, to increase the height of existing structures, or to plant or transplant trees within the controlled compatible land use area to a height in excess of ten feet below the height limit herein provided (Section 5) with respect thereto.

B. Where it is desired to replace, substantially alter or repair, rebuild, or relocate any nonconforming structure or tree within the controlled compatible land use area, provided however, that whenever the JAZB determines that a nonconforming structure within the controlled compatible land use area has been abandoned or more than 80% torn down, destroyed, deteriorated or decayed, no permit shall be granted.

C. No permit shall be granted that would allow the establishment or creation of an airport hazard or that would permit a nonconforming structure or tree or nonconforming use to be made or to become higher or to become a greater airport hazard.

D. In granting any permit, the administrative agency may, if it deems such action advisable to effectuate the purpose of this regulation and reasonable in the circumstances, so condition such permit as to require the owner of a structure or tree in question to permit

Camp Bullis, the Federal Aviation Administration or Bexar County, Comal County, Kendall County, City of Fair Oaks Ranch and City of Bulverde at its own expense, to install, operate and maintain thereon such markers and lights as may be necessary to indicate to flyers the presence of an airport hazard.

E. Whenever any person prior to erection, alteration or relocation of structures or planting or transplanting of trees within the controlled compatible land use area makes a report of the contemplated erection, alteration or relocation of structures or the contemplated planting or transplanting of trees within said controlled compatible land use area, to the JAZB, the JAZB shall promptly investigate and determine whether or not there would be a violation of the ordinance, and if a violation is found, the committee shall so advise such person who shall thereupon alter his plans so as to meet the requirements of these regulations.

If the administrative agency issues a permit erroneously allowing the beginning of erection of any structure or tree, such permit shall not constitute a variance or be construed in any manner to allow any person to penetrate the imaginary surfaces established. It will remain incumbent on the sponsor, building, property owner or their agents, as the case may be, to prevent the creation of any object or use that will cause an airport hazard within the meaning of these regulations.

Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure, or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of these regulations shall be granted unless a variance has been approved in accordance with Section 8.

In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.

In areas lying within the limits of the approach zones, but at a horizontal distance of not less than four-thousand-two-hundred (4,200) feet from each end of the runways, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones. Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, or alteration of any structure, or growth of any tree in excess of any of the height limits established by these regulations.

Nonconforming Uses Abandoned Or Destroyed - Whenever the Joint Airport Zoning Board, Building Official, or representatives of the Bexar County Commissioners, in consultation with the Commanding Officer of Camp Bullis, determines that a nonconforming use, hazardous structure or tree has been abandoned for a set time period or more than eighty (80) percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations. Abandonment of a non-conforming use occurs after twelve (12) months of inactivity, or non-use.

Section 7. Nonconforming Uses

The regulations prescribed herein shall not be construed as to require changes in the use of any land or other change or alteration of any structure not conforming to these regulations as of the effective date of these regulations or otherwise interfere with the continuance of any nonconforming use. Nothing contained herein shall be construed as to require any change in the construction, alteration, or intended use of any nonconforming structure, the construction of which was begun prior to the effective date of these regulations and is diligently prosecuted.

Section 8. Variances

Any person who desires to use their property in violation of any of the regulations contained herein may apply to the board of adjustment for a variance. Such variances may be allowed where it is duly found that a literal application or enforcement of these regulations will result in practical difficulty or unnecessary hardship and the granting of relief would result in substantial justice, not be contrary to the public interest, and be in accordance with the spirit of these regulations. Any variance granted may, at the discretion of the board of adjustment, impose any reasonable conditions as may be necessary to accomplish the purpose of these regulations.

Any person who desires to erect, substantially change, or increase the height of any structure or establish or allow the growth of any tree which would exceed the height limitations set forth in Section 5 of these regulations or change the use of property in such a way as to create a hazardous condition as described in Section 4 of these regulations must apply to the board of adjustment and receive a variance. The application for variance must be accompanied by a determination from the Federal Aviation Administration under 14 C.F.R. Part 77 as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace.

Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in practical difficulty or unnecessary hardship and the granting of relief would result in substantial justice, not be contrary to the public interest or impede the military missions, and be in accordance with the spirit of these regulations.

Section 9. Board of Adjustment

A. The Board of Adjustment of Bexar County is hereby designated as the board of adjustment for the purposes of these regulations and shall have and exercise the following powers:

   1. hear and decide appeals from any order, requirement, decision, or determination made by the Administrative Agency in the administration or enforcement of these regulations;

2. hear and decide special exceptions to the terms of these regulations when the board is required to do so; and

3. hear and decide specific variances.

B. The board of adjustment shall be comprised of eleven (11) members and shall adopt rules for its governance and procedures in harmony with the provisions of these regulations.

Meetings of the board of adjustment shall be held at the call of the chairman and at such times as the board of adjustment may determine. The chairman, or in his/her absence the acting chairman, may administer oaths and compel the attendance of witnesses. All hearings of the board of adjustment shall be public. The board of adjustment shall keep minutes of its proceedings showing the vote of each member upon each question or if any member is absent or fails to vote, indicating such fact and shall keep records of its examinations and other official actions, all of which shall immediately be filed in the office of the board of adjustment. All such records shall be public records.

C. The board of adjustments shall make written findings of fact and conclusions of law stating the facts upon which it relied when making its legal conclusions in reversing, affirming, or modifying any order, requirement, decision, or determination which comes before it under the provisions of these regulations.

D. The concurring vote of nine (9) members of the board of adjustment shall be necessary to reverse any order, requirement, decision, or determination of the administrative agency, to decide in favor of the applicant on any matter upon which it is required to pass under these regulations, or to effect any variation in these regulations.

Section 10. Appeals

A. Any person aggrieved, or any taxpayer affected, by any decision of the administrative agency made in his administration of these regulations may appeal to the board of adjustment if that person or taxpayer is of the opinion that a decision of the administrative agency is an improper application of these regulations. This same right of appeal is extended to the governing bodies of the Bexar County, Comal County, Kendall County, City of Fair Oaks Ranch, and City of Bulverde Texas, and to the Camp Bullis Joint Airport Zoning Board.

B. All appeals hereunder must be taken within a reasonable time as provided by the rules of the board of adjustment by filing a notice of appeal with the board of adjustment and the administrative agency specifying the grounds for the appeal. The administrative agency shall forthwith transmit to the board of adjustment all papers constituting the record upon which the action appealed was taken.

C. An appeal shall stay all proceedings in furtherance of the action appealed unless the administrative agency certifies in writing to the board of adjustment that by reason of the facts stated in the certificate, a stay would, in the opinion of the administrative agency, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the board of adjustment on notice to the administrative agency and on due cause shown.

D. The board of adjustment shall fix a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person, by agent, and/or by attorney.

E. The board of adjustment may reverse or affirm, in whole or in part, or modify the administrative agency's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for this purpose the board of adjustment has the same authority as the administrative agency.

Section 11. Judicial Review

Any person aggrieved or any taxpayer affected by any decision of the board of adjustment may present to a court of record a petition stating that the decision of the board of adjustment is illegal and specifying the grounds of the illegality, as provided by the Airport Zoning Act, Texas Local Government Code Annotated, §§ 241.041.

Section 12. Enforcement and Remedies

The governing bodies of Bexar County, Comal County, Kendall County, City of Fair Oaks Ranch, and City of Bulverde Texas, or the Camp Bullis Joint Airport Zoning Board may institute in a court of competent jurisdiction an action to prevent, restrain, correct, or abate any violation of these regulations or of any order or ruling made in connection with their administration or enforcement including, but not limited to, an action for injunctive relief.

Section 13. Penalties

Each violation of these regulations or of any regulation order, or ruling promulgated hereunder shall constitute a misdemeanor and upon conviction shall be punishable by a fine of not more than $100.00 and each day a violation continues to exist shall constitute a separate offense.

Section 14. Conflicting Regulations

Where there exists a conflict between any of the regulations or limitations prescribed herein and any other regulations applicable to the same area, whether the conflict be with respect to the use of land, the height of structures or trees, or any other matter, the more stringent limitation or requirement shall govern and prevail.

Section 15. Severability

If any of the provisions of these regulations or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of these regulations are declared to be severable.

Section 16. Adherence with State Laws

Any actions brought forth by any person or taxpayer as a result of the administration, enforcement, or the contesting these regulations will be in accordance with the provisions of Texas Local Government Code, §§241.001 and other applicable State laws.

Section 17. Effective Date

WHEREAS, the immediate operation of the provisions of these regulations is necessary for the preservation of the public health, public safety, and general welfare, an emergency is hereby declared to exist, and these regulations shall be in full force and effect from and after its passage by the Camp Bullis Joint Airport Zoning Board and publication and posting as required by law.

Adopted by the Camp Bullis Joint Airport Zoning Board this _____ day of _____, 20___

_____

Chairperson, Camp Bullis Joint Airport Zoning Board

_____	_____
Member	Member
_____	_____
Member	Member
_____	_____
Member	Member
_____	_____
Member	Member
_____	_____
Member	Member
_____	_____
Member	Member

Attest: _____

Secretary of Bexar County, Texas

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Camp Bullis Rotary-Wing Safety Zones

Camp Bullis Mission

Fort Sam Houston comprises approximately 3,000 acres in a highly urbanized part of San Antonio, severely limiting the ability to conduct on-site field training, especially during the night. Camp Bullis provides nearly 22,000 acres of invaluable field training and maneuver areas for Fort Sam Houston and multi-service medical training.

Source: Camp Bullis Joint Land Use Study, June 2009

Aircraft Operations

Overview

Air operations on the installation include the use of multiple landing zones (LZ) for helicopters, low-level helicopter flight corridors, and air combat drop zones (three for cargo and one for personnel). The UH-60 Blackhawk helicopter is the primary rotary-wing aircraft used at Camp Bullis in support of flight training and air-drop operations. The UH-1 Iroquois, OH-58 Kiowa, AH-1 Cobra, and the AH-64 Apache are also occasionally used. Helicopter flights operating at Camp Bullis originate primarily from Martindale Army Airfield (AAF) located southeast of Fort Sam Houston. According to Martindale AAF flight operations, approximately 5 to 10 rotary-wing training flights / missions per week are flown at Camp Bullis.

Helicopter Operations at Camp Bullis

Helicopter missions occur in both daytime and nighttime (with use of night vision devices) and include aerial reconnaissance, medical evacuation (medevac) by helicopter air ambulance, point-to-point flights, combat air drops of paratroopers, and nap of the earth (NOE) flights. NOE flights are typically at high-speed as close to the earth's surface as vegetation, obstacles, or ambient light will permit (i.e., at tree-top level). Real world medevac operations are currently performed by the not-for-profit entity, San Antonio Airlife. The Army previously conducted the air medevac mission out of Fort Sam Houston; however, this support ceased when the Army medevac unit transitioned to providing support for military operations elsewhere. There is a small Army National Guard medevac unit based out of Martindale AAF; but San Antonio Airlife is currently the primary air ambulance service provider for Camp Bullis.

Helicopters in the Helicopter Drop Zone operate at altitudes of approximately 1,000 feet Above Ground Level (AGL), and the drop zone extends from a northeast to southwest direction. The zone terminates approximately three miles beyond the southwestern boundary of Camp Bullis.

The NOE Flight Corridor extends from the cantonment area north along the installation's west boundary, along the north boundary, and south along the east boundary to the

northern extent of the impact area/no fly zone. However, the primary path followed for NOE is along the northern boundary and the Cibolo Creek Bed. This training is typically conducted at altitudes of approximately 25 feet AGL above the highest obstacle along the route.

The Helicopter Flight Corridor includes flights between 250 and 500 feet AGL, which are conducted in the southwestern portion of Camp Bullis in the vicinity of the cantonment area.

There are five designated ingress and egress points for helicopters (see Figure 1-1):

1. northwest corner near the City of Fair Oaks Ranch (County Line Road – West),
2. northeast corner along Blanco Road (County Line Road – East),
3. south-central boundary southeast of the cantonment area (Military Highway),
4. southwestern corner just west of the cantonment area (Bullis Road), and
5. southeastern corner vicinity of the installation boundary and Blanco Road.

Within the Camp Bullis boundaries, there are 29 LZs, which are located at key locations across the training area.

Helicopter Support and Flight Routes

The majority of helicopter support for training at Camp Bullis is provided by the Texas Army National Guard located at Martindale Army Airfield (AAF), southeast of Fort Sam Houston. Helicopters from Martindale AAF fly into Camp Bullis up to six times a week for day and night training missions. This usually includes one to three UH-60 helicopters per mission. A Letter of Agreement (LOA) between the San Antonio International Airport (SAI) and the Texas Army National Guard at Martindale AAF prescribes operating procedures for Army helicopters flying between Camp Bullis and Martindale. Per the LOA, two different routes (Bullis Tactical Route and Interstate 10 [I-10] Route) are used to move between the installations, which follow San Antonio's major highways and attempt to avoid overflight of residential areas.

As a consideration to local communities and to comply with Title 14 of the Code of Federal Regulations (CFR) Part 91 General Operating and Flight Rules, Texas Army National Guard helicopters fly at or above 500 feet AGL when outside of Camp Bullis. This also allows them to avoid civilian medical, media, and safety helicopter traffic. According to 14 CFR Part 91, over any congested area of a city, town, or settlement, or over any open air assembly of persons, the minimum altitude for helicopters is 1,000 feet above the highest obstacle within a horizontal radius of 2,000 feet of the aircraft. National Guard Supplement 1 to Army Regulation 95-1, Flight Regulations, allows for a 500-foot AGL slant range over congested areas when aircraft are at 500 feet AGL. For flights over areas that are not considered congested, helicopters must maintain an altitude of 500 feet AGL, except over open water or sparsely populated areas. In those cases, the aircraft may not be operated closer than 500 feet to any person, vessel, vehicle, or structure (§ 91.119 Minimum safe altitudes: General). To avoid SAI commercial traffic, they also do not fly above 1,900 feet

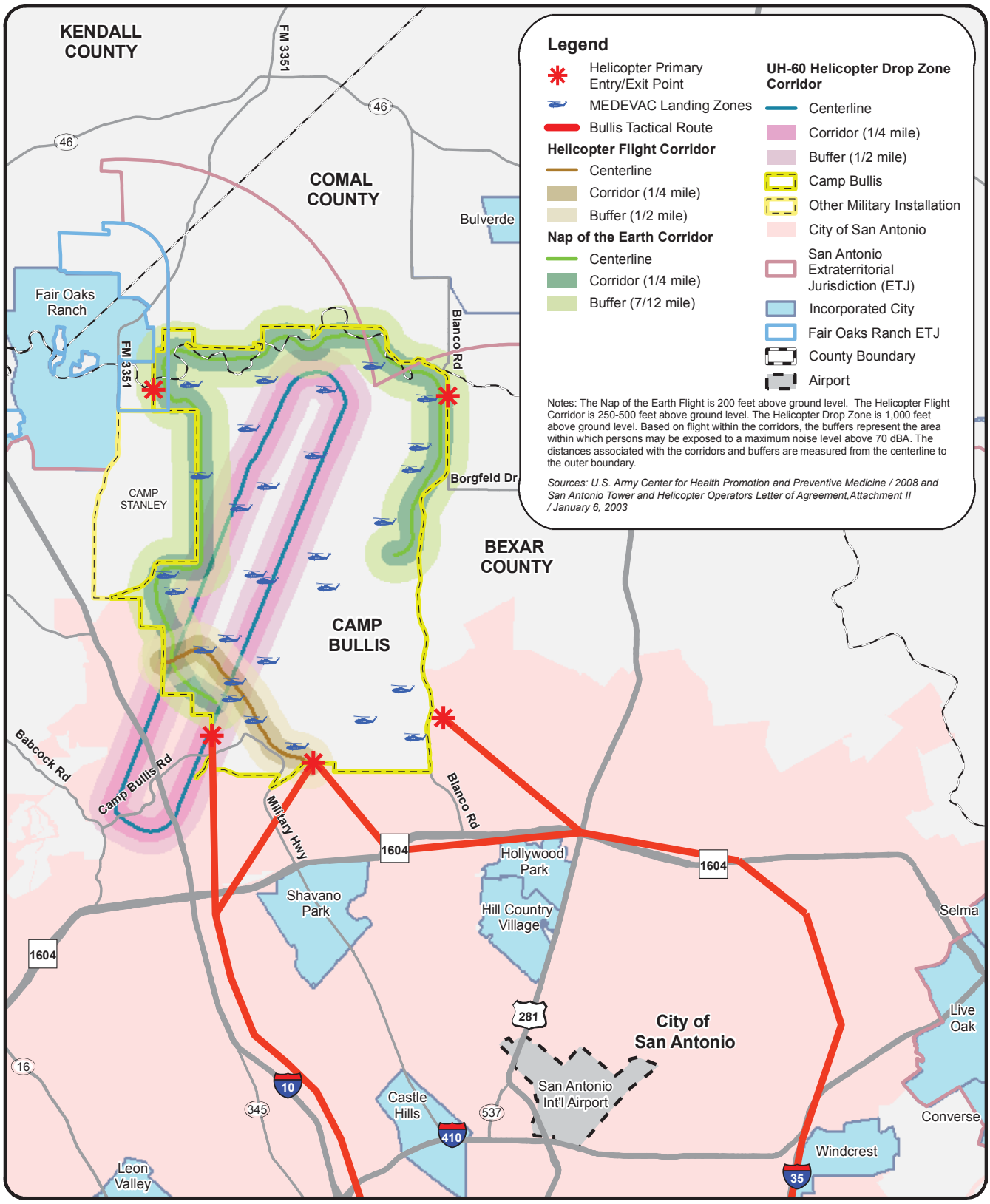


Figure 1-1
Helicopter Noise Corridors

mean sea level (MSL). As a means of comparison, Martindale AAF sits at 674 feet MSL. The routes prescribed in the LOA are general routes that are subject to deviation based on factors such as weather, wind, and operational requirements. Within the Camp Bullis boundaries, Army National Guard helicopters are authorized to operate at or below 200 feet AGL.

The Bullis Tactical Route begins at Martindale AAF and is described in the LOA as follows:

a. Departing Martindale AAF proceed directly to the intersection of I-35 and Loop 410 at or below 1,900 feet MSL. Helicopters should remain as high as possible (not to exceed 1,900 feet MSL), and avoid residentially developed areas in order to minimize noise pollution. Proceed along I-35 / I-410 north until reaching CP WINDSOR (intersection I-410 and I-35). Follow the railroad track / dry creek bed to intercept Loop 1604 at CP JUDSON (intersection Bulverde Road and Loop 1604) (south of rock quarry), then proceed west over Loop 1604 to south Camp Bullis as indicated. Helicopters flying to north Camp Bullis may depart the route at CP FIESTA (intersection Highway 281 and Loop 1604) as indicated proceeding directly to the east of Camp Bullis remaining clear of the range impact area and residential areas.

b. Returning to Martindale AAF, the route is reverse of (a) above.

The I-10 Route begins at Camp Bullis and is described in the LOA as follows:

a. Recovering to Martindale AAF, from the intersection of I-10W and northwest Loop 1604, maintain at or below 1,900 feet MSL. Helicopters should remain as high as possible (not to exceed 1,900 feet MSL), and avoid residentially developed areas in order to minimize noise pollution. Proceed along I-10 east-southeast bound, over CP CROSSROAD (intersection of I-10 and I-410), until reaching the intersection of I-10 and I-35 downtown. Proceed east, over CP DOWNTOWN (vicinity intersection I-10 and Spur 537), along I-35 until reaching the intersection of I-35 and I-410 at Salado Park. Then proceed directly to Martindale AAF.

b. Departing Martindale AAF, the route is reverse of (a) above.

Active duty helicopters also train at and support operations at Camp Bullis. These aircraft can arrive from a variety of installations other than Martindale AAF, and there are no established tactical routes for these flights.

The approach and departure procedures are described as follows:

a. Pilots entering the airspace from installations other than Fort Sam Houston or Martindale AAF must share the airspace with other civilian aircraft and fly to Camp Bullis under the direction of the civilian control towers.

b. When these helicopters get close to Camp Bullis, they make radio contact with Camp Bullis range control to coordinate for, gain entry to, and maneuver within the installation's airspace. Flights from outside facilities are difficult to map since they do not fly over established routes like those noted in the SAI / Texas Army National Guard LOA.

Aircraft Operations Safety

Helicopter routes outside of and within the Camp Bullis boundaries are not exact. As noted above, deviations from the routes shown on Figure 1-1 may be made for any number of reasons. These include, but are not limited to weather, heavy winds, operational requirements, obstacles, other aircraft in the airspace, safety requirements, etc. For this reason, it is important that safety zones be established to support rotary-wing flight operations. Since Army helicopter flights are controlled by civilian air traffic controllers up to the Camp Bullis boundary, the safety zones are primarily focused along the boundaries of the installation where NOE training takes place, where the drop zone flight paths extend into City of San Antonio lands, and where ingress / egress points have been established with the Texas Army National Guard.

Flight Paths / Corridors

Nap of the Earth

By definition, NOE flights follow the terrain. Although helicopters flying this method should remain within the confines of Camp Bullis, there may be instances where crossing outside of the installation boundary is necessary (i.e., safety, weather, emergencies, etc.). In these situations, a safety buffer would be beneficial for the safety of the helicopter crew and passengers, as well as for people on the ground. As an action step, a 1/4-mile safety buffer should be established from the installation boundary along the NOE Flight Corridor. This would provide for emergency situations where a landing on property outside of the installation is needed.

Drop Zone Flight Paths

Helicopters performing air drop operations fly at approximately 1,000 feet AGL, which provides sufficient clearance from existing development and structures. Approximately 75 percent of the drop zone corridor is over Camp Bullis. The remaining 25 percent of the corridor is over City of San Antonio lands southwest of the installation. Safety zones beneath the off-installation portion of the corridor could include land use regulations restricting establishment of landfills, water bodies that could attract birds, or development of facilities that are extremely tall, produce steam / smoke, or release decorative objects (i.e., party balloons, large helium-filled balloons promoting attractions / merchandise / housing tied to commercial roofs, etc).

Designated Ingress / Egress Points

Similar to the flight routes / corridors described previously, the designated ingress / egress points located generally at the corners of the installation are not exact. Helicopters do not necessarily pass directly over a specific point on the ground. Also, the altitudes at which aircraft cross into / out of Camp Bullis vary. Consequently, in the interest of safety, zones measuring 1/4 mile in radius should be established. Land use regulations restricting the establishment of landfills, water bodies that could attract birds, or development of facilities that are extremely tall or produce steam / smoke, or the release of decorative objects would ensure a safe approach and departure.

Landing Zones / Helipads

In addition to the air operations noted above, safety zones related to the 29 LZs need to be evaluated. United Facilities Criteria (UFC) 3-260-01, Airfield and Heliport Planning and Design, November 17, 2008, provides standardized airfield, heliport, and airspace criteria for the geometric layout, design, and construction of runways, helipads, taxiways, aprons, and related permanent facilities to meet sustained operations at Department of Defense military facilities in the United States. For the purposes of this document and related helicopter safety zones, the UFC provides imaginary surface dimensions and details for the Visual Flight Rules (VFR) helipads. Helipads allow for a helicopter hovering, landing, and takeoff. Except at facilities where helicopter runways are provided, helipads are the landing and takeoff locations for helicopters. The following details safety zones and imaginary surfaces for the Army and Air Force standard VFR helipad. Figure 1-2 illustrates the VFR helipads at Camp Bullis.

VFR Helipads

To ensure safe helicopter approaches and departures from a helipad while operating under VFR, the UFC calls for obstacle-free areas extending from the center of the helipad and along the approach-departure axis outward to 1,350 feet. This distance includes the helipad's primary surface, Clear Zone (CZ), and Accident Potential Zone I (APZ I) (see Figure 1-2). . The approach-departure clearance surface extends from the edge of the helipad's primary surface at a slope ratio of 8 (horizontal): 1 (vertical). This slope equates to a height of 150 feet at the furthest extents of the approach-departure clearance surface.

Of the 29 established LZs on Camp Bullis, the only LZ with safety zones not completely located within the installation boundary is the Compass Course LZ, which is located in the installation's southeast corner, south of the firing ranges. This LZ is 1,297 feet from the boundary and Blanco Road. A helicopter approaching from or departing to the east will be at a height of 143 feet at the installation boundary. Based on the requirements listed in the UFC, APZ I / the approach-departure clearance surface extends 53 feet outside of the installation boundary, which can be potentially problematic for aircraft approaching from or departing to the east from Compass LZ . Figure 1-3 illustrates the extents of the VFR APZ I / the approach-departure clearance surface for the LZs proximate to the Camp Bullis perimeter.

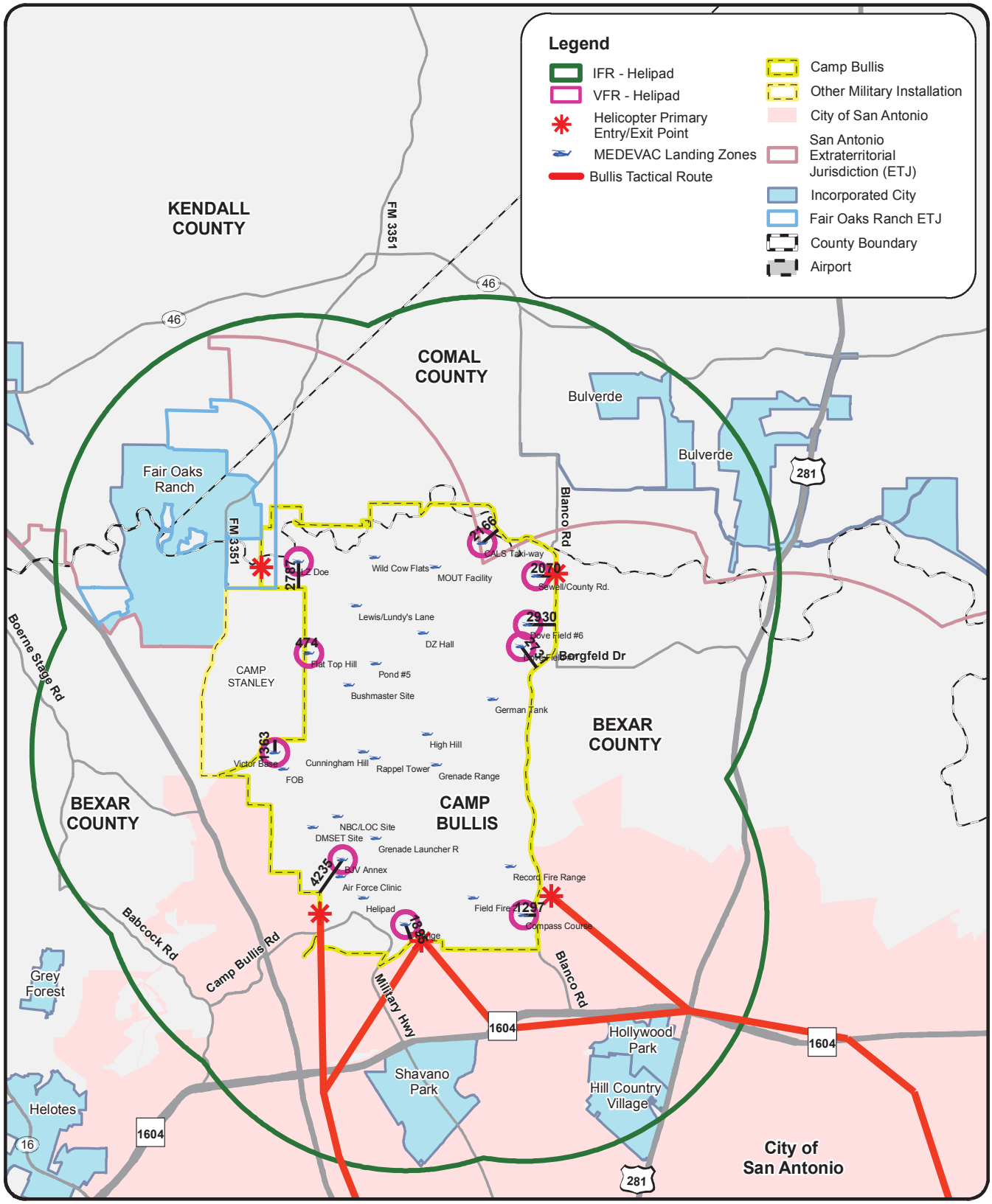


Figure 1-2
Helipad IFR and VFR

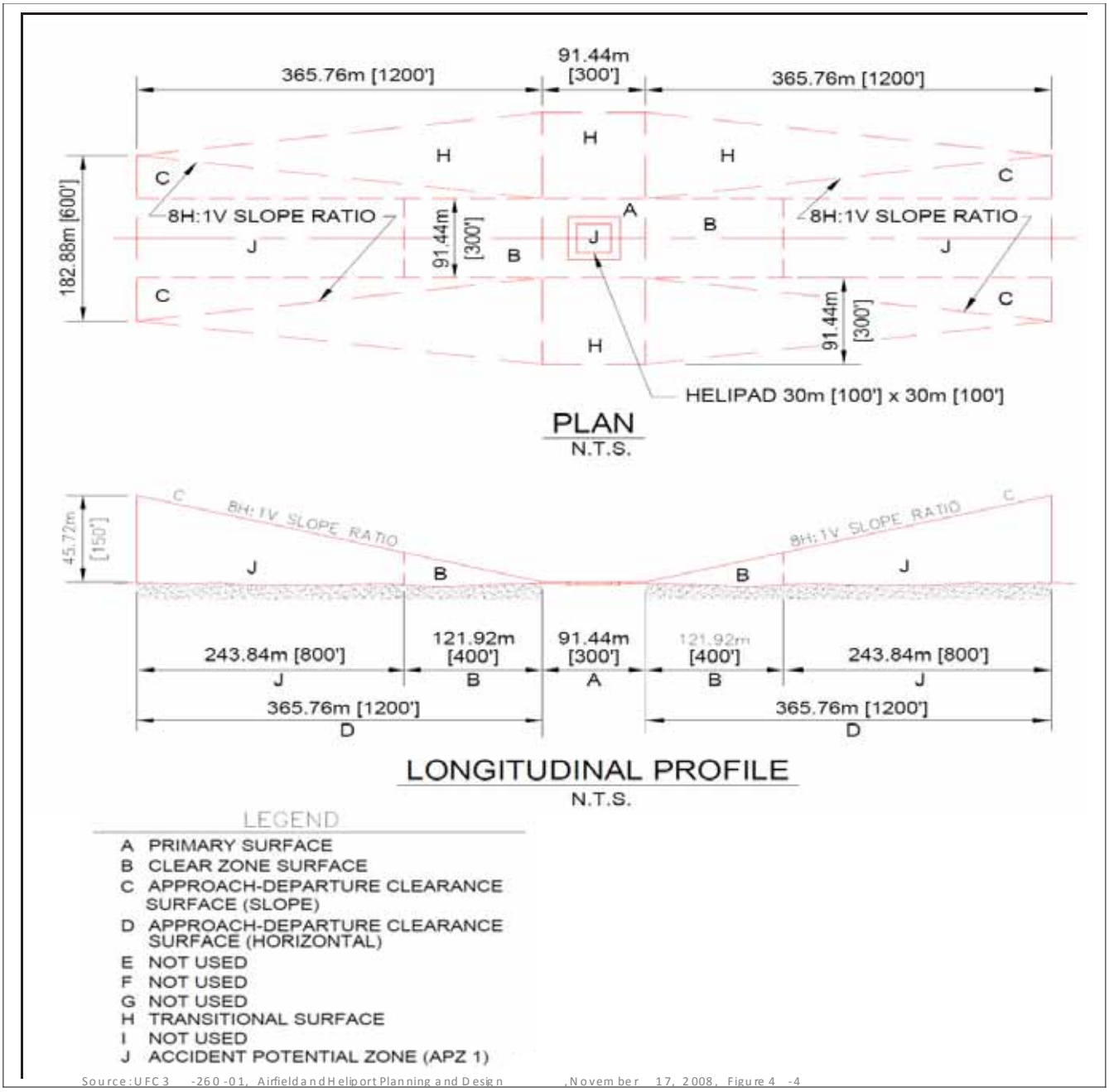


Figure 1-3 VFR Helicopter Helipad Safety and Imaginary Surfaces

Camp Bullis Joint Land Use Study (JLUS) Implementation Plan Compatibility Standards Report Per Texas House Bill 2919

Introduction

In 2009, the Legislature of the State of Texas passed House Bill 2919 (HB 2919) in an effort to increase the compatibility of civilian development surrounding military installations. The law prescribes methods for increasing coordination between local jurisdictions and military installations. It also puts in place requirements demonstrating how communities should make decisions about the types of land uses that are approved within certain proximity of a military installation.

The Camp Bullis Regional Sustainability Commission's requirement to develop Compatible Development Standards (CDS) defines the parameters of HB 2919 and provides interpretations that are relevant to the specific communities surrounding Camp Bullis. In addition, this report outlines the specific Compatible Development Standards that the Camp Bullis Regional Compatibility Commission could use in the evaluation of proposed plans, regulations and structures within the area of concern.

Purpose

In order to ensure that current military facilities remain in use for military, national security, and international training purposes, it is essential that the jurisdictions surrounding military installations encourage compatible development and use, develop and enforce adequate regulation to prevent incompatibilities with military missions that interfere with the proper continued use of those areas as secure locations for military installations and missions; and the effective operation of the military installations and missions. With this goal in mind, the intended purpose of HB 2919 is to:

1. promote the public health, safety, and general welfare;
2. protect and preserve places and areas of military and national security importance and significance;
3. protect critical military missions and operations related to those missions; and
4. ensure state and national security.

Bill Summary

HB 2919 modifies the Texas Local Government Code in two ways. Primarily, it requires defense communities (as defined by the amendments) to engage in consultation with Base Defense Authorities. The first part of the law does not apply to the Camp Bullis region and therefore will not be discussed here. Secondly, the law allows defense communities (as defined by the amendments) to create Regional Military Sustainability Commissions (RMSC) and endows those commissions with certain planning rights and responsibilities.

Regional Military Sustainability Commission

Applies to:

- A defense community constituted by a county with unincorporated area located within five miles of the boundary line of a military installation and a municipality of 1.1 million or more with extraterritorial jurisdiction located within five miles of an installation's boundary line, with certain exceptions.

In the case of Camp Bullis, the defense community is comprised of:

- Bexar County
- Comal County
- City of San Antonio

Process for Establishing a Regional Military Sustainability Commission (RMSC)[1]:

Step 1: Each participating governmental entity must hold two public hearings to consider the creation of the proposed commission.[2]

- Hearings must not be earlier than the 60th day or later than the 30th day before the date the governing body of each participating governmental entity establishes a regional military sustainability commission.
- Each governing body is required to prominently post notice of the hearing in the administrative offices of the governmental entity and publish notice of the hearing in a newspaper of general circulation, if any, in the proposed territory at least seven days before each public hearing,.
- The notice must:
  - *state the date, time, and place for the public hearing;*
  - *identify the boundaries of the proposed territory, including a map of the proposed territory; and*
  - *provide a description of the proposed commission's functions.*

1 *Section 397A.001 and Sections 397A.002-397A.050*
2 *Section 397A.053*

Step 2: Establish and fund a regional military sustainability commission to regulate development in the area that surrounds a military installation according to the following guidelines:

- The regional military sustainability commission may not be composed of more than nine members.
- Participating governmental entities may, by joint agreement, determine the number, qualifications, and method of selecting members of a commission.
- A member of a commission may not be an elected official of a participating county or municipality.[3]
- Defense communities may not establish more than one commission in a county.

RMSC's Territory

- A commission's territory consists of the unincorporated area located within two miles of the boundary line of a military installation designated as the commission's territory when the commission is established.
- If a military installation is engaged in flight training at the time a commission is established under this section, the commission's territory consists of the unincorporated area located within three miles of the boundary line of the military installation.

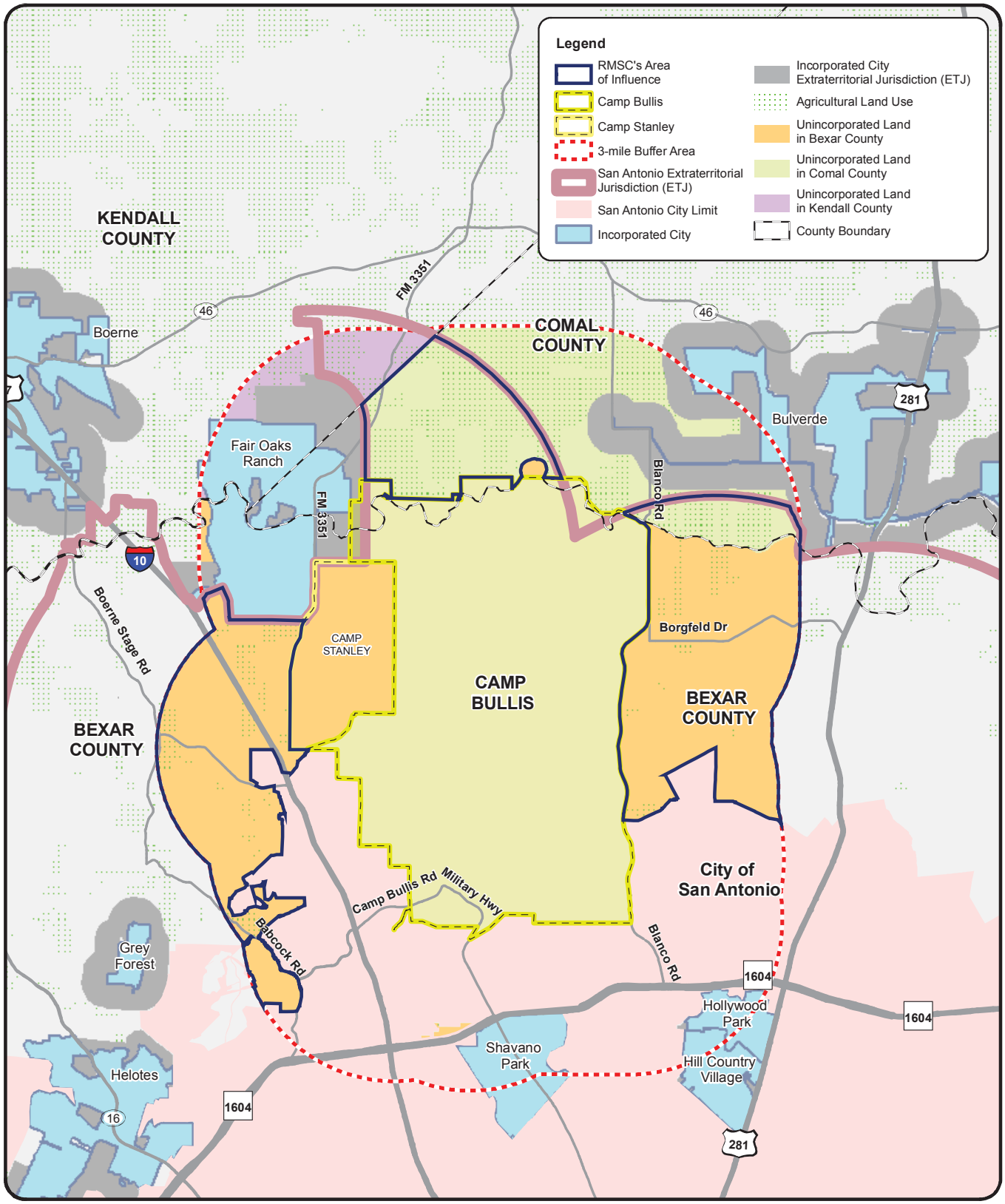
In the case of Camp Bullis, which is a military installation engaged in flight training, the commission's territory would consist of the unincorporated areas that are both located within an extraterritorial jurisdiction and are located within three miles of the boundary line of the military installation.

In a legal opinion issued by the City of San Antonio, the City Attorney's office defined the Regional Military Sustainability Commission's "territory" as the area which is located within three miles of Camp Bullis, is in the same county as the active military installation (Bexar and Comal) and in the extraterritorial jurisdiction of the City of San Antonio. 397A.052 (a) and (d).

Therefore, in keeping with this interpretation of HB 2919 the RMSC's Area of Influence (AOI) encompasses the following jurisdictions, as shown on Figure 1:

- Bexar County
- Comal County

3 *Section 397A.054*



0 1.25 2.5 Miles

Matrix Design Group, Inc.

Figure 1
Camp Bullis Regional Military Sustainability Commission's (RMSC) Area of Influence

RMSC Requirements

- Recommend compatible development standards[4] for the commission's territory, subject to approval by a majority vote of each participating governmental entity.
- The commission must consider, as part of the regional compatible development standards, standards required by the Federal Aviation Administration regulations for military installations that service aircraft and helicopters.
- The commission shall submit the proposed compatible development standards to the participating governmental entities for approval.
- Before taking action to approve or reject the compatible development standards proposed by the commission, the participating governmental entities shall:
  - *provide notice of the commission's proposed compatible development standards to property owners in the commission's territory, as determined by the most recent county tax roll.*
  - *publish notice of the commission's proposed compatible development standards in a newspaper of general circulation, if any, in the commission's territory*[5]
- The compatible development standards are final after approval by a majority vote of each participating governmental entity.
- Notice of the final compatible development standards must be provided to all appropriate taxing entities for filing in the real property records of the county.
- The commission may include, in the proposed compatible development standards, a recommendation to a participating governmental entity to purchase property in the commission's territory as practical to protect a critical military mission.
- The governing body of the participating governmental entity, on receipt of an application for a permit for a new project in the territory, must review the application and request a report from the commission regarding the proposed project's compatibility with the military installation's mission and related operations.
- Establish an advisory committee, composed of members representing both the military installation and landowners within commission territory, and to consult with that committee in its review of an application.
  - *Three of the members appointed to the committee must represent the military installation for which the commission is established and three members must represent landowners in the area surrounding the military installation.*
- Review the compatibility of the new project with the military installation's military missions and related operations based on the commission's compatible development standards.

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4 Section 397A.056

5 The failure of notice to reach each property owner under Subsection (b) does not invalidate compatible development standards adopted under this section.

- Required to submit a report of its findings, including a recommendation regarding compatibility, to the reviewing governmental entity[6] not later than the 30th calendar day after the date the request was made.
    - *The report must include an estimate of the fiscal impact on the affected property of any recommendations submitted by the commission, if the fiscal impact is determinable based on the project description and other information provided by the developer.*

RMSC Authorities

- The reviewing governmental entity can disapprove the permit application based on a recommendation of the commission and a landowner to appeal all or part of the report or permit application decision to a district court, which may reverse or modify the report or permit application.
- The commission can apply for, contract for, receive, and expend for its purposes, a grant or funds from any source, and it authorizes a participating governmental entity to appropriate funds to the commission.
- A participating governmental entity can withdraw from a regional military sustainability commission. For the continuance of a commission and its development standards (in the event of closure of the military installation) the surrounding area remains regulated by the commission.

(Source: Legislative Reference Library http://www.lrl.state.tx.us/)

Compatible Development Standards (CDS)

Per HB 2919, the Compatible Development Standards (CDS) must be coordinated with:

a. the county plan for growth and development of the participating county or a county located in the Regional Military Sustainability Commission 's territory;

b. the comprehensive plan of the participating municipality;

c. the most recent Joint Land Use Study (JLUS), if the commission makes a finding that the conclusions of the study accurately reflect circumstances in the territory; and

d. standards required by the Federal Aviation Administration regulations for military installations that service aircraft and helicopters.

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6 *The reviewing governmental entity may not take action on the permit application until it receives the report of the commission. If the commission finds that the proposed new project is not compatible with the military installation's missions and recommends denial of the permit application, the reviewing governmental entity may disapprove the permit application.*

On annexation of an area in the commission's territory for full or limited purposes by a municipality, the area is removed from the commission's territory. If the municipality deannexes the area, the area is included in the commission's territory.

On receipt of an application for a permit for a new project in the commission 's territory, the governing body of the participating governmental entity shall review the application and request a report from the commission regarding the proposed

Per the regulations, the planning documents for each of the participating jurisdictions will have to be factored into the CDS. The Camp Bullis JLUS, completed in 2009, provides a recent and accurate assessment of the various local planning regulations that apply to the area in question and identifies the specific compatibility concerns relating to Camp Bullis. The CDS will correspond directly with the recommendations developed in the JLUS.

Community Plans

Bexar County Development Standards

Bexar County has adopted development standards for subdividing property into two or more parcels. Minimum standards are set for the provision of potable water, wastewater disposal, and building setbacks. The main purpose of the development standards is to ensure adequate access to water and to establish construction standards. Compatibility issues such as notification of property owners purchasing within proximity to a military installation or sound attenuation standards are not addressed.

Comal County Development Standards

Comal County's minimum lot size is 1 acre for new subdivisions when public water is provided, and 5.01 acres when individual wells are required. Lot size limitations are expected to change as additional water supply and sewage collection and treatment become available. Similar to Bexar County, development standards do not address sound attenuation or require real estate sales disclosure pertaining to proximate military activities.

City of San Antonio Comprehensive Plan

The City has not adopted a city-wide land use plan, but has prepared neighborhood, community, and corridor plans. The City is currently in the process of preparing sector plans, which will collectively comprise the city-wide land use plan. Many of these plans include proposed land uses and zoning districts. Comprehensive plan policies include the following: addressing Growth Management, Economic Development, Community Services, Neighborhoods, Natural Resources and Urban Design. Land use plans have been prepared for the San Antonio International Airport Area and the Stinson Airport Vicinity. Many neighborhood plans and several community plans have also been adopted; however there are also many master development plans that have been prepared within the area surrounding Camp Bullis. The comprehensive plan policies are a conditional planning tool.

Federal Aviation Act (FAA) Standards

The focus of the FAA Part 77 is to establish standards used to determine obstructions within navigable airspace, typically within a certain distance from an airport or airfield. It defines an obstruction to air navigation as an object that is of "greater height than any of the following heights or surfaces:

- A height of 500 feet AGL at the site of the object.

- A height that is 200 feet AGL or above the established airport elevation, whichever is higher, within 3 nautical miles of the established reference point of an airport, excluding heliports, with its longest runway more than 3,200 feet in actual length, and that height increases in the proportion of 100 feet for each additional nautical mile of distance from the airport up to maximum of 500 feet.
- A height within a terminal obstacle clearance area, including an initial approach segment, a departure area, and a circling approach area, which would result in the vertical distance between any point on the object and an established minimum instrument flight altitude within that area or segment to be less than the required clearance.
- A height within an en route obstacle clearance area, including turn and termination areas, of a Federal airway or approved off-airway route that would increase the minimum obstacle clearance altitude.
- The surface of a takeoff and landing area of an airport or any imaginary surface established under 77.25, 77.28, or 77.29. However, no part of the take-off or landing area itself will be considered an obstruction. (For additional information on FAA Part 77, please see Appendix E.)

Compatibility Issues identified in the Joint Land Use Study

The Camp Bullis JLUS, completed in 2009, identified the following issues listed below to be primary compatibility concerns within the overall JLUS study area. Among the most common factors causing incompatibility with military airfield and weapons training installations are the high levels of noise created by aircraft and firing ranges, heights of civilian structures near the installation, as well as off-installation light pollution that negatively impacts the use of night vision devices (NVD) for military air and ground training. The development of land uses incompatible with the installation's military mission threatens that installation's continued existence. The compatibility factors discussed in the Camp Bullis JLUS include:

- Land Use
- Safety Zones
- Vertical Obstructions
- Infrastructure Extensions
- Noise
- Vibration
- Light and Glare
- Frequency Spectrum Impedance and Interference
- Public Trespassing
- Legislative Initiatives
- Interagency Coordination
- Water Quality
- Threatened and Endangered Species
- Competition for Land, Air and Sea Spaces

- Frequency Spectrum Capacity
- Ground Transportation Capacity

Compatibility Development Standards

A regulation or compatible development standard does not apply to[7]:

1. A tract of land used for a single-family residence that is located outside the boundaries of a platted subdivision;
2. A tract of land in agricultural use;
3. An activity or a structure or appurtenance on a tract of land in agricultural use; or
4. An area designated as part of the commission's territory that is subject to the jurisdiction of a regulatory agency[8], and that, on the effective date of the Act adding this chapter, is:
   A. within the boundaries of a project[9] and any revision to the project that has accrued rights;
   B. the subject of a permit[10] issued by or a permit application filed with a regulatory agency; or
   C. subject to a plan for development or plat application filed with a regulatory agency.

As per HB 2919, the above stated requirements for lands, permits, projects, plans for development and plat applications overseen by the following agencies cannot be regulated by the RMSC:

- Bexar County
- San Antonio Water System
- State of Texas Fish and Wildlife
- US Fish and Wildlife Service
- Edwards Aquifer
- School Districts
  - *Northside Independent School District*
  - *North East Independent School District*
  - *Boerne Independent School District*
  - *Comal Independent School District*

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7 Section 397A.051
8 "Regulatory agency" means the governing body of, or a bureau, department, division, board, commission, or other agency of, a political subdivision acting in its capacity of processing, approving, or issuing a permit. (Section 245.001)
9 "Project" means an endeavor over which a regulatory agency exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor. (Section 245.001)
10 "Permit" means a license, certificate, approval, registration, consent, permit, contract or other agreement for construction related to, or provision of, service from a water or wastewater utility owned, operated, or controlled by a regulatory agency, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought. (Section 245.001)

OBJECTIVE 1: To protect the safety of citizens by discouraging high-density development within Accident Potential Zone (APZ) and Combat Assault Landing Strip (CALS) approach and departure routes (Safety MIA).

BACKGROUND: As shown on Figure 2, the Clear Zone (CZ) for the existing CALS runway does not extend off base. However the APZ I and APZ II for a future Class A expanded runway[1] would extend beyond the installation. APZ 1 would extend halfway beyond the boundary of Camp Bullis to the east, and APZ II would be located entirely off of the boundary to the east.

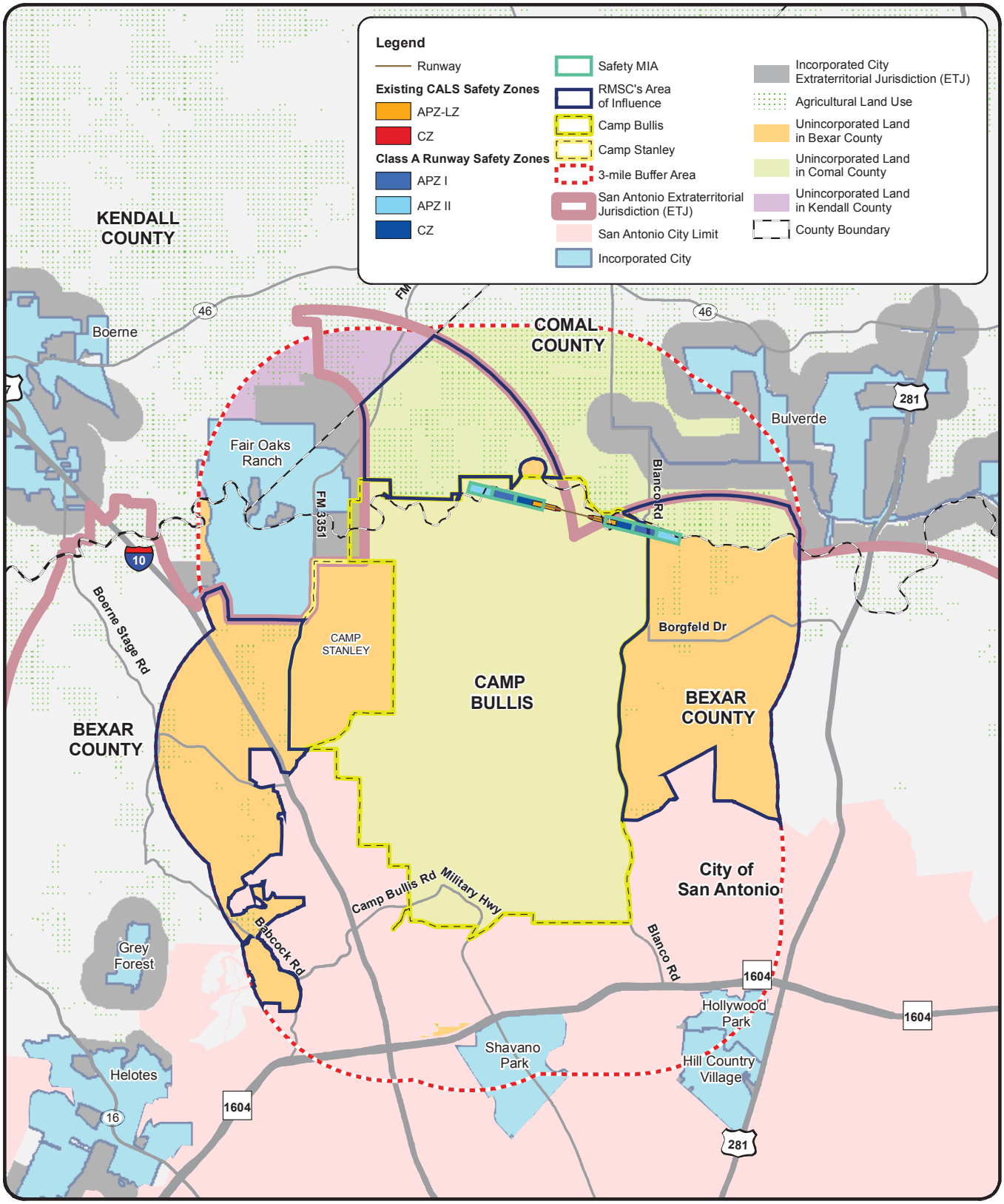
RECOMMENDED DEVELOPMENT STANDARDS: The portion of the APZs which extend beyond the boundary of the installation and are located within the three mile area of influence (to be compliant with the provisions of the Regional Military Sustainability Commission territory, if implemented in the future) should be subject to the following standards:

- *Discourage new construction within 150 feet of Camp Bullis' fence line.*
- *Encourage the retention of current agricultural uses and resource protection activities.*
- *Discourage the subdivision of small lots.*
- *Seek opportunities where the transfer of development rights (TDR) can be used.*
- *Seek opportunities where the establishment of limited use easements or conservation easements can be accomplished.*
- *Discourage residential uses within any APZ.*

RECOMMENDED PERMISSIBLE LAND USES:

- *Agricultural (farm, ranch and rural development), Open Space, Resource Protection. Conditionally acceptable uses:*
    - *Office District (1-story height limitation, considered as conditional use)*
    - *Industrial (Light, General, Heavy, Mixed; considered as conditional use)*

(1) Although there is possibility to upgrade the CALS to a Class A runway in the future, there is currently no projected timeframe for this to occur nor any plan to do so. The decision to upgrade would need to be preceded by an environmental study, community input, and potential acquisition of easements in those portions of the new APZs that extend off-post.



0 1.25 2.5 Miles

Matrix Design Group, Inc.

Figure 2

Safety Issues in the RMSC's Area of Influence

OBJECTIVE 2: To avoid the construction of structures that could interfere with Camp Bullis' fixed and rotary-wing aircraft training and/or are within the Vertical MIA, as shown on Figure 3.

RECOMMENDED DEVELOPMENT STANDARDS:

- *Discourage new construction within 150 feet of Camp Bullis' fence line.*
- *Require building elevations of proposed units with height dimensions to be provided at the time of building permit application.*
- *Allow for the purchase of critically located property by an appropriate governmental entity.*
- *Per FAA requirements, any structure to be placed within three miles of Camp Bullis will not exceed:*
    - *A height of 500 feet AGL at the site of the object.*
    - *A height that is 200 feet AGL or above the established airport elevation, whichever is higher.*
    - *Within three nautical miles of the established reference point of an airport (excluding heliports), with its longest runway more than 3,200 feet in actual length, height increases in the proportion of 100 feet for each additional nautical mile of distance from the airport up to a maximum of 500 feet.*

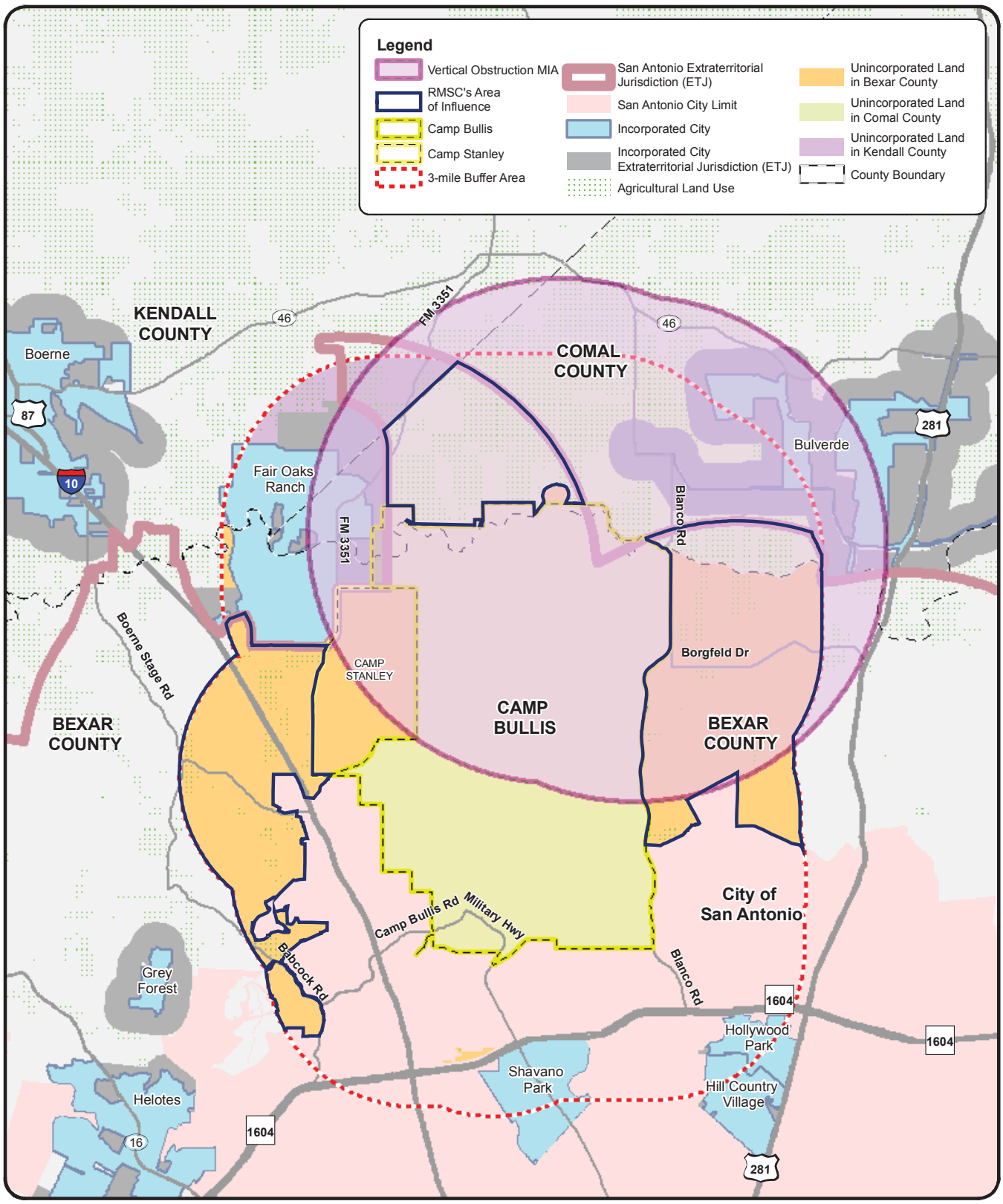
RECOMMENDED PERMISSIBLE LAND USES:

- *Open Space.*
- *Conservation Area (pursue conservation easements where possible).*
- *Low density Residential not to exceed 35 ft. or 2.5 stories providing it is not located in high dB noise contours.*
- *Community and Neighborhood Commercial Uses (not to exceed 35 feet in height or outdoor lighting restrictions).*
- *Industrial Uses (not to exceed height restrictions or outdoor lighting restrictions).*
- *Racetracks and Emergency Vehicle Training Uses (may be appropriate as long as they do not generate excessive dust, frequency interruptions, or light at night, and are consistent with the North Sector Land Use Plan).*

OBJECTIVE 3: Avoid incompatible development in the CALS approach and departure routes.

RECOMMENDED DEVELOPMENT STANDARDS: These standards pertain to lands in Comal County that are also located within the three mile area of influence.

- *Discourage new construction within 150 feet of Camp Bullis' fence line.*
- *Encourage the continued use of existing compatible land uses (agricultural, open space).*
- *Discourage new development proposed for the areas located to the north and northeast of the boundaries of Camp Bullis, which are currently used for farming or are designated to be retained in their native condition.*



0 1.25 2.5 Miles

Matrix Design Group

Figure 3
Vertical Obstruction in the RMSC's Area of Concern

- *Pursue conservation easements (where possible).*
- *Allow for the acquisition of critically located property (by an appropriate governmental entity).*
- *Seek opportunities where the transfer of development rights can be used.*
- *Create conservation area buffer zones that protect the Camp Bullis mission by preventing development.*
- *Discourage residential, industrial, and commercial uses.*

Recommended Permissible Land Uses:

- *Resource protection and open space.*
- *Livestock farming and animal breeding.*
- *Agricultural and forestry related activities.*
- *Fishing activities and related services.*
- *Mining activities and other resources production and extraction as long as they do not generate excess dust, light pollution, or height restrictions.*

Objective 4: To prevent the attraction of birds across fixed and rotary-wing flight routes and to coordinate land uses with the Camp Bullis Bird Air Strike Hazard (BASH) Plan (if authorized and implemented in the future).

Background: As shown on Figure 4, the UH-60 flight paths and their noise contours extend beyond Camp Bullis to the southwest over San Antonio lands in the area of influence. In addition, the rotary-wing Nap of the Earth (NOE) route around the perimeter of the Camp and approach and departure paths to/from the CALS are areas of concern.

Recommended Development Standards. In order to manage these issues, the following standards should apply:

- *Recommend no construction within 150 feet of Camp Bullis' fence line.*
- *Recommend denial of all projects that include landfills or uncovered outdoor water storage areas.*
- *All development permits should be determined compatible with the requirements of the Camp Bullis BASH plan (if authorized and implemented in the future) prior to consideration and approval.*

Recommended Permissible Land Uses:

- *Agricultural and open space (may attract birds and if allowed, should be managed to avoid crop flooding, wetlands).*
- *Residential, as long as wells and outdoor water ponds are managed.*
- *Non-residential, providing they do not interfere with aviation related ingress and egress routes.*
- *Conservation easements (pursue where possible).*

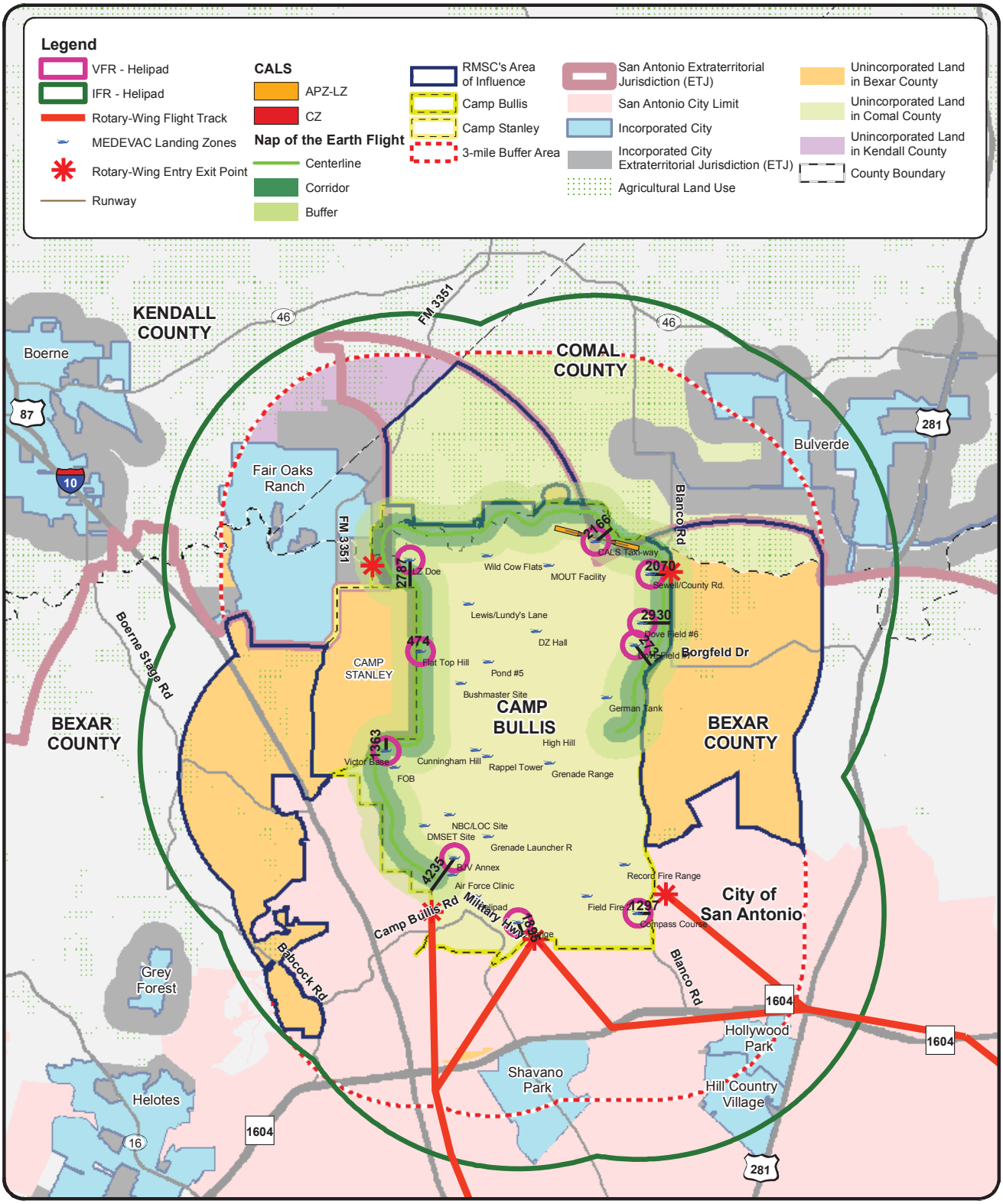


Figure 4

BASH Areas of Concern

OBJECTIVE 5: To mitigate noise concerns and exposure generated by Camp Bullis fixed and rotary-wing aircraft and firing ranges.

BACKGROUND: As shown on Figure 5, both the CALS 65 and 60 decibel contours extend beyond Camp Bullis from the north into Comal County. A majority of the land in this area is in agricultural use.

RECOMMENDED DEVELOPMENT STANDARDS: In order to manage these issues, the following standards should apply:

- *Discourage new construction within 150 feet of Camp Bullis' fence line.*
- *Limit noise sensitive land uses, as designated in the Military Sound Attenuation Overlay District (MSAO), including:*
    - *Single-Family and Multi-family Residential.*
    - *Assisted living facilities, nursing facilities, adult day care and similar congregate living uses.*
    - *Schools-primary, secondary, colleges, and universities, with some exceptions.*
    - *Religious worship and/or study facilities.*
    - *In-patient medical facilities including hospital and residential treatment centers.*
    - *Funeral homes.*
    - *Child care facilities.*
    - *Senior / community centers / libraries.*
    - *Habitable portions of the uses identified above will either:*
    - *Achieve an outside to inside noise reduction of 25 decibels.*
    - *Utilize construction materials to achieve a sound transmission class (STC) rating of 40 for walls and ceilings; a rating ranging from 30 to 40 (based on window / door composition of wall area) for windows and doors; and comply with provisions for air circulation / fresh air without the need to open windows, doors or other exterior openings.*
- *Schools and hospitals should not be located in this area.*

RECOMMENDED PERMISSIBLE LAND USES:

- *Resource and Agricultural (allowed in all noise contours).*
- *The following are acceptable uses within the 65 to 74 dB noise contours:*
    - *Commercial- Neighborhood, Community and Regional.*
    - *Industrial-Heavy, Light, Business Park – providing light and vertical obstructions are not generated.*
    - *Office District (High-Rise, Mid-Rise) – providing vertical obstructions are not generated.*
    - *Conditionally acceptable uses are:*
        - *Residential (Single Family, Mixed) between 1 and 11 units per acre - with the appropriate sound attenuation design or real estate disclosures.*

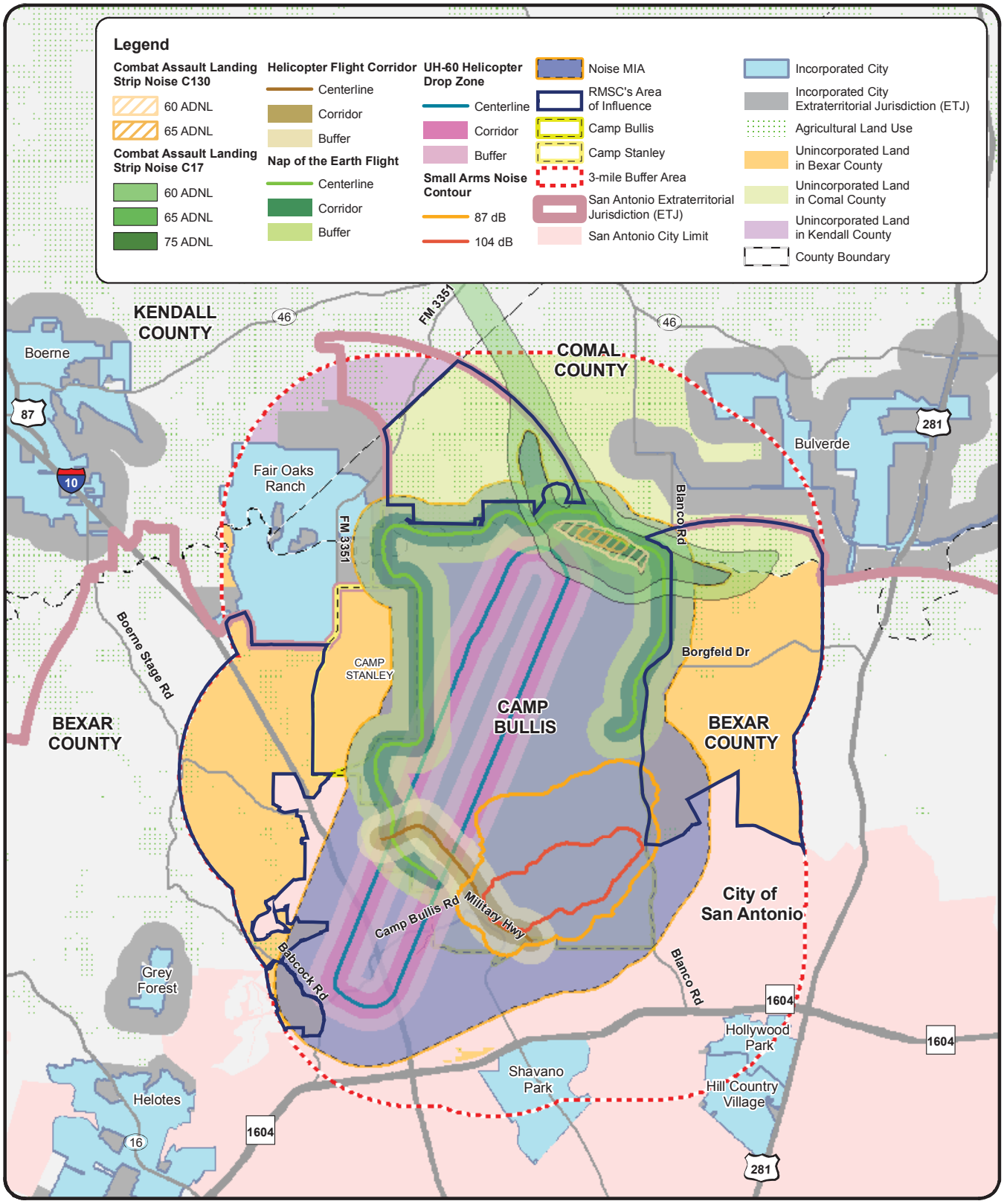


Figure 5
Noise Issues and Flight Paths in the RMSC's Area of Influence

OBJECTIVE 6: To avoid additional light generation, especially by structures that are located at a higher elevation than Camp Bullis and to reduce light pollution and glare generated by existing and new development that would negatively impact night vision device (NVD) training.

BACKGROUND: The cities of San Antonio and Shavano Park, as well as the counties of Comal and Bexar have all adopted dark sky ordinances to protect the missions at Camp Bullis. Camp Bullis uses night vision devices in training areas near the perimeter of the installation's boundary for both ground and air training operations.

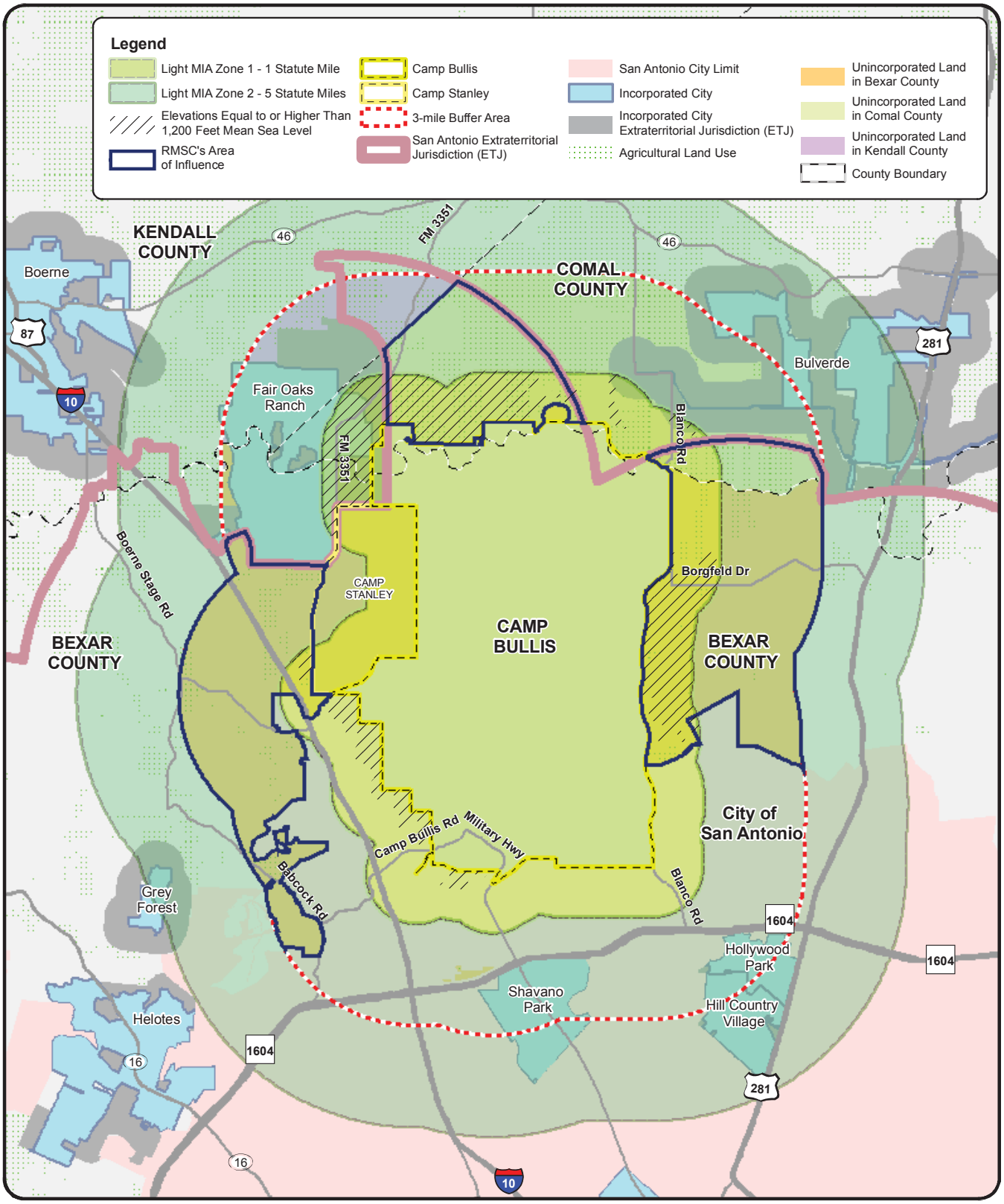
As shown on Figure 6, the Light MIA Zone 1 is a one-mile area surrounding Camp Bullis. The Light MIA Zone 1 regulations recommend mitigating point source light at elevations in excess of 1,200 feet. Communities located within the one-mile radius of Camp Bullis include portions of Bexar County directly adjacent to the installation to the northeast, portions of Comal County directly north of Camp Bullis and portions of the City of San Antonio adjacent to the western and southern boundaries of Camp Bullis.

RECOMMENDED DEVELOPMENT STANDARDS: The Light MIA Zone 2 encompasses a five-mile area around the border of Camp Bullis, where ambient light generation should be managed. Light generation from development in these areas should be closely monitored so that it does not interfere with night training. The following standards should apply:

- *Recommend no new construction within 150 feet of Camp Bullis' fence line.*
- *Where possible, limit density within the one mile area of influence to less than or equal to six units per acre, especially near Fair Oaks Ranch and Hollywood Park.*
- *Limit light and glare from existing structures within Comal County, which are sited at a higher elevation than Camp Bullis.*
- *Consider applying high-intensity lights and military filters to block the spectra of ambient light.*
- *Discourage outdoor sports complexes, sports arenas, and similar uses that produce ambient light located within 0.5 miles of the southwest corner of Camp Bullis, where a large amount of field training and night training operations occurs.*

RECOMMENDED PERMISSIBLE LAND USES:

- *Within 0.5 miles of Camp Bullis, the following are compatible land uses:*
    - *Agriculture.*
    - *Heavy Industrial / Light industrial / Business Park.*
    - *Wilderness type parks.*
- *Agriculture, open space and conservation.*
- *Such land uses are compatible as long as they abide by design standards of lighting, are consistent with the standards listed above, and do not exceed vertical height limitations.*



0 1.25 2.5 Miles

Matrix Design Group, Inc.

Figure 6
Light Issues in the RMSC's Area of Influence

OBJECTIVE 7: To comply with the Endangered Species Act and prevent the reduction of karst invertebrate habitat.

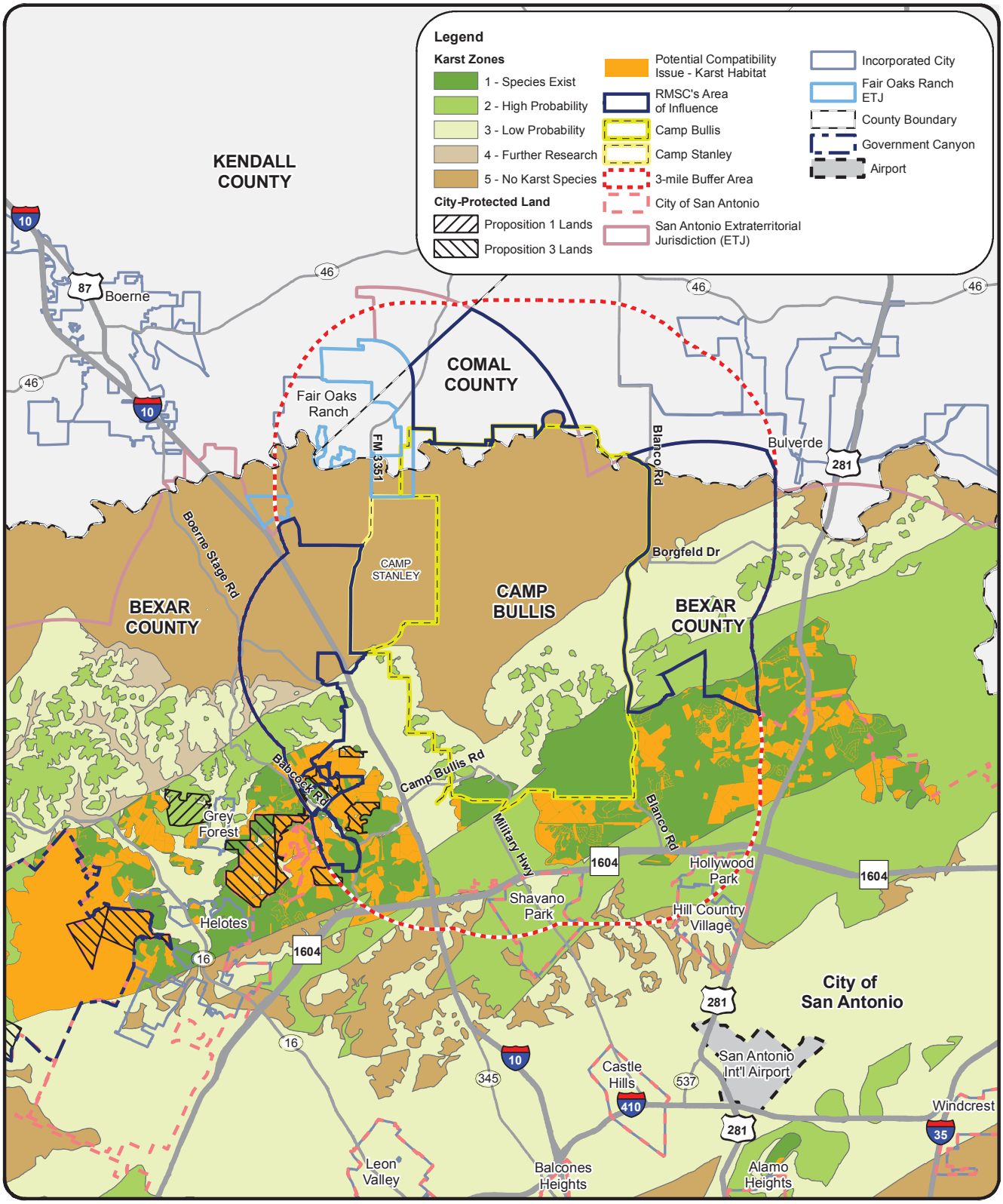
BACKGROUND: As shown in Figure 7, critical karst habitat includes a significant portion of land south of Camp Bullis in Bexar County, Hollywood Park and Shavano Park, within the three mile area of influence (to be compliant with the provisions of the Regional Military Sustainability Commission territory, if implemented in the future).

RECOMMENDED DEVELOPMENT STANDARDS: Strict development limitations should be imposed on areas designated Karst Zone 1 and 2. The following standards should apply:

- *Analysis of project impact to known invertebrate karst species habitat in Karst Zone 1 and Karst Zone 2 (areas which have a high probability of containing suitable habitat for listed invertebrate karst species).*
- *Any development that threatens to destroy critical habitat in Karst Zone 1 and 2 should not be approved. If such a project is approved, mitigation measures preserving habitat may be required.*
- *Encourage new development to be located in Karst Zones 3, 4 and 5 [Karst Zone 3- areas that probably do not contain listed invertebrate karst species; Karst Zone 4 – areas which require further research but are generally equivalent to Zone 3, although they may include areas which could be classified as Zone 2 or Zone 5 as more information becomes available; Karst Zone 5 – areas which do not contain listed invertebrate karst species].*
- *Pursue conservation easements and transfer of development rights, where possible.*

RECOMMENDED PERMISSIBLE USES:

- *Karst Habitat Zones 3 and 4 can tolerate moderate development such as low density residential, mixed-use and commercial provided studies do not demonstrate otherwise.*
- *Karst Habitat Zones 1 and 2 should be designated as a conservation area, proposed development should not be granted approvals, unless permitted by the USFWS.*



0 1.5 3 Miles

Matrix Design Group

Figure 7

Karst Habitat in the RMSC's Area of Influence

OBJECTIVE 8: Avoid Golden-cheeked Warbler endangered species displacement.

BACKGROUND: As shown on Figure 8, potential Golden-cheeked Warbler habitat covers large areas in each of the jurisdictions within the five mile Military Influence Overlay Area. Camp Bullis remains the primary location for Golden-cheeked Warbler critical habitat. Since the Golden-cheeked Warbler is designated an endangered species, the presence of habitat on Camp Bullis imposes training limitations.

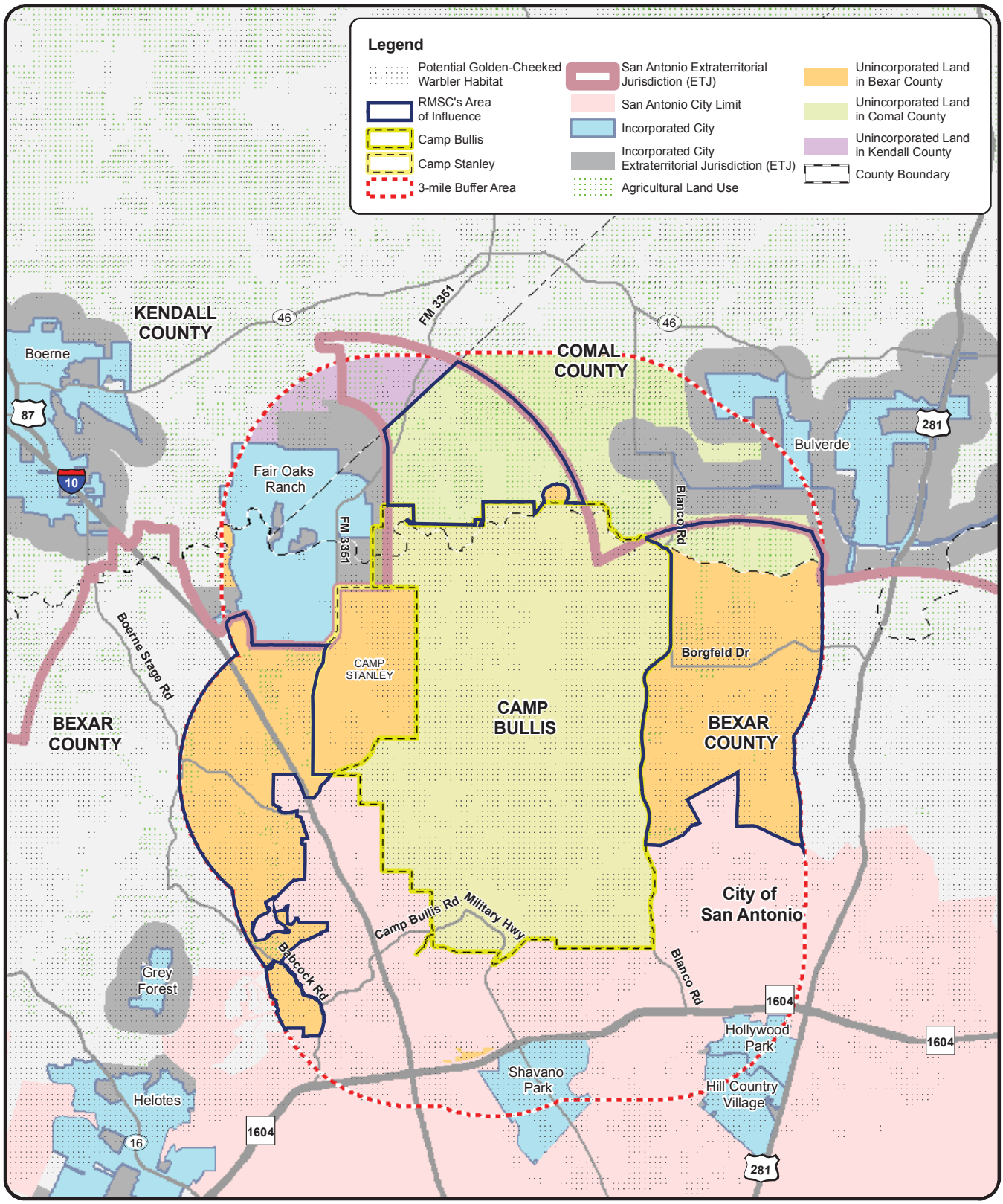
RECOMMENDED DEVELOPMENT STANDARDS: In order to manage these issues, the following standards should apply:

In order to alleviate these restrictions and create more alternatives for the bird, designated off installation habitat areas should be conserved and not developed.

- *Continue to monitor compliance with the Endangered Species Act.*

RECOMMENDED PERMISSIBLE LAND USES:

- *Agricultural.*
- *Open Space.*
- *Conservation.*
- *Recreation.*



0 1.25 2.5 Miles

Matrix Design Group, Inc.

Figure 8
Warbler Habitat in the RMSC's Area of Influence

OBJECTIVE 9: Avoid constructing roadways and transportation corridors that attract commercial development in areas where high density / intensity development would be incompatible with Camp Bullis' operations.

BACKGROUND: As shown on Figure 9, Interstate 10 and Loop 1604 constitute the principal arterial transportation corridors within the five mile Military Influence Overlay Area. These roadways could present development opportunities that conflict with a number of the encroachment issues facing the installation. Of particular concern are the areas surrounding the juncture of IH-10 and Loop 1604 in the City of San Antonio, where there is a great deal of critical Golden-cheeked Warbler and karst habitat located within the UH-60 flight path.

RECOMMENDED DEVELOPMENT STANDARDS: Along these roadways, the following standards should apply:

- *Limit commercial, residential and planned unit development, unless the project is consistent with the North Sector Land Use Plan.*
- *Limit the development of land around the departure and landing areas, including the area around the intersection of Dietz Elkhorn Road/Blanco Road, located on the eastern installation boundary.*

RECOMMENDED PERMISSIBLE LAND USES:

- *Agricultural.*
- *Open Space.*

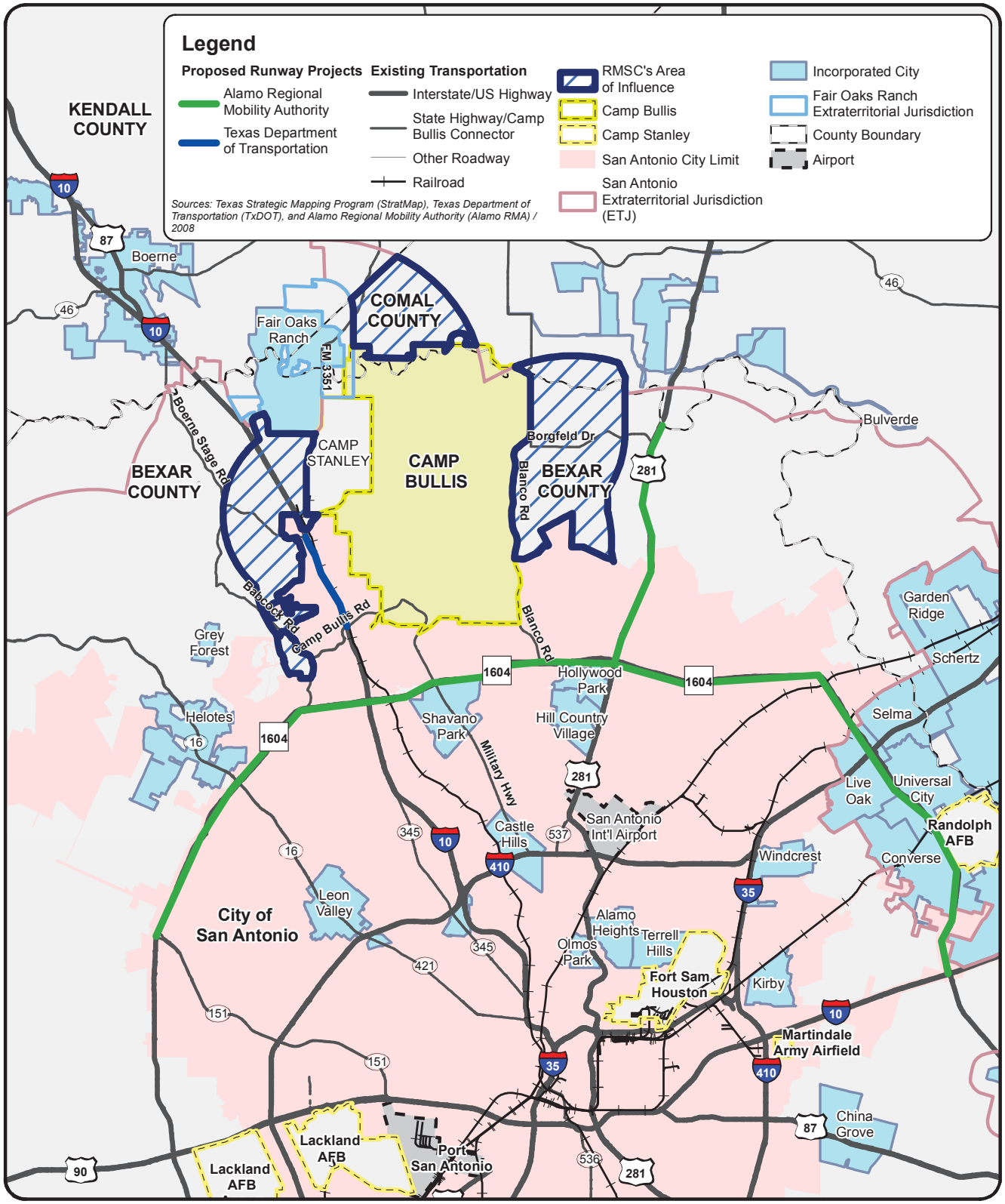


Figure 9
Roadway Issues in the RMSC's Area of Influence

Table 1: Recommended Zoning and Land Use Compatibility

Zoning Category				Aviation Safety Zones			Noise Zones			
City of San Antonio		Recommended DU/AC	Recommended Building Height	CZ	APZ I	APZ II	65-69 dB	70-74 dB	75-79 dB	80+ dB
RP	Resource Protection	.01	35 ft / 2.5 stories							
RE	Residential Estate	1	35 ft / 2.5 stories							
R20	Residential Single-Family	2	35 ft / 2.5 stories							
R-6	Residential Single-Family	7	35 ft / 2.5 stories							
RM-6	Residential Mixed	7	35 ft / 2.5 stories							
R-5	Residential Single-Family	9	35 ft / 2.5 stories							
RM-5	Residential Mixed	9	35 ft / 2.5 stories							
R-4	Residential Single-Family	11	35 ft / 2.5 stories							
RM-4	Residential Mixed	11	35 ft / 2.5 stories							
R-3	Residential Single-Family	---	35 ft / 3 stories							
MF-18	Limited Density Multi-Family	18	35 feet							
MF-25	Low Density Multi-Family	25	35 feet							
MF-33	Multi-Family	33	45 feet							
MF-40	Multi-Family	40	60 feet							
MF-50	Multi-Family	50	---							
NC	Neighborhood Commercial		25 feet							
O-1	Office District		25 feet							
O-1.5	Mid-Rise Office District		60 feet							
O-2	High-Rise Office District		---							
C-1	Light Commercial		25 feet							
C-2	Commercial		25 feet							
C-2P	Commercial		25 feet							
C-2NA	Commercial, Nonalcoholic Sales		25 feet							
C-3	General Commercial		35 feet							
C-3R	General Commercial,		35 feet							
C-3NA	General Comm., Nonalcoholic Sales		35 feet							
D	Downtown		---							
L	Light Industrial		35 feet							
I-1	General Industrial		60 feet							
I-2	Heavy Industrial		60 feet							
UD	Urban Development	33	35 ft / 2.5 stories							
RD	Rural Development	1	35 ft / 2.5 stories							
FR	Farm & Ranch Development	.04	35 ft / 2.5 stories							
MI-1	Mixed Light Industrial		30 feet							
MI-2	Mixed Heavy Industrial		50 feet							

Generally Recommended

Conditionally Recommended

Not Recommended

Source: Matrix Design Group and City of San Antonio, June 2010

Definitions

"Agricultural use" means use or activity involving agriculture.

"Agriculture" means:

A. cultivating the soil to produce crops for human food, animal feed, seed for planting, or the production of fibers;

B. practicing floriculture, viticulture, silviculture, or horticulture;

C. raising, feeding, or keeping animals for breeding purposes or for the production of food, fiber, leather, pelts, or other tangible products having commercial value;

D. planting cover crops, including cover crops cultivated for transplantation, or leaving land idle for the purpose of participating in a government program or normal crop or livestock rotation procedure; or

E. engaging in wildlife management.

"Business day" means any day other than a Saturday, Sunday, or state or federal holiday.

"Chapter 245" is the Chapter of the Texas Local Government Code titled "Issuance of Local Permits".

"Defense Community" is a county with unincorporated area located within five miles of the boundary line of a military installation, and a municipality with a population of 1.1 million or more and with extraterritorial jurisdiction located within five miles of the boundary line of a military installation, each of which, with respect to the same military installation, constitutes a defense community as defined by Section 397.001.

"New project" means a project, as that term is defined by Section 245.001, for which an application for a permit that will establish a vesting date under Chapter 245 has not been submitted to project.

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Acronyms

A

AACOG	Alamo Area Council of Governments
AMF	Army Modular Force
Alamo RMA	Alamo Regional Mobility Authority

B

BexarMet	Bexar Metropolitan Water District
BMAC	Bicycle Mobility Advisory Committee
BRAC	Base Realignment and Closure
BRT	bus rapid transit

C

CCN	Certificate of Convenience and Necessity
CIP	capital improvement plans
CPTED	Crime Prevention Through Environmental Design
CRAG	Community Revitalization Action Group

D

DOD	Department of Defense
Du/Ac	dwelling unit per acre

E

EA	environmental assessment
EAA	Edwards Aquifer Authority
EDF	Economic Development Foundation
EPA	Environmental Protection Agency
ETJ	extraterritorial jurisdiction

F

FAR	Federal Aviation Regulations
far	floor area ratio
FEMA	Federal Emergency Management Agency
FTZ	foreign trade zone

G

GIS	Geographic Information Systems

H

HOV	high occupancy vehicle
HUBZone	historically underutilized business zone
HUD	Housing and Urban Development

I

ICRIP	Inner City Reinvestment Infill Policy

J

JAZB	Joint Airport Zoning Board

M

MIA	military influence area
MLOD	military lighting overlay district
MPO	Metropolitan Planning Organization

MSAO	Military Sound Attenuation Overlay
MTP	Major Thoroughfare Plan

N

NA	Neighborhood Association

P

PC	Planning Commission
PM^{10}	particulate matter (ten microns or less)
PDSD	Planning and Development Services Department
PUD	Planned Unit Development

R

RHCP	Regional Habitat Conservation Plan
ROW	right-of-way

S

SAFE	San Antonio Flood Emergency
SAFFE	San Antonio Fear Free Environment
SAWS	San Antonio Water System

T

TCEQ	Texas Commission on Environmental Quality
TDOT	Texas Department of Transportation
TDR	Transfer of Development Rights
TOD	transit oriented development
TIRZ	tax increment reinvestment zone
TWB	Texas Water Board

U

UDC	Unified Develpment Code
USFWS	US Fish and Wildlife Service

Glossary

Abut
To lie adjacent to another object or to share a boundary.

Adjacent
A condition where two (2) properties, either lots and/or parcels, are located near or close to one another, but not necessarily touching and are separated by a dissimilar type of man made condition or natural feature including, but not limited to a roadway or street, right-of-way, or railroad line, or any stream, river, channel, lake or other body of water. While an adjacent condition may or may not imply contact, it always exhibits the absence of anything of the same kind between two properties.

Arterial Roadway
A route used primarily for the movement of traffic, which may be both local and non-local in nature. Various classifications include:

Primary Arterial
A major thoroughfare, with limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement of through traffic between activity centers of medium intensity.

Secondary Arterial
A major thoroughfare, with limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, and medium intensity activity centers.

Base Realignment and Closure (BRAC)
A process of the United States federal government directed by the Department of Defense and Congress to close certain excess military installations and realign equipment, personnel, supplies, and other resources to various operating bases. It is aimed at consolidating military forces, increasing efficiency, and reducing costs.

Bicycle Master Plan
A document aimed at comprehensively planning for the expansion of bicycle facilities, paths, and trails, and connecting those facilities to existing infrastructure as well as ensuring its implementation in new developments. It integrates with roadway maintenance programs and identifies which projects should include bicycle infrastructure, and when they should be funded.

Buffer / Buffering
A neutral zone between two incompatible uses that is implemented to reduce the chances of conflict, such as open space between industrial uses and residential areas. This can include fences and berms as well as shrubbery and trees.

Building Articulation and Massing

Building articulation refers to the various design elements on the façade of a building that can be observed from the street, such as building materials, corner treatments, cornices, architectural details, etc. Building massing is the physical area that a building occupies in three dimensional space, and is a function of its setbacks, height, width, depth.

Bus Rapid Transit (BRT)

BRT is a term applied to bus lines that receive a wide variety to treatments aimed at providing faster, more efficient service than a regular bus line. Such treatments can include dedicated bus lanes, grade separation, special vehicles, enhanced scheduling, and many more. The general idea behind BRT is to create bus lines that approach the service quality of rail transit.

Capital Improvement Plans (CIP)

A CIP is a short to medium range plan used by a municipality or district to identify needed capital projects and equipment purchases and prioritize and schedule them according to necessity and available financial resources.

Census Tract

Small areas into which large cities and adjacent areas have been divided for statistical purposes. Each census tract is based upon an average population of four thousand people.

Centers and Tiers

Different land use classifications according to type of use (office, residential, mixed use, etc.), development intensity (density, building massing), and service area (regional, local, neighborhood).

Certificate of Convenience and Necessity (CCN)

A CCN is issued by the Texas Commission of Environmental Quality to an entity providing retail water or sewer service in an "uncertified" area. The purpose of obtaining a CCN is to protect these service areas from encroaching utilities.

Cluster Development

A design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive features.

Collector Streets

A street that carries traffic from minor streets to the major system of arterial streets and highways.

Community Facilities

Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

Community Park

A publicly owned park that is usually in the range of 25 to 50 acres. These parks are larger than neighborhood parks, and provide more amenities and services, but are smaller in size and service area than regional parks.

Community Revitalization Action Group (CRAG) Boundaries

The inner-city area defined by the Community Revitalization Action Group as the San Antonio city limits prior to 1940, which is a 36 square mile area, with the center being the dome of the San Fernando Cathedral. The area is bounded by Hildebrand Avenue to the north, Division Street to the south, Rio Grande Street to the east, and 24th Street to the west.

Commuter Rail

Short-haul passenger rail service that is provided between a central city and its outlying suburbs or nearby towns. It is usually provided to people who travel on a daily basis.
Comprehensive Planning Program
The process that San Antonio follows in developing, adopting, and implementing comprehensive plans.

Conditional/Special Use Permits

A permit issued by the City to a landowner or developer that authorizes land uses in zoning districts that are otherwise not automatically allowed. Usually, this authorization comes with certain conditions attached that must be fulfilled by the landowner or developer as part of the agreement.

Conservation District

Is an overlay district that includes the application of neighborhood based or context-sensitive design standards, individually tailored to address specific development or redevelopment issues.

Context Sensitive Street

A roadway that is designed, operated, and maintained in a manner that considers not only regional transportation goals, but also the local context in which the street exists. Such streets respond to adjacent land uses and surrounding neighborhoods and generally respect traditional street design objectives for safety, efficiency, capacity, and maintenance.

Corridor

A generally linear transportation route that is dominated by one or more main lines for transport, such as a rail lines or highways. The corridor can also include the origins and destinations that are linked together. When referring to a land use, it is a generally linear are where a certain type of development occurs, for example a commercial corridor. These often follow major roadways.

Crime Prevention Through Environmental Design (CPTED)

The practice of influencing and deterring criminal behavior through the layout of the built environment, such as ensuring plenty of window frontage facing the streets so that the impression of surveillance is preserved, or encouraging mixed uses so that there is activity on the street during most times of the day and night.

Curb Cut

An opening in the curb where vehicles may enter or leave the roadway. Where there is no curb, the point at which the driveway meets the roadway pavement is considered the curb cut.

Density
The number of families, individuals, dwelling units, or housing structures per unit of land. Typically used to quantify residential subdivisions, and is expressed as dwelling units per acre (du/ac).

Density Bonus
An increase in the allowed density that a developer may build to above and beyond the normal level of density permitted by the zoning code, usually in exchange for some exaction from the developer, such as green building, providing affordable units, upgrading public facilities, etc.

Design Guidelines
Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential guidelines while setbacks, canopies and signage may be emphasized in commercial guidelines.

Dwelling
A building or portion of a building designed exclusively for residential occupancy, but not including motels and hotels.

Dwelling Unit
A building or portion or a building designed exclusively for residential occupancy by one family and provided with sanitation and cooking facilities.

Dwelling Unit Per Acre (du/ac)
A measure of residential density that expresses the number of households that exist within a geographic area divided by the total number of acres in that area. A higher level means more residential density.

Edwards Aquifer
A unique groundwater system serving the water needs of almost two million people in south central Texas, which lies on the eastern edge of the Edwards Plateau.

Edwards Aquifer Contributing Zone
The area that extends 40 miles north along the length of the Edwards Aquifer Recharge Zone, and is where shed water flows near the surface to the Recharge Zone.

Edwards Aquifer Recharge Zone
The area where surface water enters the Edwards Aquifer, which follows the Balcones Fault line.

Edwards Plateau
The region in west-central Texas which is bounded by the Balcones Fault to the south and east, the Llano Uplift and the Llano Estacado to the north, and the Pecos River and the Chihuahuan Desert to the west.

Egress
An exit.

Electric Streetcar
A type of rail vehicle that is of lighter weight and construction than a conventional train, designed for passenger use on short-haul trips within and among nearby cities and towns. Streetcars usually have more frequent stops and headways than conventional trains, and carry fewer passengers. Electrified streetcars operate using electric motors, with the electricity usually provided by overhead electrical wires.

Encroachment
The entry of development into an area that was previously occupied solely by another use, usually one that is incompatible with the encroaching use. An example of this is the spread of residential sprawl toward an airport or military base.

Entitlement
The right to build granted by an agreement or permit issued by the city to a developer. The process of receiving a permit to build is called the entitlement process.

Environmental Assessment
A study for the purpose of identifying the social and environmental costs and benefits of a project or proposal, as well as the magnitude of those impacts.

Equal Housing Opportunity
Policies adopted by the federal government to ensure that all Americans have equal access to the housing of their choice.

Extraterritorial Jurisdiction (ETJ)
State law authorizes San Antonio to regulate specific functions within an area extending five miles beyond its own boundaries. These functions include signs, platting, and the subdivision of land.

FAR Part 77 Height Limits
Refers to Federal Regulation 49 CFR Part 77 which deals with objects affecting navigable airspace and establishes standards, height limits, and notification requirements for said objects.

Floor Area Ratio (FAR)
A measurement, often used for the purposes of limiting building size in zoning ordinances, that is an expression of the total floor area of a building divided by the total land area of the parcel(s) that the building is constructed upon. For example, a building with 10,000 square feet built on a 5,000 square foot piece of property would have a FAR of 2.0.

Foreign Trade Zone (FTZ)
These areas are created in the United States to provide special customs procedures to US plants engaged in international trade-related activities. Duty-free treatment is accorded items that are processed in FTZs and then re-exported, and duty payment is deferred on items until they are brought out of the FTZ for sale in the US market.

Green Building
Development that has minimal environmental impact, is energy and water efficient, utilizes existing infrastructure where possible and uses recycled or recyclable material to create healthier indoor and outdoor environments.

Green roof
A roof of a building that is partially or completely covered by vegetation for the purpose of providing open space, sequestering carbon dioxide, preventing stormwater runoff, and various other benefits.

Greenway
A greenway is a long, narrow strip of land that is comprised of park or open space, such as a creek or gulch. Greenways can often be used for transportation if they contain trails, bike paths, or rail lines.

Heat Island Effect
Heat islands are created in urban areas where the temperature is significantly hotter than surrounding rural areas. This issue often arises due to high levels of concrete and other hard materials in urban areas that absorb heat.

High Capacity Transit
This type of transit differs from normal transit primarily in that it can move larger volumes of passengers at faster speeds. This can be achieved through dedicated right of way, grade separation, more frequent service, higher capacity modes of transit such as rail, and less frequent stops.

Historic Resource
A historic building, structure, site, or district that is significant in history, architecture, archaeology, engineering, or culture that is eligible for listing on a National or State register of Historic Places.

Household
Consists of all the people who occupy a housing unit (as defined by the census bureau).

Housing Master Plan
A comprehensive document that lays out a vision for meeting the housing needs of all of San Antonio's citizens, adopted in 2001.

Housing Unit
A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as separate living quarters, or if vacant, is intended for occupancy as separate living quarters (as defined by the census bureau).

High Occupancy Vehicle (HOV) Lanes
Highway or arterial street lanes that are dedicated for the exclusive or near-exclusive use of vehicles containing more than one person.

HUBZone
A historically underutilized business zone that is the target of programs administered by the US Small Business Administration designed to promote job growth, capital investment, and economic development.

Impervious Cover
Ground cover that does not let rain or stormwater penetrate and seep into the soil, but instead forces the water to flow downhill or stand in pools.

Infill Development
New buildings constructed on vacant lots or open sites in an area that is predominantly developed.

In-Lieu Fees
Fees that are exacted from a developer to mitigate the developer's inability or unwillingness to do something normally required by the City.

Inner City Reinvestment Infill Policy (ICRIP)
This policy coordinates public initiatives within targeted areas in order to stimulate private investment in walkable urban communities that are the building blocks of a sustainable region.

Intensity
A term used to express the amount of development located within a particular lot utilized for commercial, office, industrial or civic use. Typically expressed as Floor Area Ratio (FAR).

Joint Airport Zoning Board (JAZB)
An entity created by counties and municipalities with jurisdiction within 1.5 miles of either side of an airport runway or 5 miles of each end of a runway. The board has the authority to adopt, administer, and enforce the airport hazard area zoning and compatible land use zoning regulations.

Karst Invertebrate
Invertebrates that inhabit underground caves and mesocaverns in karst limestone. In Bexar County, Texas, nine of these species are listed as endangered.

Karst Zone
Landscape shaped by the dissolution of a layer or layers of soluble bedrock, usually carbonate rock such as limestone or dolomite.

Land Use
The manner in which land is used. For example, low-density residential land uses primarily include single-family houses.

Large Urban Park
One of the types of parks defined by San Antonio's park hierarchy, these parks serve a broader area than community or neighborhood parks, and can include major facilities such as pools and recreation centers.

Light Rail
A type of urban rail transit that has slower speeds and lower capacities than heavy rail systems, but are larger and faster than streetcars. Light Rail is usually electric, and can operate it its own right of way like heavy rail, or in mixed traffic like a streetcar.

Linear Parks
Provides a physical link between two or more areas. Linear park trails can accommodate bicycling, hiking, jogging, and walking. The width of a linear park system is important because the amount of land included in the corridor is intended to reflect a park-like environment.

Live/Work Units
Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studies.

Local Street
A roadway, often a residential street, designed to provide direct access to individual homes, shops, abutting land, and similar minor traffic destinations. Through traffic is usually not a priority.

Military Influence Area (MIA)
An area surrounding Camp Bullis that has potential to impact military operations if encroaching land uses are constructed upon it. The four military influence areas are defined by four compatibility issue categories: noise, vertical obstruction, light, and safety. For example, the light MIA contains territory that could impact base operations if land uses that produce a lot of glare or night-time light are constructed on it.

Military Lighting Overlay District (MLOD)
A zoning overlay district applied to property in vicinity of Camp Bullis that regulates outdoor lighting in order to protect night-time training activities at the military installation.

Military Readiness
The ability of forces, units, weapon systems, or equipment to deliver the outputs for which they were designed, including the ability to deploy and employ without unacceptable delays.

Mission Verde Plan
San Antonio's plan to develop a more sustainable economy, with a special focus on energy.

Mixed Use
Development that incorporates two or more of the following major land use types; residential, office or retail within a single project.

National Night Out
An event held to raise awareness of police programs in communities such as drug prevention, neighborhood watch, and other anti-crime efforts. It is held the first Tuesday of August, or the first Tuesday of October in Texas to escape hot weather. It has been held annually since 1984 and initially consisted of lights-on vigils, but has since expanded to include block parties, festivals, and other events.

Natural Area
An area left in as near of a natural condition as possible, with minimal impact from humans.

Neighborhood Park
One of the smallest parks in San Antonio's hierarchy of parks, both in scope and size. It is typically 3-10 acres, and is designed to serve only the local neighborhood and therefore has little or no off-street parking or facilities.

Neighborhood Watch
A neighborhood watch (also called a crime watch or neighborhood crime watch) is an organized group of citizens devoted to crime and vandalism prevention within a neighborhood.

Node
A center of activity or development, often located at a major intersection.

Open Space
Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.

Overlay District
A zoning district which is designed to be applied on top of a base zoning district, and applies more restrictions above and beyond what the base district would require.

Parks and Recreation Department System Strategic Plan
A plan document intended to provide guidance on future decisions concerning operations, capital improvement needs, and programs for San Antonio's parks and recreation facilities.

Particulate Matter (ten microns or less) (PM10)
Particulate matter in the air less than ten microns, which is the general threshold at which particles can enter the deepest parts of the lung.

Planned Unit Development (PUD)
A zoning category that allows innovation in development by the suspension of standard zoning to be replaced by negotiated agreements between the developer and the city.

Planning Commission
Created by ordinance with the responsibility for reviewing and approving applications for the division and development of land and recommends amendments and additions to the master plan.

Quadrant
A quarter section of the North Sector, either northwest, northeast, southwest, or southeast.

Redevelopment
The demolition of an old building or use on a site and construction of a new use and/or building, or the renovation, improvement and/or restoration of an existing structure.

Regional Habitat Conservation Plan (RHCP)
A plan to provide for the conservation of protected and endangered species within a municipality's jurisdiction. Participation is generally voluntary.

Rehabilitation
The restoration or repair of dilapidated housing or other types of structures to make habitable or usable again.

Rehabilitation Grants and Programs
Monetary grants and loans provided by municipal, state, and federal governments for the purpose of enabling and encouraging the rehabilitation of housing stock.

Revitalization
The restoration of physical activity or vitality or economic activity to a neighborhood or district.

Right-of-Way (ROW)
A strip of land that is dedicated for the purpose of transportation, such as land for a highway, road, or rail line.

Riparian
Relating to the interface between land and a river or stream. For example, a riverbank.

Road Diet Analysis
A consideration to convert an existing four-lane undivided roadway to a two-lane roadway, including a two-way left turn lane, by removing a travel lane in each direction. The remaining roadway width can be converted to bike lanes, on-street parking or sidewalks.

Roundabout
A raised traffic island, usually landscaped, located in the middle of an intersection of arterial streets. Similar to a traffic circle but located in a busier intersection at a larger scale. Traffic circulates counter-clockwise around the island. Cars in the roundabout have the right-of-way, while cars entering must yield. Traffic slows but does not stop because left turns are not possible.

Sector
One of seven planning areas defined by the City of San Antonio for its own comprehensive plan.

Setback
The required or actual placement of a building a specified distance away from a road, property line or other structure.

Single Family Detached Dwelling
A dwelling that is designed to be occupied by only one family and surrounded by open space or yards and is not attached to any other dwelling.

Site Grading
The process of ensuring that the slope of land on a site is appropriate for constructing a foundation, or providing infrastructure such as water, sanitation, and/or stormwater sewer.

Site Plan
Plans that provide a bird's-eye perspective on how structures, parking lots, and other facilities would be situated on a site.

Sports Complex
An amenity that can be found in certain types of larger parks in San Antonio that provide sports facilities such as indoor courts.

Stakeholder
A person or a formal/informal group having a direct or indirect interest, involvement or investment in the outcome of a defined process, action or issue.

State Franchise Tax Credit
A credit for a tax that is imposed on a corporation by the State of Texas.

Stormwater Features
The use of natural and/or man-made landforms, topography and/or structures to direct the flow and retain/detain precipitation that cannot be absorbed into the land, allowing for a controlled release into designated streams, channels or impoundments. Such features may include, but are not limited to play fields that can serve as retention ponds or park layouts that utilize natural looking drainage corridors.

Strategic Historic Preservation Plan
A long-term plan creating a vision for strengthening and enhancing the City's current historic preservation program.

Streetscape
The visual character of a street as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

Subdivision Designs
The design and layout of the multiple smaller parcels that result from the division of a single large parcel.

Suitability Analysis
The analysis and classification of land according to its suitability and readiness to accommodate new development.

Tax Abatement
A reduction of real estate taxes due over a period of time.

Tax Increment Reinvestment Zone (TIRZ)
A geographically defined area with a special mechanism for funding capital improvements that involves establishing a benchmark level of property taxes during the creation of the zone, and devoting any additional property taxes generated through redevelopment toward capital improvements for a specified period of time.

Texas Enterprise Zone
The Texas Enterprise Zone Program is an economic development tool for local communities to partner with the State of Texas to promote job creation and capital investment in economically distressed areas of the state.

Townhome
A single family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside and each unit is separated from another unit by one or more common fire resistant walls.

Transfer of Development Rights (TDR)
TDR programs allow developers to relinquish the development rights on a certain piece of property and sell or otherwise transfer them to another piece of property in the form of density bonuses.

Transit Oriented Development (TOD)
Development that is located within proximity to a transit station that recognizes that context, and is designed to maximize access public transport and encourage ridership.

Watercourse
A natural or artificial channel through which water flows.

Wetland
An area of low-lying soil that is saturated with water either permanently or seasonally.

Zoning
Regulates density and land use. Zoning is a key tool for carrying out planning policy.

Zoning Application
An application petitioning for an amendment of the City's official zoning map, such as a request to rezone a piece of property.

Zoning Ordinance
Rules and regulations that govern the way land is zoned (separated according to land uses) in a city.

Planning Commission Resolution

RESOLUTION NO. 10 - 7-42

RECOMMENDING THE NORTH SECTOR PLAN, AN APPROXIMATELY 383 SQUARE MILE AREA BOUNDED BY LOOP 410, GRISSOM ROAD, AND CULEBRA ROAD TO THE SOUTH; LOOP 1604 AND TEXAS HIGHWAY 16/ BANDERA ROAD TO THE WEST; A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO EXTRA-TERRITORIAL JURISDICTION NORTHERN BOUNDARY TO THE NORTH; AND A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO EXTRA-TERRITORIAL JURISDICTION EASTERN BOUNDARY, IH-35, AND TOEPPERWEIN ROAD TO THE EAST TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN, AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 2009 Comprehensive Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the North Sector Plan and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

WHEREAS, a public hearing was held on July 14, 2010 and July 28, 2010.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The North Sector Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28th DAY OF JULY 2010.

Approved:

Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission

City Council Ordinance

SG/cla
08/05/2010
P-1

THE NORTH SECTOR PLAN

AN ORDINANCE 2010-08-05-0672

ADOPTING THE NORTH SECTOR PLAN AS A COMPONENT OF THE MASTER PLAN OF THE CITY IN AN AREA BOUNDED BY: LOOP 410, GRISSOM ROAD, AND CULEBRA ROAD TO THE SOUTH; LOOP 1604 AND TEXAS HIGHWAY 16/ BANDERA ROAD TO THE WEST; A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO EXTRA-TERRITORIAL JURISDICTION NORTHERN BOUNDARY TO THE NORTH; AND A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO EXTRA-TERRITORIAL JURISDICTION EASTERN BOUNDARY, IH-35, AND TOEPPERWEIN ROAD TO THE EAST.

WHEREAS, the North Sector Plan includes approximately 400 square miles and 568,000 residents and is bounded by: Loop 410, Grissom Road, and Culebra Road to the south; Loop 1604 and Texas Highway 16/ Bandera Road to the west; a meandering line following the City of San Antonio Extra-territorial Jurisdiction northern boundary to the north; and a meandering line following the City of San Antonio Extra-territorial Jurisdiction eastern boundary, IH-35, and Toepperwein Road to the east; and

WHEREAS, the planning process was initiated in January 2010, a Planning Team was established, and eight Planning Team Meetings, four Public Meetings, and six Community Meetings were held; and

WHEREAS, the San Antonio Planning Commission reviewed the North Sector Plan on July 14 and July 28, 2010, and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, a public hearing was held on July 14 and July 28, 2010, and the Planning Commission recommended that the City Council adopt the North Sector Plan as an addendum to the neighborhood component of the Master Plan adopted May 29, 1997; **NOW THEREFORE;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The North Sector Plan is hereby adopted as a component of the Master Plan of the City of San Antonio for an area of approximately four hundred square miles bounded by: Loop 410, Grissom Road, and Culebra Road to the south; Loop 1604 and Texas Highway 16/ Bandera Road to the west; a meandering line following the City of San Antonio Extra-territorial Jurisdiction northern boundary to the north; and a meandering line following the City of San Antonio Extra-territorial Jurisdiction eastern boundary, IH-35, and Toepperwein Road to the east. A copy of the plan is attached hereto and incorporated herein by reference for all purposes as **Attachment "I".**

SECTION 2. This ordinance shall take effect on August 15, 2010.

PASSED AND APPROVED on this 5th day of August 2010.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Michael Bernard, City Attorney

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For Additional Information Contact:

City of San Antonio
Planning and Development Services Department
1901 S. Alamo
San Antonio, TX 78204

210.207.1111

www.sanantonio.gov

Matrix Design Group, Inc.
Integrated Design Solutions

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Parks at Wynnewood Revitalization Plan, Dallas

Submission by Wynnewood Family Housing, #13234

WYNNEWOOD FAMILY APARTMENTS

PRE-CLEARANCE SUBMISSION

SYNOPSIS OF PARKS AT WYNNEWOOD REVITALIZATION PLAN PROCESS

Parks at Wynnewood Revitalization Plan

On September 7, 2011, following all normal processes with regard to public comment on the agenda item, the Dallas City Council passed Resolution No. 112360 (the "Resolution"). The Resolution established the City Council's desire to redevelop the entire 48-acre site of Parks at Wynnewood, pursuant to multiple Phases, as expressed in the Resolution's recitals. As part of that proposed redevelopment, the City Council (i) modified the terms of a previously-approved loan commitment for Phase I of the redevelopment - Wynnewood Seniors Housing (#11003); (ii) authorized the execution of lien releases and terminations of deed restrictions as needed to facilitate the Wynnewood Seniors Housing redevelopment; (iii) authorized loan repayment which was partial consideration for the City's approval of the revitalization plan; and (iv) authorized the master planning for the redevelopment of the area, financed in part by $125,000 paid by Banc of America Community Development Corporation. The proposed letter agreement (the "Agreement") between the City and the redeveloper of the Parks at Wynnewood site was attached to the Resolution and it set out the initial Phases of redevelopment that were under consideration and the proposed financial contributions of the City to the redevelopment, subject to subsequent approvals by City Council. The Agreement was subsequently executed.

After adoption of the Resolution, the $125,000 was funded for Master Planning the redevelopment of Parks at Wynnewood and the Wynnewood Village Shopping Center. Master planning is being done by Brent Brown, Director of the city**design**studio of the City of Dallas, located in Dallas City Hall at 1500 Marilla Street, Room 2BN, Dallas, TX 752201. Information on city**design**studio is included behind this synopsis.

The city**design**studio has used the Charrette process to engage the public in envisioning the redevelopment of Parks at Wynnewood. Included as part of this submission are Wynnewood Community Charrette Notes showing the community planning process held on November 3, 2012.

Projected Economic Value of Parks at Wynnewood Revitalization Plan

Phase I of the Parks at Wynnewood revitalization is the demolition of 108 units of outdated housing and the construction of a 140-unit affordable rental housing development for Seniors. Pursuant to the Resolution and the Agreement, Wynnewood Seniors Housing was funded, in part, with the City of Dallas' forgiveness of $850,000 in debt against the project site, which reduced the purchase price. (See Forgiveness of Assumed Debt and Partial Release of Lien attached.) Phase I is currently under construction and involves a Total Development Cost estimated to be in excess of $17 million, which

would not otherwise have been invested in the Parks at Wynnewood redevelopment. Phase II, known as Wynnewood Family Housing, is proposed as a 160-unit affordable rental housing for families, with a proposed Total Development Cost of approximately $19 million. In the event that tax credits are awarded to Phase II, the City has agreed to forgive an estimated $421,875 in debt owed against the development site (50% of the existing debt to the City of Dallas that is secured by Parks at Wynnewood). The City has agreed to forgive the remaining debt (estimated to be $421,875) in connection with Phase III of the redevelopment.

Additionally, the revitalization of the Parks at Wynnewood area is anticipated to result in an increase in property taxes from $117,400 to approximately $2,750,000 annually, when the redevelopment is complete (See letter from Arturo Del Castillo AIA, LEED AP, at city**design**studio attached).

Attachments:

1. Resolution with attached Agreement
2. Charrette – November 3, 2012
3. Letter from Jerry Killingsworth
4. Letter from Arturo Del Castillo
5. Forgiveness of Assumed Debt and Partial Release of Lien (Wynnewood Seniors Housing)

COUNCIL CHAMBER

112360

September 7, 2011

2011 SEP -8 AM 11:04

WHEREAS, on September 26, 1984, the City Council authorized the Director of Finance to receive and disburse Rental Rehabilitation Program Grant funds in accordance with the Rental Rehabilitation Program Guidelines established by Resolution No. 84-3073.

WHEREAS, on January 11, 1989, the City Council authorized execution of a participation contract between the City of Dallas and NationsBank to allow NationsBank to act as an administrative agent for the City's Rental Rehabilitation Program to receive and disburse funds at the direction of the City for the funding of Program loans and grants by Resolution No. 89-0192.

WHEREAS, on January 11, 2006, the City Council decided for the 12 month period beginning January 11, 2006 not to approve any new tax credit transactions unless a pre-application waiver was granted by the City Council by Resolution No. 06-0136, and

WHEREAS, the Applicant, Brian Roop, developer, (the "Applicant") submitted an application to the City of Dallas on behalf of Wynnewood Seniors Housing, LP, for support of their application to TDHCA for the 2010 Low Income Housing Tax Credit Program; and

WHEREAS, on February 10, 2010, the City Council approved a modification to the policy for the acceptance of applications seeking City of Dallas support for low income housing tax credits financing, when the State of Texas does not require direct City of Dallas approval; and

WHEREAS, on February 16, 2010, the Wynnewood Seniors Housing Low Income Housing Tax Credit (LIHTC) multifamily project was briefed to the Housing Committee; and

WHEREAS, on February 24, 2010, the City Council approved support of the Wynnewood Seniors Housing project; and

WHEREAS, the City now desires to have the entire 48 acres of the Parks at Wynnewood project site demolished over time or adaptive reuse to be developed in phases on a reduced footprint that will include a combination of both affordable multi-family housing and low-income senior housing units, working with the Council and the appropriate neighborhood groups, with Phase I being new construction of 140 housing units on approximately 6 acres, Phase II being new construction of 160 housing units on approximately 7 acres, Phase III being 160 housing units on approximately 5.5 acres and the remaining net acreage of the original 48 acres planned for residential/commercial/retail development; and

COUNCIL CHAMBER
112360
September 7, 2011

WHEREAS, the City and developer now desire to amend the City's support for the 2011 forward allocation of the project by replacing funding of $1,500,000 with modification of the current City loan to the project by forgiving a $850,000 of the $2,193,750.00 balance of the loan in return for a $500,000 partial lump sum repayment and an agreement from the developer to repay the remaining $843,750.00 as a five (5) year, 0% interest loan, collateralized with the 39.5 or 42 acres remaining in the Parks of Wynnewood site after completion of Phase I; and

WHEREAS, as with the City's approval of the TDHCA LIHTC application for Wynnewood Seniors Housing, the owner of the project will provide social services; and

WHEREAS, the City of Dallas desires to provide further support to the Wynnewood Seniors Housing project to create affordable housing; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to amend the terms of a 1993 housing redevelopment loan provided for the Parks at Wynnewood located at 1910 Argentia Drive and modify its support for the 2011 forward allocation of Low Income Housing Tax Credits (LIHTC) by the Texas Department of Housing and Community Development (TDHCA), as detailed in the nonbinding letter of intent in the attached Exhibit A, for the proposed restructuring of the City's $2,193,750 loan to Bank of America CDC to support Wynnewood Seniors Housing, the newly proposed re-development of a portion of the 48 acre site at 1500 South Zang.

SECTION 2. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute lien releases and terminate deed restrictions as needed for this transaction.

SECTION 3. That the City Controller is hereby authorized to receive and deposit loan repayment amount of $500,000.00 in Fund 0617, Dept. HOU, Unit 8322, Revenue Source Code 847A.

SECTION 4. That the City Controller is hereby authorized to receive and deposit annual monitoring review fees in the amount of $500.00 per year for the tax credit compliance period, in Fund 0617, Dept. HOU, Unit 8322, Revenue Source Code 847A.

COUNCIL CHAMBER
112360
September 7, 2011

SECTION 5. That the City Controller is hereby authorized to receive and deposit reimbursement funds of $125,000 for master planning for the area now occupied by the Parks at Wynnewood and the Wynnewood Village Shopping Center in Fund 0617, Dept HOU, Unit 8322, Revenue Source Code 847A

SECTION ~~5~~ 6. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

Housing/Community Services Department
City Attorney's Office
Office of Financial Services/Community Development, 4FN

APPROVED BY
CITY COUNCIL
SEP 07 2011
Acting City Secretary

112360

Exhibit A

CITY OF DALLAS

August 29, 2011

_____
_____
_____
_____
Dallas, Texas 752

Dear Mr. _____:

Below please find a draft term sheet for the proposed debt restructuring of the City's $1,080,000 loan (not inclusive of outstanding accrued and unpaid interest) to WCH Limited Partnership to support the re-development of a 48-acre site at 1910 Argentia, Dallas, Texas, (the "Property"). The total outstanding indebtedness is $2,193,750 including principal in the amount of $1,080,000 and interest in the amount of $1,113,750. The purpose of this nonbinding letter of intent is to present an outline of certain terms of the proposed transaction to use as a basis for the preparation of definitive documents; however, unless and until approval of the City Council is obtained and mutually satisfactory definitive documents are executed and delivered, any party may discontinue negotiations hereunder and no party shall be bound.

These terms are further contingent upon the agreements and conditions set forth in this letter. We expect to ask the City Council to authorize negotiations for definitive agreements on September 7, 2011, and to approve a resolution endorsing the application to the TDHCA for the development of 140 units of seniors housing, and then have the definitive agreements agreed to and executed by Bank of America Community Development Corporation (BACDC) and Central Dallas Community Development Corporation (CDCDC), collectively known hereafter as "Developers" by December 31, 2011, to be considered by the City Council in January 2012. The Director of Housing shall have the authority to extend these deadlines for the project up to six months if necessary without City Council approval.

Wynnewood Project:

The Parks at Wynnewood, located at 1910 Argentia, is a 408 unit (404 LURA-encumbered) Low-Income Housing Tax Credit ("LIHTC") multi-family project on 48 acres in the Oak Cliff neighborhood of Dallas, Texas that is currently owned by WCH Limited Partnership. Developers plan to redevelop the 408 units in phases on a reduced footprint that will include a combination of both affordable multi-family housing and low-income senior housing units. In accordance with the requirements of the existing LURA, the 48 acres must contain 404 units of low-income housing for a period of 20 more years.

The City's forgiveness of the outstanding indebtedness of $2.2MM to WCH Limited Partnership shall correspond to the anticipated three-staged release of TDHCA's LURA on the Property as TDHCA accepts the replacement of the existing 404 LURA-encumbered units with the construction or redevelopment of 404-460 new affordable units on a smaller footprint on the Project site. For example, upon the completion of Phase I (140 units) Developers shall request the release of approximately 2.5 acres from TDHCA's LURA. The City and Developers anticipate that the staging of development, the release of TDHCA's LURA, and the forgiveness of debt shall correspond approximately as follows:

	Acreage/units developed (LURA-encumbered)	Acreage Released from LURA (Non-LURA Property)	Debt Forgiven (Net of $500,000)
Phase I	±6 acres / 140 units	±2.5	$850,000
Phase II	±7 acres / 160 units	±3	±421,875*
Phase III	±5.5 acres / 160 units	±24	±421,875*
Total	±18.5 acres/460 units	±29.5	$1,693,750

*The remaining balance will be forgiven 50%-50% between Phase II and III.

Assuming TDHCA is satisfied that its LIHTC program requirements have been met on the approximately 18.5 acres that Developers plan to develop, Developers with the City's support, will request that TDHCA release its LURA in three stages on approximately 29.5 of the total 48 acres that are currently encumbered by the LURA so that such land can be used for other types of development. Such portion of the Property that is released by TDHCA from its LURA shall be referred to herein as the "Non-LURA Property."

In connection with the development of the Property and as consideration for the City's endorsement of Developers' request to the TDHCA for such release and the City's approval of the debt restructuring described herein, Developers agree to reimburse the City up to an amount not to exceed $125,000 for master planning for the area set forth on the attached map, including the area now occupied by the Parks at Wynnewood and the Wynnewood Village shopping center. It is anticipated that such services will be provided by the Dallas City Design Studio or a City-designated entity and that Developer shall pay for such services based on actual billings for such work within thirty days of the submission of billings for the work. Such master plan will concentrate on developing and implementing an appropriate zoning classification covering the 48 acres now occupied by the Parks at Wynnewood plus the Wynnewood Village shopping center with the goal of developing an urban framework or proper zoning for the property to 1) provide an equal or greater number of affordable housing units as are now provided on the property, but in a denser more urban design in the approximate acreage set forth herein; and 2) provide the necessary zoning for the use of the remainder of the property and the Wynnewood Village shopping center in the highest and best use that is feasible.

The City's support for this project may be withdrawn at any stage if Developers are unable to: (1) submit a sound development plan for each phase of development that is consistent with the master plan developed for the area or (2) secure the release of

TDHCA's LURA for each phase of development. Upon withdrawal of the City's support, Developers shall repay the balance of its loan with the City.

Developers agree to provide a site plan that complies with the master planning strategies developed and approved by the City for the Non-LURA Property that is not part of the LIHTC project. That plan must be approved by the City prior to any consideration by the City of public support for Phase II.

Developers shall only sell or transfer the Non-LURA Property in accordance with the master plan developed for the area. The parties anticipate that the details of such master plan will be adopted by the City and Developers prior to Council consideration.

Developers shall also develop and implement a landscaping plan and landscaping improvements including irrigation on the Property for each phase of development. The City's Director of Housing/Community Services shall review and approve the final landscaping plans.

Debt Restructuring:

The City has proposed, in-lieu of providing Section 108 funding, that a letter evidencing local government support be provided to the TDHCA proposing the forgiveness of $850,000 of its existing $1,080,000 loan to WCH Limited Partnership for Phase I. The remaining portion of its loan will be forgiven 50%-50% upon the development of Phases II and III, respectively. Such letter will evidence for TDHCA, local government support for the Wynnewood Project.

Developers agree to pay $500,000 on the existing outstanding debt. Such payment would be set aside for any suitable affordable housing commensurate with program requirements. Bank of America will reserve the right to make public its contribution to the project(s) for which these funds were allocated.

With respect to the remaining portion of the existing debt, City and Developers would agree to the following:

- Loan balance as of the closing date of Phase I would be rolled into a 5 yr, 0% interest rate note

- If the Developers are successful in obtaining an allocation of tax credits for Phase II, the City would agree to forgive up to 50% of the balance of the note (but in no case more than 5% of the total development cost of the next phase). The City will forgive the remaining balance should Developers be successful with an allocation for the next phase of development.

- If Developers do not receive a tax credit allocation on or before the maturity date of the remaining balance on the note, the remainder of the note will be due and payable in its entirety.

Site plan identification – Site Plan A and Site Plan B attached.

SITE A – Actual site plan used in the 2010 LIHTC application (all 2-story on approximately 8.5 acres)

SITE B – Site plan developed between the City of Dallas, community, and Developers (contemplated to be on approximately 6 acres)

Description of the 3 Phases of Development for the Wynnewood Project and the LIHTC Replacement Plan for the Current 404 LIHTC Units

1) **PHASE I** – Development of 140 units of Senior Housing

a) Developers submitted a 2010 9% LIHTC application to TDHCA and has received a forward commitment of 2011 9% LIHTCs for the redevelopment of 140 senior housing units on approximately 8.5 acres of the Property. The LIHTC requires such units be restricted to seniors over the age of 55, except as otherwise required by law, for this phase of development of the Project.

b) Developers require City support/commitment funding letter, including $850,000 in loan forgiveness, for the current 2011 TDHCA allocation of low income housing tax credits. The 2011 LIHTC award was based upon a 2010 9% LITHC application that included SITE A plan as the projects development site/construction plan. City and Developers agree that they will work together and present evidence satisfactory to the TDHCA that fulfills the local support obligation required by the TDHCA.

c) The new LURA will encumber the 140 units only on the approximately 6 acres of SITE B for 40 years.

d) Upon receipt of the letter in 1(a) above, Developers agree to the following:

i) Appeal to TDHCA Board for an application amendment requesting a change in the site plan and/or a reduction in the amount of acreage to be utilized in conjunction with the 2011 forward allocation.

ii) Commitment to work with Councilman Griggs' office, the City, and the neighborhood in creating a site plan that will contain 140 senior units on approximately 6 acres known as SITE B. The SITE B plan will be a more urban, compact site plan construction and parking will be reduced from the current 1.13 parking spots per unit. An agreement must be reached with all parties regarding SITE B by no later than September 15, 2011.

iii) If SITE B is agreed upon by September 15, then the City and Developers will work together to achieve proper zoning, if required, either thru zoning change or by obtaining a PD overlay allowing for the SITE B plan (subject to CPC and City Council approvals in their unqualified discretion).

iv) Zoning, if required, must be obtained by no later than December 31, 2011.

v) Developers agree to submit the revised site plan to the TDHCA board by no later than the first available board meeting in 2012. (Note - there is a 45 day deadline by which information must be submitted to TDHCA to be included on the TDHCA board agenda). Developers will also request TDHCA to release at least 28 units on land equal to approximately 2.5 acres from its LURA based on the "excess" of affordable units created by the Phase I development (140 affordable units will be created while no more than 108 affordable units will be demolished.)

vi) If Developers are unable to obtain approvals for the SITE B plan or the necessary zoning changes by December 31, 2011, or if Developers do not submit the agreed upon SITE B plan to the TDHCA board, then the City will terminate its commitment for Phase I and demand payment of the entire remaining balance of the debt.

vii) Further, if Developers are unable to obtain the required LURA releases for this stage of development, the City shall demand payment of the entire remaining balance of the debt.

2) **PHASE II**

a) Developers plan to redevelop Phase II as a Family LIHTC project with a maximum of 160 units or any other blended solution that integrates an adaptive reuse of existing structures with market units on the site.

b) Developers will commit to use its best efforts to engage New Market Tax Credits and CRA groups to assist this development phase and to cooperate with the City in these endeavors.

c) The new LURA will encumber the 160 units only on approximately 7 acres for 40 years.

d) Developers expect to submit an application for Phase II no later than the 2013 tax credit allocation round, with extensions by the City if appropriate in its sole discretion. Typically, the submittal goes in to the TDHCA in March of each year with awards announced in July.

e) If the application is successful, Developers will again request TDHCA to release additional units including the land associated with such units from the LURA based on the replacement of such units with units developed in Phase II.

f) Developers agree to develop the Non-LURA Property in accordance with the master plan and Planned Development District.

g) If Developers are unable to obtain City approval for its development plan for Phase II or is unable to secure the required LURA releases for this stage of development, then the City will terminate its commitment for Phase II and demand payment of the remaining balance of the loan.

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3) PHASE III

a) For Phase III, Developers plan to develop a LIHTC senior housing project with a maximum of 160 units or any other blended solution that integrates an adaptive reuse of existing structures with market units on the site. Phase III is dependent on the completion of Phase I & II.

b) Developers will commit to use its best efforts to engage New Market Tax Credits and CRA groups to assist this development phase and to cooperate with the City in these endeavors.

c) The new LURA will encumber the 160 units only on approximately 5.5 acres for 40 years.

d) Developers expect to submit an application for this phase no later than the 2015 tax credit allocation round, with extensions by the City if appropriate in its sole discretion. Typically, the submittal goes in to the TDHCA in March of each year with awards announced in July.

e) If the application is successful, Developers will again request TDHCA to release additional units including the land associated with such units from the LURA based on the replacement of such units with units developed in Phase III. Additionally, Developers shall seek releases from TDHCA's LURA on the remaining acreage on the Property.

f) Developers shall begin market analysis/planning by no later than September 1, 2013, for what the Non-LURA Property could accommodate or best be utilized for, in terms of future development.

g) Developers agree to develop the Non-LURA Property in accordance with the master plan and Planned Development District.

h) If Developers are unable to obtain approval for its Phase III development plan or is unable to secure the required LURA release for this stage of development, then the City will terminate its commitment for Phase II and demand payment of the remaining balance of the loan.

This letter supersedes all prior meetings and correspondence. Please note that we do not have the authority to bind the City in any way. Authority to bind the City is reserved to City Council and that body is entitled, in its absolute discretion (subject to state law, City Charter, and City Code) to approve, disapprove or refuse to consider any proposed term sheet presented to said council.

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Agreed:
City of Dallas

_____

By: Jerry Killingsworth
Its: Director of Housing/Community Services

Bank of America CDC

_____

By:
Its:

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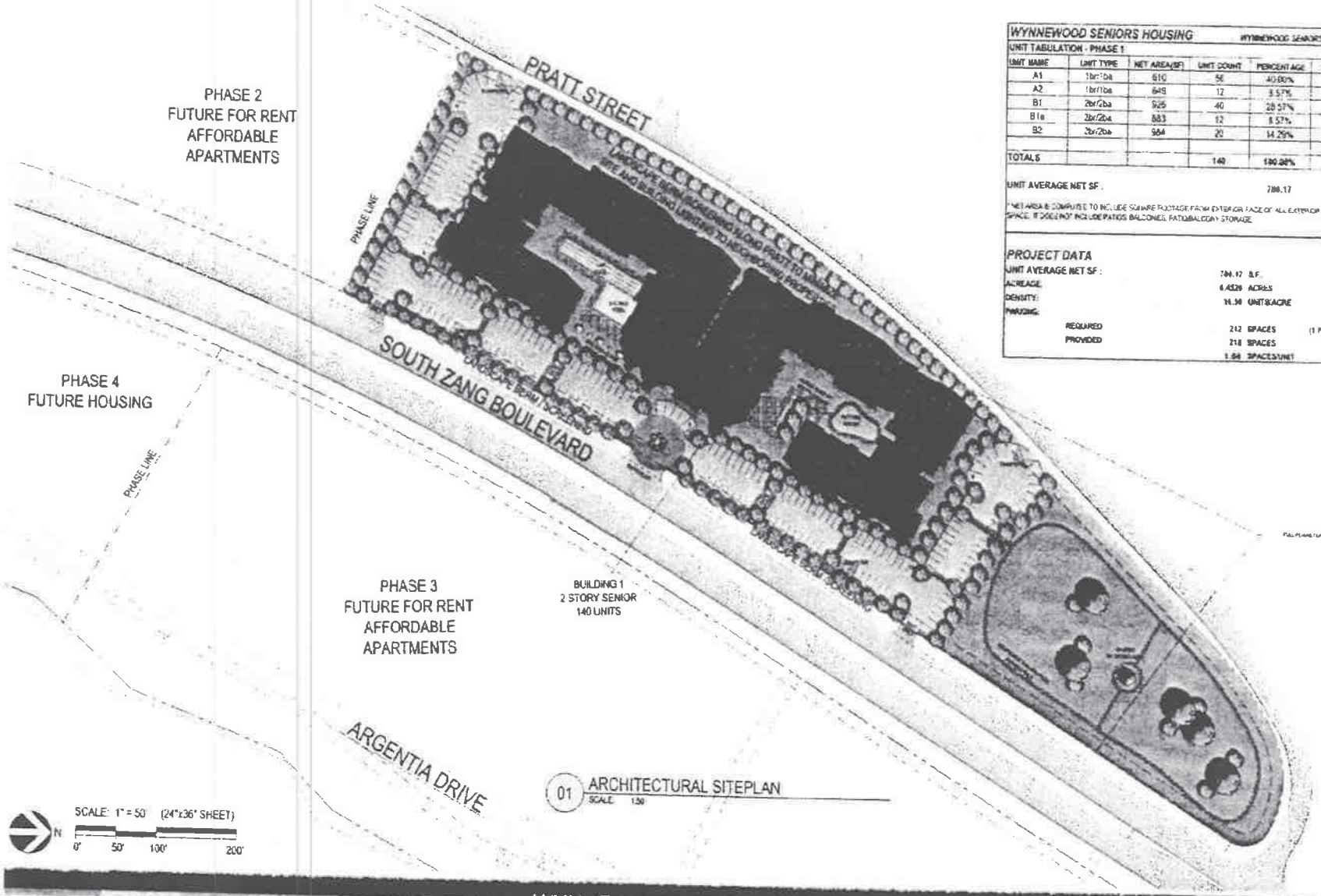

01 ARCHITECTURAL SITEPLAN
SCALE 1:50

WYNNEWOOD SENIORS HOUSING						WYNNEWOOD SENIORS HOUSING L.P.	2008627
UNIT TABULATION - PHASE 1							223-10
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	610	56	40.00%	34,160	48.57%	
A2	1br/1ba	649	12	8.57%	7,788		
B1	2br/2ba	925	40	28.57%	37,000	51.43%	
B1a	2br/2ba	883	12	8.57%	10,596		
B2	2br/2ba	984	20	14.29%	19,680		
TOTALS			140	100.00%	109,224		

UNIT AVERAGE NET SF : 780.17

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AN SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	780.17	S.F.	
ACREAGE:	6.4520	ACRES	
DENSITY:	21.70	UNITS/ACRE	
PARKING:			
REQUIRED	212	SPACES	(1 PER BEDROOM)
PROVIDED	218	SPACES	
	1.56	SPACES/UNIT	

112360

A201

WYNNEWOOD SENIORS HOUSING
WYNNEWOOD SENIORS HOUSING, L.P.
5/4/2010 DALLAS, TX HPA#08027

HUMPHREYS & PARTNERS ARCHITECTS L.P.

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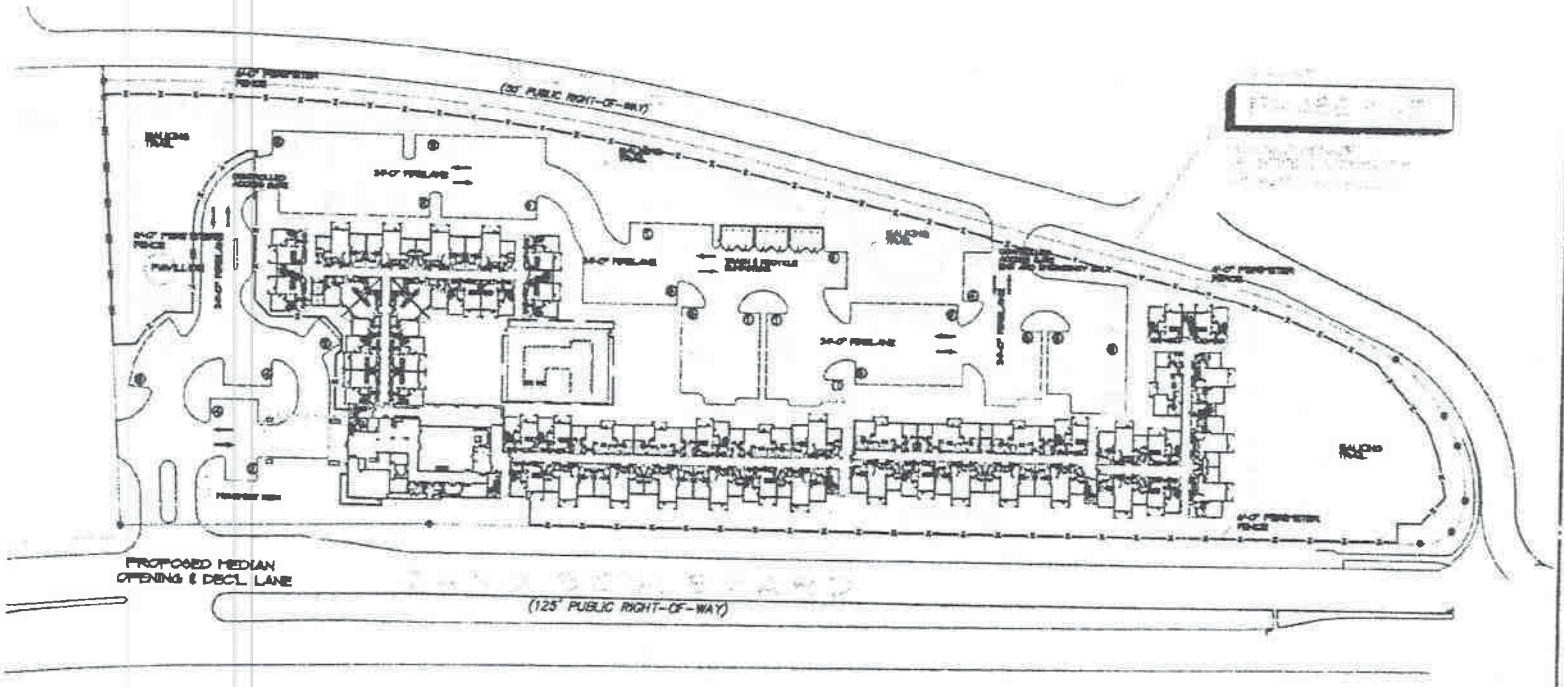
11236

Wynnewood Senior Community

DALLAS, TEXAS

Gaber Dickson French



SCALE: = N.T.S.

SITE PLAN GENERAL NOTES

1. SEE ARCHITECTURAL DRAWINGS GRAPHICALLY INDICATE APPROXIMATE LOCATION OF BUILDING, PARKING AND DRIVE ONLY.
2. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING, SIDEWALKS & ACCESSIBLE ROUTES TO BUILDING PER REQUIREMENTS OF THE FAIR HOUSING GUIDELINES. VEHICULAR ACCESS CONTROL GATES, AND HANDICAP SPACES.
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR LEGAL DESCRIPTION AND LOCATION OF REQUIRED RETAINING WALLS.
4. ALL DIMENSIONS INDICATED ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERS' DRAWINGS FOR ALL DIMENSIONAL CONTROLS, GRADING, DRAINAGE & UTILITY WORK.

ALL SURFACE MATERIALS SHALL MEET CITY OF DALLAS, TEXAS PUBLIC WORKS DEPT. PAVEMENT STANDARDS.

ALL LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ALL STANDARDS AND REQUIREMENTS SET FORTH BY CITY OF DALLAS, TEXAS.

ALL SIGNS, LIGHTING, LUMINARIES AND EXIT SPEAKERS SHALL MEET CITY ORDINANCES.

ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED CIVIL DRAWINGS, THE 2006 INTERNATIONAL BUILDING CODE & OTHER REQUIREMENTS AND ORDINANCES OF THE CITY OF DALLAS, TEXAS

BUILDING IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS.

10. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL METERS, PANELS, CLEAN OUTS, TRANSFORMERS AND PARKING LOT LIGHTING.
11. PROVIDE HANDICAP RAMPS AT SIDEWALKS WHERE SHOWN AND AS REQUIRED BY CITY OF DALLAS, TEXAS
12. FIRE LANE STRIPING AND CONSTRUCTION TO BE PER CITY OF DALLAS, TEXAS REQUIREMENTS.
13. REFER TO CIVIL DRAWINGS FOR DETENTION REQUIREMENTS IF ANY.
14. ALL PAVING, CURBS, AND SIDEWALKS TO BE BUILT AND DETAILED PER CITY OF DALLAS PAVEMENT STANDARDS.

Hearing & Vision Impaired Units

Handicap Units

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wynnewood
community charrette notes

november 3, 2012

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community charette notes

wynnewood

cha·rrette noun: a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

*The following pages are intended to document the ideas and work generated by all of the participants at the Wynnewood community meeting on November 3, 2012. The city**design** studio will host conversations along with Bank of America around these ideas and concerns to identify a location for phase II of development to meet affordable housing requirements.*

"Imagination is the beginning of creation. You imagine what you desire, you will what you imagine, and at last you create what you will." **George Bernard Shaw**

The Parks at Wynnewood is an apartment home community which opened over 60 years ago. In 1995, it was restored, and became resitricted to only low-income tenants for 404 of its 408 units. The Parks at Wynnewood owners now plan to redevelop the 48 acres. In accordance with existing requirements, a minimum of 404 units will be developed in phases to include a combination of both affordable housing units and multi-family housing for low-income seniors. The surplus land for development will be presented for consideration for market rate housing, retail and/or office.

Engagement efforts were kicked-off with residents of the Parks at Wynnewood and neighboring communities with a charrette on July 21 to discover stakeholder views on opportunities, challenges, and "must happen" priorities for this area. Follow up meetings with the residents of the Parks at Wynnewood and surrounding neighborhoods were convened to continue the conversation and to begin to document a collective vision for the area.

On a bright, sunny Saturday morning November 3, the Dallas citydesign studio engagement efforts continued with residents of the Parks at Wynnewood and neighboring communities. The day's objectives were twofold. To establish the location for Phase II of the redevelopment and determine the type and density of development over the rest of the 48 acre site. Five tables, each with residents and a facilitator, deliberated openly and collaboratively over the site's future. To help direct the conversation, development and open space "playing cards" were introduced. Each card, with representative photograph, description, land requirements and typical yields helped illustrate how good design can determine the quality of a place. These cards were moved around a map of the project site, their attributes debated, and finally taped to a specific location on the remaining 48 acres. The results are documented in this booklet, and will help to directly determine how the Parks at Wynnewood is redeveloped.

> *"Great design instills a sense of place, transforms how people think of a neighborhood and what that neighborhood can become later"* **Amanda Burden**

The Dallas citydesign studio will continue, through meetings and community collaboration efforts, to pursue the goal of revealing a complete vision for the future of the Parks at Wynnewood and Wynnewood Village.

The Dallas citydesign studio is an office of the City of Dallas established in 2009 in association with the Trinity Trust Foundation. We seek to [1] convene the municipal, professional and resident communities in the deliberate public design of Dallas, [2] bring a heightened consciousness of design to the city, and [3] deliver thoughtful design to areas that have been historically negelected in our city. We believe design can improve lives and transform the places where we live, work, and play. In order to do this we employ a collaborative approach bringing together community leaders, designers, and local residents.

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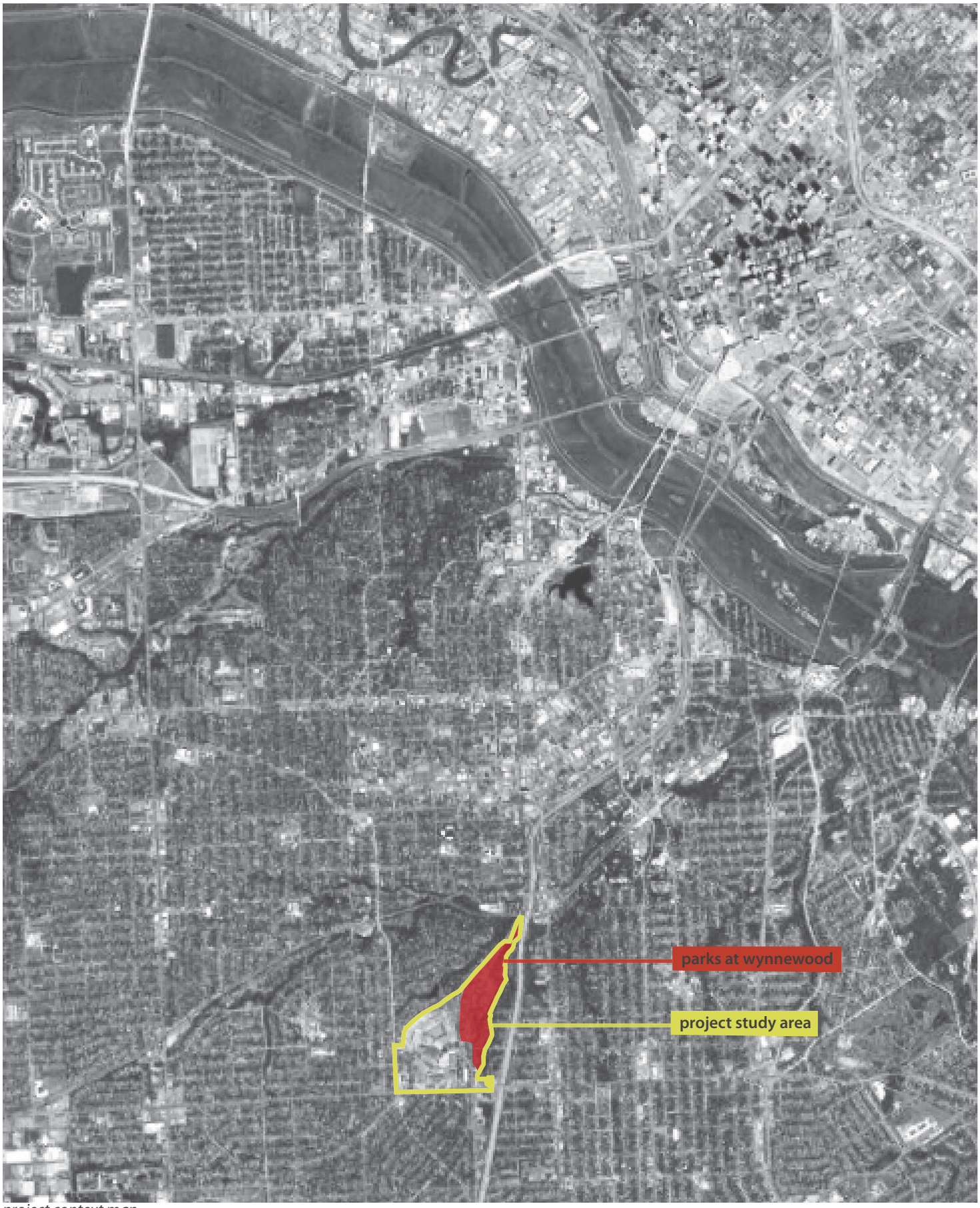


project context map

parks at wynnewood [today]

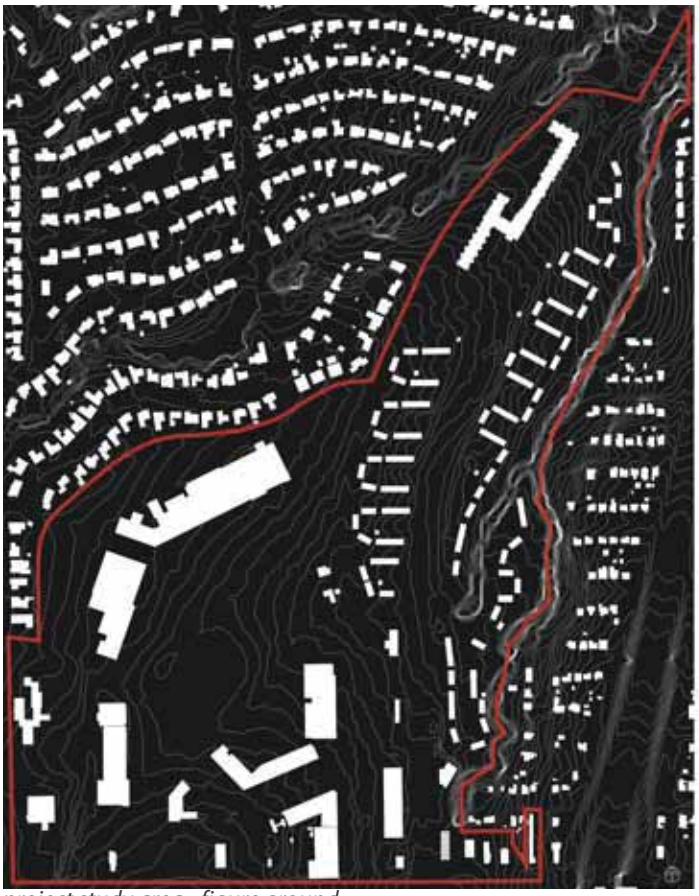
48 acres
[parks at wynnewood]

408 total units

8.50 units per acre

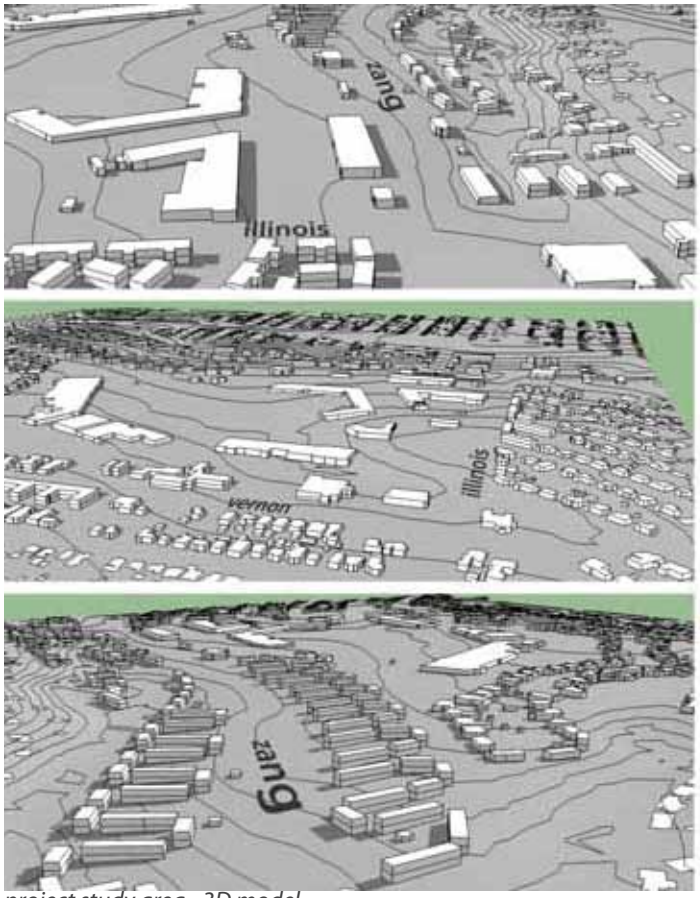
wynnewood project study area & parks at wynnewood area boundaries

neighborhood attendance map



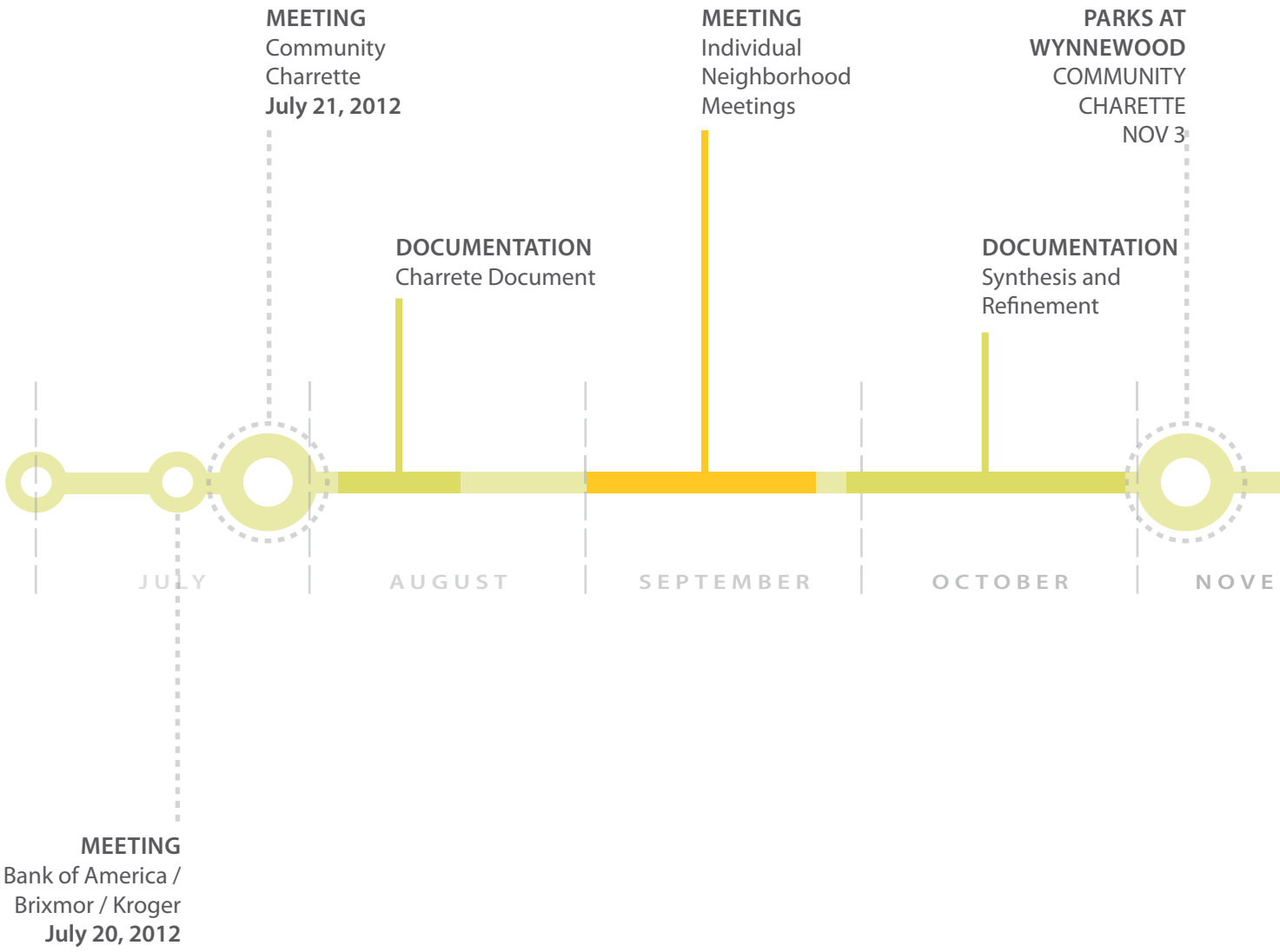
project study area - figure ground

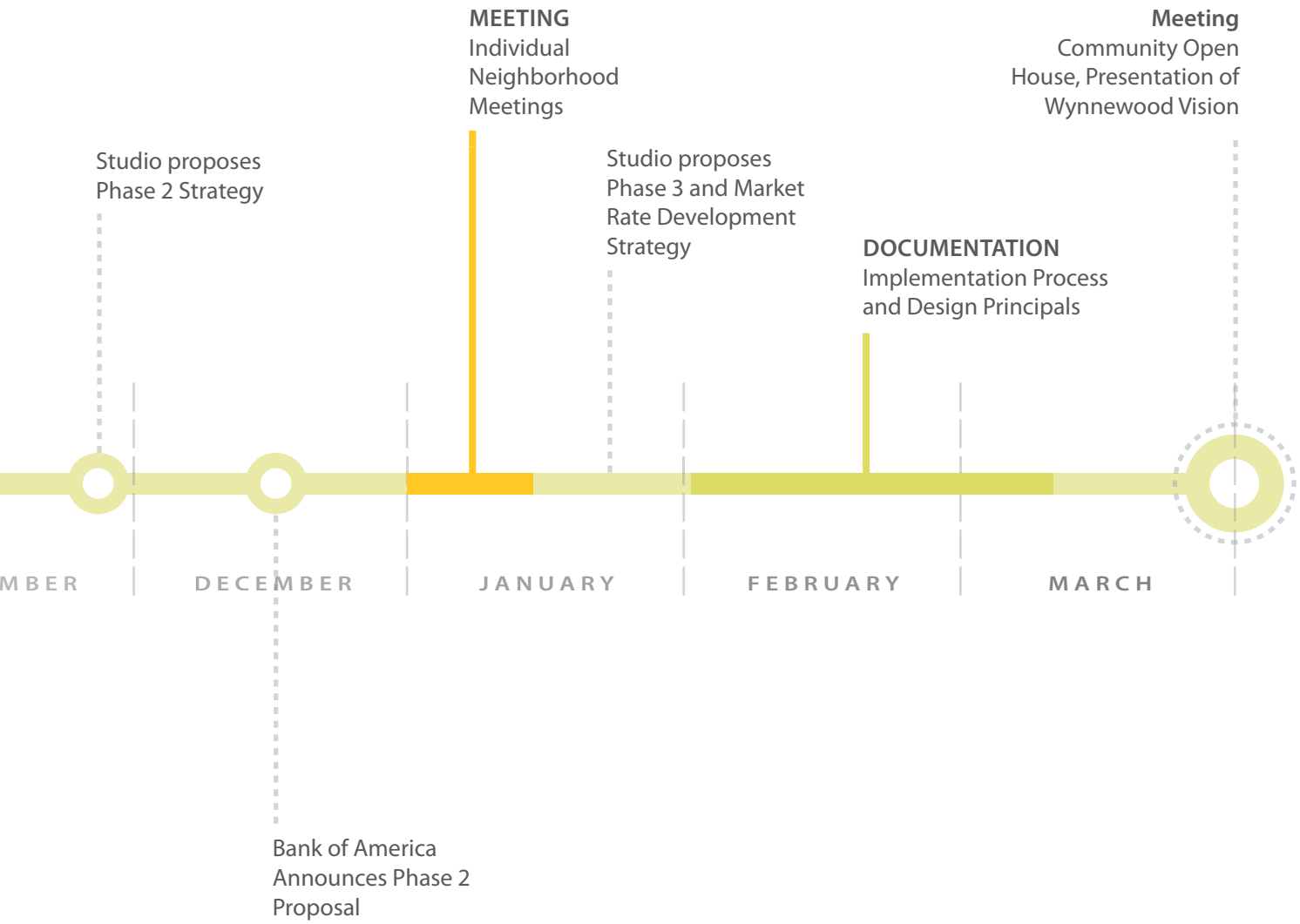
project study area - composite map



project study area - 3D model

Below is a general project timeline and proposed schedule for the city**design** studio's planning efforts in the Wynnewood community. The Studio's goals will be centered around collecting information about needs and possibilities for the future from the surrounding communities, and using those findings to ultimately create a set of principels to guide the future development in this area and a design concept for the site illustrating how these principles could be applied. As the effort progresses, community and stakeholder meetings may be added or amended in order to reflect the communities needs.




MEETING
Individual Neighborhood Meetings
Meeting
Community Open House, Presentation of Wynnewood Vision
Studio proposes Phase 2 Strategy
Studio proposes Phase 3 and Market Rate Development Strategy
DOCUMENTATION
Implementation Process and Design Principals
MBER
DECEMBER
JANUARY
FEBRUARY
MARCH
Bank of America Announces Phase 2 Proposal

On the morning of Saturday November 3, the Dallas city**design** studio hosted an engagement effort with residents of the Parks at Wynnewood and neighboring communities to reveal their views on opportunities, challenges, and "must happen" priorities for this area. With emphasis on the importance of participation in helping shape their community's future and the impending changes to the Parks at Wynnewood, this work session was designed to generate as many unfiltered ideas and observations as possible. Inclusive and focused discussions among five tables, with participants from each of the represented communities, concluded with a short "report-out" of each table's work. The day's work was collected and has been documented in this booklet for the review and comment of community stakeholders as it moves to the next phase in developing a collective vision for Wynnewood.

ready to work

arriving, beginning, drawing, sharing

tables discuss their community's future

Rec'd MFMU 01/08/13 3:43 P.M. VD

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To help guide charrette participants begin to move forward with specific redevelopment and phasing solutions for the Parks at Wynnewood, a helpfull tool of "playing cards" were introduced. Each set included four open space and building typologies, which gave participants an accurate idea of what each could bring to the the project's density, height, use, land coverage, and design. It was the participant's task to discuss their attributes and their impact on the project site. The "playing cards" used that day are included below and on the next page for reference.

P/S

PP

LP

NP

parks and open space "playing cards"

P/S

plaza/square

- supports civic & commercial activity
- bordered by buildings
- active to quiet with extensive use of pavement, formal tree plantings & ground cover
- ample seating choices
- water feratures
- public art

PP

pocket park

- less than 1 acre in size
- service area is 1/4 mile
- created out of small and/or forgotten spaces
- passive or active park space
- provide greenery & a place to sit outdoors
- playgrounds, public art, historical markers, or monuments can be included

LP

linear park

- built connection or natural corridor linking parks, open spaces, or civic destinations together via bicycle &/or pedestrian facilities
- perimiter roads along one or both sides are encouraged to provide safety
- otherwise unbuildable land may become an amenity

NP

neighborhood park

- 1-15 acres in size
- service area 1/4 to 1/2 miles
- passive &/or active recreational opportunities
- portions of site should be devoted to accessible and grassy areas
- park is enhanced when adjoining building fronts open up to the park

RSL

AH

MF

MU

building types "playing cards"

RSL

residential single lot

- density: 8-16 dwelling unit/acre
- 1 to 2 stories
- may allow one house per lot, two per lot (tandem or duplex), or 4-12 per lot (fourplex & cottage homes)
- surface &/or garage parked
- communal open space & small private outdoor space as part of development

AH

attached housing

- density: 12-32 dwelling unit/acre
- 2 to 3 stories
- may allow two homes per lot (duplex) & individual homes sharing common walls on individual lots (townhomes)
- townhomes groupings of 6 or more as a minimum
- surface &/or garage parked

MF

low rise multi-family

- density: 32-40 dwelling unit/acre
- 2 to 4 stories
- apartment & lofts
- ground floor units have direct access to street or common space
- surface &/or garage parked

MU

mixed-use

- density: 32-50 dwelling unit/acre
- 2 to 5 stories
- apartment, lofts, & live work
- ground floor units have direct access to street or common space
- ground floor units designed with flexibility in use
- surface, tuck-under, &/or garage parked

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Table 01
community drawing

STRATEGY

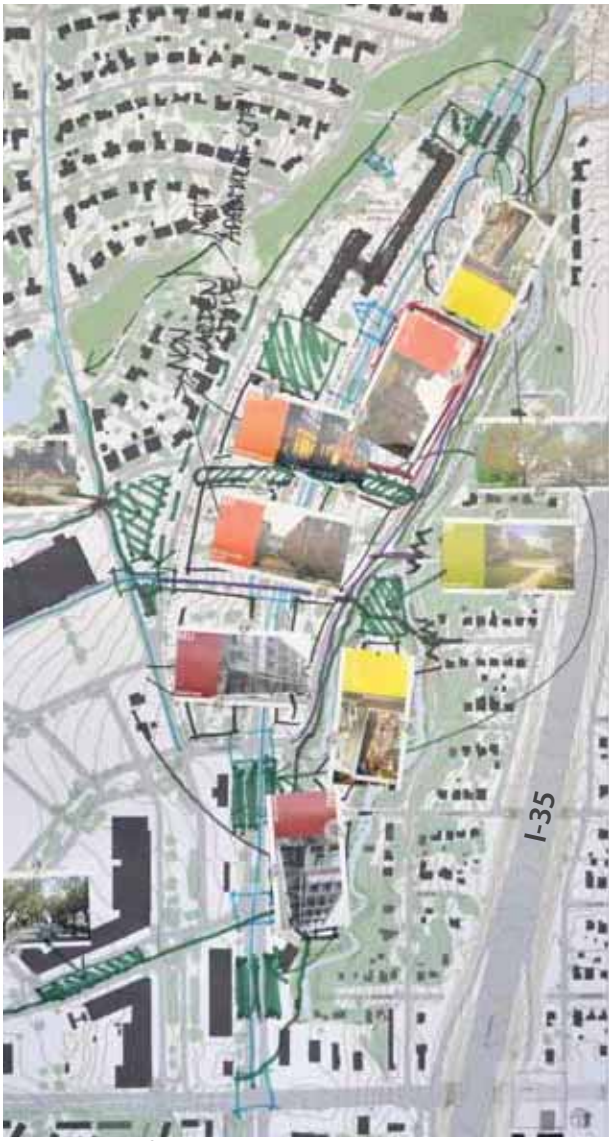
- Buffer existing neighborhoods by increasing development density from north to south and propose a limited amount of residential single lot development
- Provide a system of linear parks and trails along one side of the creek and extending west to Wynnewood North and Wynnewood Village
- Introduce a series and variety of park spaces to link trails, new development, and Wynnewood Village
- Introduce a new street connection between both sides of the Parks at Wynnewood across Zang
- Discourage garden style apartment development
- Create multiple enhanced pedestrian crossing opportunities from neighborhoods into Wynnewood Village
- Reduce traffic speeds along Zang

PHASE II

- Located on approximately 5.50 acres on the east side of Zang
- Proposal for low-rise multi-family development of units

ACRES:	**5.50**
PRODUCT:	**LOW-RISE MULTI-FAMILY**
UNITS:	**176 - 200**
DENSITY:	**32 - 40 DU/ACRE**

table 1 discusses their community's future



photograph of table map created during work session

table 1 synthesis plan

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Table 02
community drawing

STRATEGY

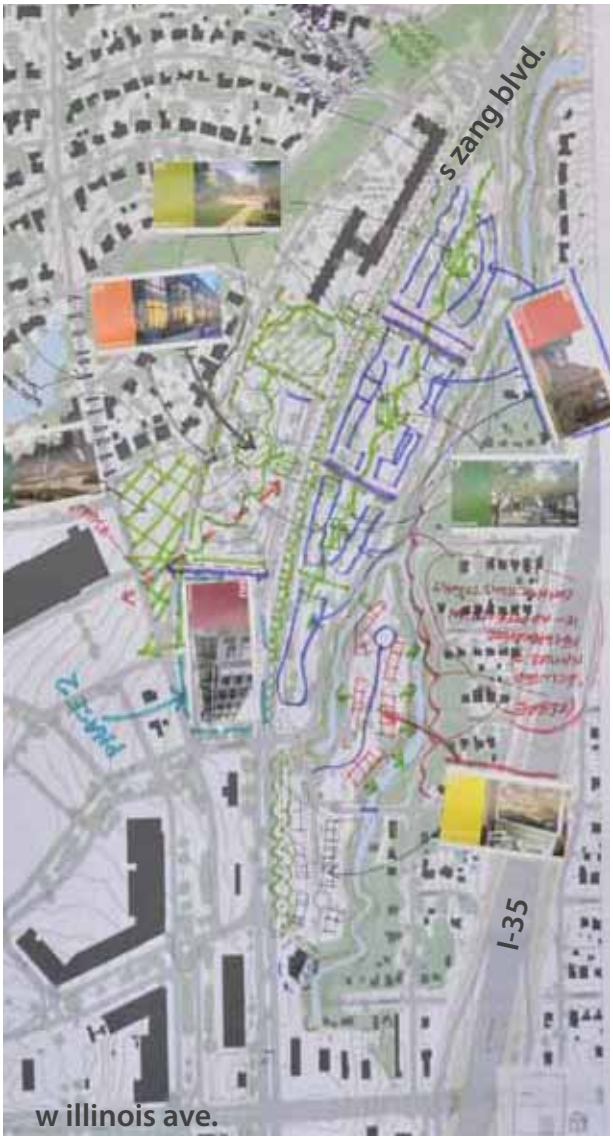
- Development across from Wynnewood North increases in density moving east to Zang
- Low-rise multi-family development represent the majority of new construction as it is delegated to the north-east portion of the project site
- Lowest density single family small lot development is relegated to the two smaller sites south
- Mixed-use development opportunities are limited to the southern portion of the project to compliment the Wynnewood Village
- A linear park connects a series of pocket parks and runs down the center of the development's east side
- New east-west streets connecting to Zang but not directly to Beckleywood
- A new street connection to Wynnewood Village between the mixed-use and lower density developments
- Improvements to Zang to reduce traffic speed and improve the comfort and accessibility of pedestrians on Zang

PHASE II

- Located on approximately 2.85 acres on the southern tip of the west side of Zang
- Proposal for a multi-use development of 91 - 142 units

ACRES:	**2.85**
PRODUCT:	**MIXED-USE**
UNITS:	**91 - 142**
DENSITY:	**32 - 50 DU/ACRE**

table 2 discusses their community's future



photograph of table map created during work session

table 2 synthesis plan

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Table 03
community drawing

STRATEGY

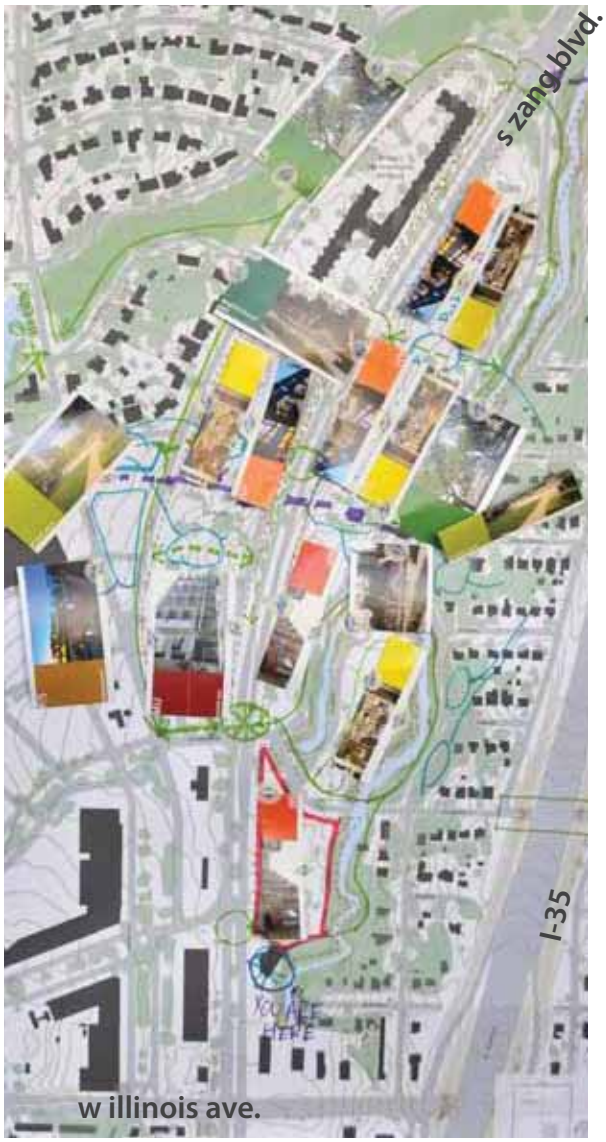
- Existing neighborhoods east and west of the project site are buffered by adjacency to low-density residential single lot development
- Density increases towards Zang from east and west with the higher density development generally occurring on the southern end
- An extensive linear park and trail system circling the site, running along Zang, and bordering the open space network of Wynnewood North
- Pocket parks distributed within the new development
- New intersections and enhancements to existing intersections on Zang

PHASE II

- Located on approximately 3.90 acres on the east side of Zang
- Proposal for low-rise multi-family development of 124 - 156 units

ACRES:	**3.90**
PRODUCT:	**LOW-RISE MULTI-FAMILY**
UNITS:	**124 - 156**
DENSITY:	**32 - 40 DU/ACRE**

table 3 discusses their community's future



photograph of table map created during work session

table 3 synthesis plan

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Table 04
community drawing

STRATEGY

- Buffer Wynnewood North single-family with lower density attached housing
- Density increases towards Zang from west with the higher density low-rise multi-family development
- A linear park and trail network runs along the eastern edge of the site to take advantage of the creek
- Create safe and convenient pedestrian facilities linking trail network, development, parks, and Wynnewood Village
- Mixed-use development with thought placed on the non-residential component to not compete with Wynnewood Village
- Locate residential small lot development on the south-east portion of the site to better match the density pattern of Becklywood to the east
- Reduce traffic speeds along Zang and improve pedestrian accommodations

* After much discussion, no clear direction was proposed east of Zang, and is indicated to the right without a use/color designation

PHASE II

- Located on approximately 4.9 acres on the east side of Zang
- Proposal for both attached housing and low-rise multi-family development of 116 - 180 units

ACRES:	**4.90**
PRODUCT:	**ATTACHED HOUSING AND LOW-RISE MULTI-FAMILY**
UNITS:	**116 - 180**
DENSITY:	**12 - 32 AND 32 - 40 DU/ACRE**

table 4 discusses their community's future

photograph of table map created during work session

table 4 synthesis plan

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Table 05
community drawing

STRATEGY

- Incremental increase in density moving from north to south on the site respecting the smaller scale nature of adjacent existing single-family neighborhoods of Wynnewood North and Beckleywood
- A linear park and trail network running along the eastern edge of the site to take advantage of the creek
- A new street connection linking the eastern portion of the site with the western portion of the site and through to Wynnewood Village
- Develop parks and plaza space in the harder to develop edges and corners of the site
- Re-imagine Zang as a safer street with walkable linear parks flanking its edges

PHASE II

- Located on approximately 9.65 acres on the east side of Zang
- Proposal for a mix of residential small-lot, low-rise multi-family, and mixed-use developments of 152 - 288 units with a plaza anchoring the southern tip of phase II

ACRES:	**9.65**
PRODUCT:	**RESIDENTIAL SMALL LOT, ATTACHED HOUSING, AND MIXED-USE**
UNITS:	**152 - 288**
DENSITY:	**8 - 16, 12 - 32, AND 32 - 50 DU/ACRE**

table 5 discusses their community's future

photograph of table map created during work session

table 5 synthesis plan

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phase II location options

TABLE 1 LOCATION OPTION FOR PHASE II

5.50 acres, low-rise multi-family, 176 - 200 units, 32 - 40 units/acre

Positives

- Does not threaten existing single-family neighborhoods
- Accommodates a large number of units

Negatives

- Separates existing units north and south of new development
- Construction acitivity would sever utility and infrastructure to one side of phase II development

TABLE 2 LOCATION OPTION FOR PHASE II

2.85 acres, mixed-use, 91-142 units, 32 - 50 units/acre

Positives

- Does not threaten existing single-family neighborhoods
- A small lot leaves a large balance for future market rate development

Negatives

- Removes desirable land for market rate development
- Land area not adequate to accommodate phase II

TABLE 3 LOCATION OPTION FOR PHASE II

3.90 acres, low-rise multi-family, 124 - 156 units, 32 - 40 units/acre

Positives

- Does not threaten existing single-family neighborhoods
- Small lot leaves a large balance for future market rate development
- Adjacency to retail, services, and public transportation

Negatives

- Removed from phase I, leasing center, and new amenities

TABLE 4 LOCATION OPTION FOR PHASE II

4.90 acres, attached housing & low-rise multi-family, 116 -180 units, 12 - 40 units/acre

Positives

- Continues development south from phase I
- Buffers existing single family with similar product

Negatives

- Leaves smaller parcel south to develop in the future

TABLE 5 LOCATION OPTION FOR PHASE II

9.65 acres, residential small lot, attached housing & mixed-use, 152 - 288 units, 8 - 50 units/acre

Positives

- Continues development south from phase I

Negatives

- Takes large parcel and leaves less land for phase III and future market rate development

*EXISTING LOCATION OF PHASE I

phase II proposed location options

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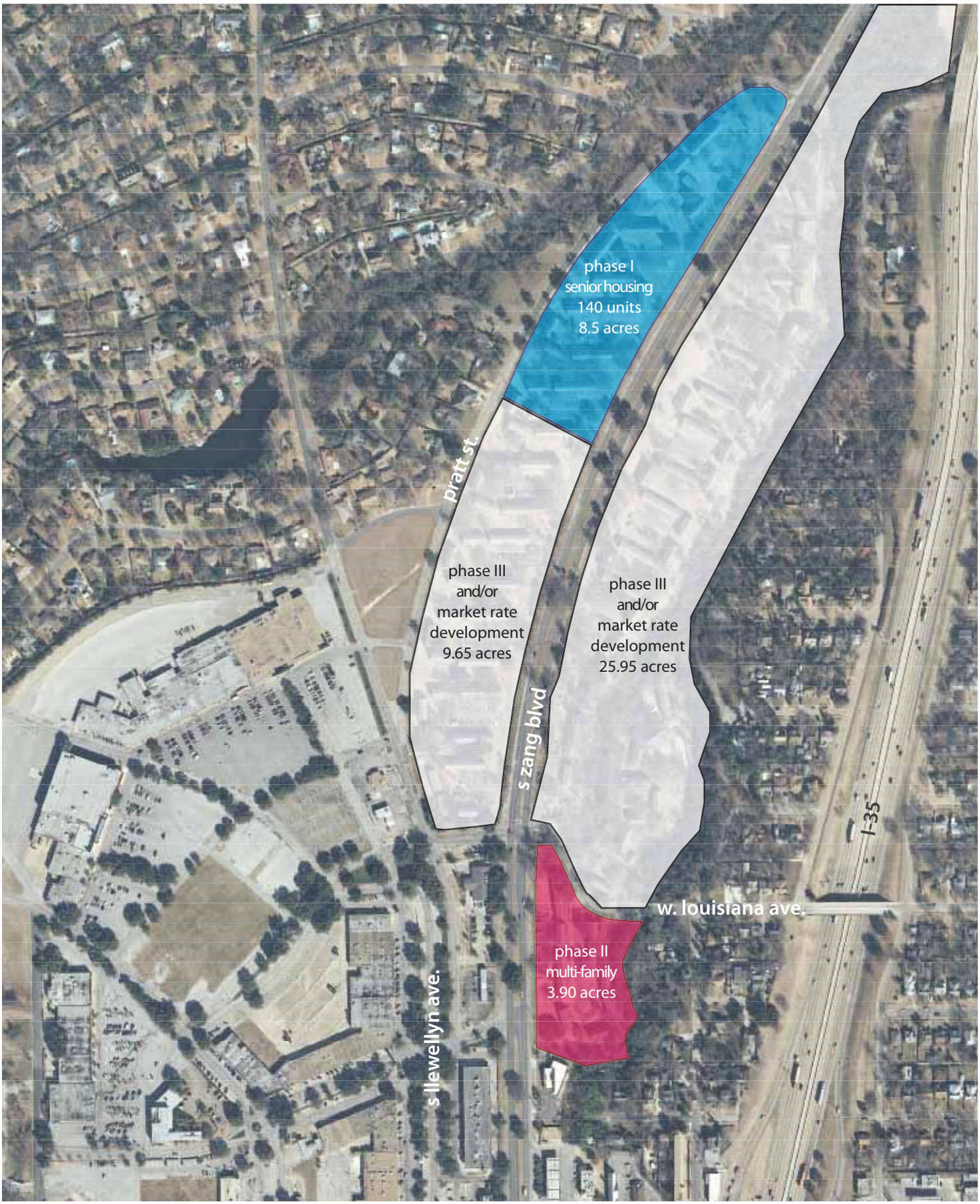
phase II recommendation

POSITIVES OF RECOMMENDED LOCATION FOR PHASE II

- Places a concentration of families closer to retail, services, and public transportation
- With improvements to the creek running along the back side of the property, a trail network along its edge could provide alternative recreation and transportation opportunities
- Existing single family neighborhoods are not threatened by proximity and height of new development buildings
- Removes a total of 22 xisting units for redevelopment of site
- Adjacency to the Empowerment Center, an established community resource and services center
- Small site, 3.90 acres, leaves a larger balance for phase III and future market rate development

NEGATIVES OF RECOMMENDED LOCATION FOR PHASE II

- Located away from phase I, leasing center, community park, and dog park



recommended phase II location and balance of developable land

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phase II recommendation

DESIGN OBJECTIVES

1. Small setbacks with windows and direct acces from each ground level unit to the street. stoops/porches provide transition from public to private
2. Shape and character of the street is enhanced whith parking hidden internal to the building
3. Reduce traffic speeds and safety along Zang by providing parallel parking, a landscaped buffer, improved lighting, and comfortable sidewalk accommodations
4. Connect The Parks at Wynnewood along an enhanced creek and trail system

ground floor units directly open up to the street

surface parking hidden behind building

safe, comfortable pedestrian accommodations along Zang

an enhanced creek with trail network

design objectives for recommended phase II location

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NEXT STEPS

- Bank of America announces Phase II location
- Brief to City of Dallas Housing Committtee
- Discuss current bond funds available for stormwater and their design potential for improvments to the community
- Discuss the extent of potential improvements to Wynnewood Village with owner
- Produce a conceptual master plan for phase III and market development for the remaining land area in the Parks at Wynnewood and share with owners, residents, and local stakeholders for comments and concerns
- Develop implementation strategies to realize the market potential of the land over time
- Begin efforts to re-imagine Wynnewood Village

The maps illustrated in this booklet document, as faithfully as possible, ideas and concerns expressed during the charette on November 3 with Wynnewood area residents and stakeholders. The studio will continue collaborating to refine the possibilities for developing a collective vision for the area's future, with all area residents and stakeholders. Stay tuned for more. To get involved please contact Chalonda Jackson-Mangwiro at 214.670.3565 or chalonda.jackson@dallascityhall.com.

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City of Dallas

ACKNOWLEDGEMENTS

Multiple parties contributed resources, time, and dedication to ensure the success of the November 3, 2012 "**Wynnewood Charrette**"

The Trinity Trust
For their continued support and commitment to our work in the city

Council Members Delia Jasso and Scott Griggs
Their committment to Wynnewood has made this study possible

Bank of America Community Development Corporation
Their contributions fund this study and illustrate their committment to improving the Parks at Wynnewood and surrounding areas

Central Dallas Community Development Corporation
Development partner in the Parks at Wynnewood and committed to the idea that people have the right to a decent place to live

The Emowerment Center & Reverend Johnny Flowers
For the use of their facilities

Facilitators
Great leadership and design talent

Marissa Robles
For documenting the charrette with her camera

All of the Participants
For their dedication, enthusiasm and great ideas!

city**design**studio
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Dallas, TX 75201
dallascityhall.com/citydesign_studio

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City of Dallas

January 7, 2013

Wynnewood Family Housing, LP
901 Main Street, 20th Floor
Dallas, TX 75202
Attention: Brian L. Roop, Authorized Representative

RE: Parks at Wynnewood Revitalization Plan

Dear Mr. Roop:

This references Resolution No. 12-1589 (the "Resolution") adopted by the Dallas City Council on June 13, 2012 which established a revitalization plan (the "Plan") for the Parks at Wynnewood development located at 1910 Argentia, Dallas, Dallas County, Texas. Pursuant to the Resolution, the City established the Plan to redevelop the entire 48 acres of the Parks at Wynnewood project site through demolition of the existing improvements over time or through adaptive reuse. That plan is fully funded @ $125,000.

The Parks at Wynnewood site is to be redeveloped in phases on a reduced footprint that will include a combination of both affordable multi-family housing and low-income senior housing units. Phase I of the redevelopment, being 140-units of affordable apartment housing for seniors, is currently under construction.

Please let me know if you require any additional information in order to establish the existence of the Plan.

Very truly yours,

Jerry Killingsworth,
Housing/Community Services Director

Memorandum

CITY OF DALLAS

Date January 8, 2013

To Wynnewood Family Housing, LP
901 Main Street, 20th Floor
Dallas, TX 75202
Attention: Brian L. Roop, Authorized Representative

Subject Parks at Wynnewood Revitalization Plan

Dear Mr. Roop:

This letter is in reference to the planned redevelopment of the entire 48 acres of the Parks at Wynnewood project site through demolition of the existing improvements over time or through adaptive reuse. The Parks at Wynnewood site, to be redeveloped in phases on a reduced footprint, will include a combination of both affordable multi-family housing and senior housing units. The surplus land will then be presented for consideration for market rate housing, retail, office or other similar development.

This letter establishes for the benefit of the Texas Department of Housing and Community Affairs that through the redevelopment efforts at The Parks of Wynnewood, the city stands to benefit from increased property taxes and future improvements paid by 2006 City Bond funds.

Property taxes for the Parks at Wynnewood are estimated to increase from $117,400 to roughly $2,750,000 annually at final build-out. In addition, the City of Dallas has earmarked $4,000,000 of City Bond money for improvements which are being coordinated to impact this area in the master plan.

Please let me know if you require any additional information in order to establish overall value added to this area of South Dallas.

Very truly yours,

Abel Castillo

Republic Title of Texas, Inc. - COMMERCIAL
GF #. 10R60535 SJ9 FF$_____

After Recording Return to:

Condon Thornton Sladek Harrell PLLC
8080 Park Lane, Suite 700
Dallas, TX 75231
Attention: Daren S. Harrell, Esq.

09/12/2012 02:50:19 PM

201200270536
PR REL 1/5

ORIGINALLY RECORDED UNDER CC #201200239265; TO BE RE-RECORDED TO INCLUDE DATE OF EXECUTION

FORGIVENESS OF ASSUMED DEBT AND PARTIAL RELEASE OF LIEN

THE STATE OF TEXAS §
§ WITNESSETH:
COUNTY OF DALLAS §

Whereas, Wynnewood Seniors Housing, LP, a Texas limited partnership (the "**Project Owner**") is undertaking the redevelopment of 8.4528 acres out of the existing Parks at Wynnewood Apartments more particularly described on Exhibit "A" attached hereto (the "**Property**"), by constructing a new 140-unit affordable housing development for seniors, to be called "Wynnewood Seniors Housing" (the "**Project**"); and

Whereas the City of Dallas (the "**City**") pledged its financial support to the Project Owner pursuant to Section 50.9(i)(5) of the 2010 Qualified Allocation Plan promulgated by the Texas Department of Housing and Community Affairs (the "**TDHCA**"), as reflected in the Project Owner's 2010 Housing Tax Credit Application; and

Whereas, by City of Dallas Resolution No. 11-2360 passed on September 7, 2011, and by City of Dallas Resolution No. 12-1589 passed June 13, 2012, the form of the financial support was determined to be the forgiveness of $850,000.00 in existing debt to the City which was being assumed by the Project Owner in connection with its acquisition of the Property; and

Whereas, by letter dated September 9, 2011, the City, acting through its Housing/Community Services Department, evidenced this financial commitment in the amount of $850,000.00 to the TDHCA;

Now, therefore, by execution of this Forgiveness of Assumed Debt and Partial Release of Lien, the City hereby evidences its forgiveness of $850,000.00 in existing debt owed by the Project Owner, being a portion of the sum originally owed to the City by WCH Limited Partnership, a Texas limited partnership (the "**Maker**") pursuant to a real estate lien note (the "**Note**") dated December 31, 1993, in the original principal sum of $1,080,000.00, said Note being secured by Deed of Trust, Security Agreement and Assignment of Rents (the "**Deed of Trust**") dated December 31, 1993, executed by Maker for the benefit of the **CITY OF DALLAS** (the "**Payee**"), recorded in Volume 94094, Page 03452 of the Real Property Records of Dallas County, Texas. Said Deed of Trust covers and affects, AMONG OTHER PROPERTY, the Property described in Exhibit "A" attached hereto. Liability for $850,000.00 of the outstanding principal balance of the Note was assumed by the Project Owner by Assumption and

25727596v2 53320.011.00

Modification Agreement between Maker and Project Owner dated July 3, 2012, in Volume _____, Page ____ of the Real Property Records of Dallas County, Texas.

Accordingly, for Ten Dollars ($10.00) and other good and valuable consideration received by the City, and to further evidence the City's forgiveness of $850,000.00 in debt as previously set forth, the **CITY OF DALLAS**, a Texas home rule municipality, the present legal and equitable owner and holder of the Note, does hereby RELEASE and DISCHARGE only the Property described in Exhibit "A" attached hereto (the "**Release Tract**") from the effect of the liens, security interests and assignments evidenced by said Deed of Trust and any other liens securing the payment of the Note, but only to to the extent that they affect the Release Tract.

Provided, however, that this is a PARTIAL RELEASE ONLY, and this partial release does not release or otherwise affect or impair the liens, security interests and assignments evidenced by the above-described Deed of Trust or any other lien securing the Note and covering all property described therein (other than the Release Tract).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN TESTIMONY WHEREOF, this instrument is executed on this the 24th day of July, 2012.

Approved as to form:

THOMAS P. PERKINS, JR., City Attorney

By: Barbara Martinez
Barbara Martinez
Assistant City Attorney

CITY OF DALLAS, a municipal corporation
MARY SUHM, City Manager

By: Ryan S. E
Assistant City Manager

Recommended by:

By: Charles Bird
for Jerry Killingsworth,
Director, Housing/Community Services
Department, or his Designee

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged on the 24th day of July, 2012, by Ryan S. Evans, Assistant City Manager of the City of Dallas, on behalf of the City of Dallas.

MARGIE SAABEDRA
Notary Public
State of Texas
My Commission Expires 08-22-2014

Margie Saabedra
Notary Public in and for the State of Texas
Print Name: Margie Saabedra
My Commission Expires: 8/22/2014

25727596v2 53320.011.00

Exhibit "A"

Release Tract

PROPERTY DESCRIPTION

Description of an 8.4528 acre tract of land situated in the John W. Wright Survey, Abstract No. 1622, City of Dallas, Dallas County, Texas and being a portion of Wynnewood Gardens No. 4, Eighth Section of Wynnewood, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 12, Pages 78-A, B and C, Map Records, Dallas County, Texas; said 8.4528 acre tract also being a portion of Tract 1 conveyed to WCH Limited Partnership in Special Warranty Deed recorded in Volume 93237, Page 5104, Deed Records, Dallas County, Texas; said 8.4528 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for the south end of the circular corner clip at the intersection of the west right-of-way line of Zang Boulevard (125 feet wide) with the southerly right-of-way line of Pratt Street (50 feet wide);

THENCE, with the said west right-of-way line of Zang Boulevard, the following metes and bounds;

South 31 degrees 46 minutes 00 seconds West, 752.12 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found at the beginning of a curve to the left having a radius of 3,882.22;

Southwesterly, with said curve to the left, through a central angle of 08 degrees 11 minutes 03 seconds, an arc distance of 554.54 feet (chord bears South 27 degrees 40 minutes 29 seconds West, 554.06 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found for corner;

THENCE, North 63 degrees 40 minutes 40 seconds West, a distance of 333.68 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found for corner on the east right-of-way line of said Pratt Street;

THENCE, with the said east right-of-way line of Pratt Street, the following metes and bounds;

North 26 degrees 19 minutes 20 seconds East, a distance of 224.04 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found (1/2-inch iron rod found South 76 degrees 21 minutes 51 seconds East, 1.00 feet) at the beginning of a curve to the right having a radius of 1,884.86 feet;

Northeasterly, with said curve to the right, through a central angle of 18 degrees 50 minutes 00 seconds, an arc distance of 619.56 feet (chord bears North 35 degrees 44 minutes 17 seconds East, 616.77 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found at the end of said curve;

North 45 degrees 09 minutes 20 seconds East, a distance of 359.96 feet to a 1/2-inch iron rod found at the beginning of a curve to the right having a radius of 452.82 feet;

Northeasterly, with said curve to the right, through a central angle of 15 degrees 58 minutes 52 seconds, an arc distance of 126.30 feet (chord bears North 53 degrees 08 minutes 43 seconds East, 125.89 feet) to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found at the end of said curve; said point also being the beginning of a curve to the right having a radius of 125.00 feet;

Southeasterly, with said curve to the right, through a central angle of 60 degrees 37 minutes 48 seconds, an arc distance of 132.27 feet (chord bears South 88 degrees 32 minutes 57 seconds East, 126.19 feet) to a 1/2-inch iron rod found at the end of said curve; said point also being the beginning of a curve to the right having a radius of 32.99 feet;

Southeasterly, with said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 51.82 feet (chord bears South 13 degrees 14 minutes 03 seconds East, 46.65 feet) to the POINT OF BEGINNING;

CONTAINING, 368,206 square feet or 8.4528 acres of land, more or less

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
09/12/2012 02:50:19 PM
$32.00

201200270536

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LRGVDC Disaster Recovery Housing Program Hurricane Dolly - Round 2.2 target Areas, Combes

Submission by Sunland Apartments, #13263

South Texas Collaborative for Housing Development, Inc.
P.O. Box 329
La Feria, TX 78559-5002
Ph. (956) 797-2261 * Fx. (956) 797-1898

January 4, 2013

Via E-mail and Overnight Delivery

Mr. Cameron Dorsey,
Ms. Jean Latsha, Manager, 9% Housing Tax Credit Program
221 E. 11th Street
Austin, Texas

Re: Pre Clearance Requests, Community Revitalization Plans and CDBG-DR

Dear Mr. Dorsey and Ms. Latsha,

South Texas Collaborative for Housing Development, Inc., a Texas 501c3 corporation; is proposing to submit three applications in Region 11 in census tracts of Cameron County and Willacy County that are eligible to receive funding from the Lower Rio Grande Valley Development Council ("COG") Disaster Recovery Housing Program. The COG has received an award of CDBG-DR Round 2.2 from the General Land Office and will make $16,939,226.37 available through a NOFA for rental housing.

The COG established a Disaster Recovery Housing Program Plan. The Plan consists of the following documents:

- FAHST Form
- Analysis of Impediments
- Needs Assessment and Target Area Identification
- Target Area Maps
- Housing Guidelines

The Plan identified the areas of greatest need and set target areas for the investment of the Disaster Recovery funds in each of the counties.

The COG is made up of representatives of Municipalities and Counties. As such we respectively ask for pre-clearance of the Lower Rio Grande Valley Development Council as an entity that can provide the Community Revitalization Plan and that the LRGVDC Disaster Recovery Housing Program Plan be determined to be an eligible Plan.

Sincerely,

Sunny K. Philip
Executive Director
South Texas Collaborative for Housing Development, Inc.

Lower Rio Grande Valley Development Council

Mayor Steve Brewer, La Feria ..... President
Hon. Norma G. Garcia, Member-at-Large ..... 1st Vice-President
Mayor Tony Martinez, Brownsville ..... 2nd Vice-President
Mayor Chris Boswell, Harlingen ..... Secretary
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EXECUTIVE DIRECTOR
Kenneth N. Jones, Jr.

January 8, 2013

Mr. Sunny K. Philip
Executive Director
South Texas Collaborative for
Housing Development, Inc.
115 E. Commercial Ave.
La Feria, TX 78559-5002

Dear Mr. Philip:

As you know, the Lower Rio Grande Valley Development Council (LRGVDC) is the grant recipient for HUD Hurricane Dolly Round 2.2 Disaster Recovery (DR) Funds administered through the Texas General Land Office (GLO). Of the funding reviewed, $16,939,226 is allocated for rental housing assistance, both single and multi family. In compliance with DR requirements the LRGVDC has successfully completed and received approval of the (FHAST) form and Needs Assessment which identifies target areas of the region in which funds will be focused. This ensures that the impediments to fair housing noted in the Texas "Analysis of Impediments Study" for this region are adequately addressed through this DR Funding.

The GLO has only recently approved our Rental Housing Guidebook and the LRGVDC is in process of developing a NOFA for submission of applications for this funding. I anticipate the earliest that applications can be solicited will be in late February 2013, and funding commitments cannot be made until at least sixty (60) days after that. Unfortunately, this will be after the date for submission of the full applications for the 2013 TDHCA 9% Housing Credit round. I can confirm however, that the communities within the South Texas Collaborative for Housing Development, Inc. applications (Primera, Combs and Lyford) fall within LRGVDC's designated target areas.

Sincerely,

Kenneth N. Jones, Jr.
Executive Director

MAIN OFFICE * 301 W. Railroad * Weslaco, TX * 78596 * TEL: (956) 682-3481 * FAX: (956) 631-4670
TTY FOR HEARING IMPAIRED: 1-800-735-2989
WEBSITE: www.lrgvdc.org
PRINTED ON RECYCLED PAPER

This pre-clearance request is being submitted on behalf of the pre-applications submitted by South Texas Collaborative for Housing Development, Inc. ("STCHD"). It is the intent of STCHD to apply for disaster funding from the Lower Rio Grande Development Council ("COG"). However, the revitalization plan from the COG does not fully encompass the sites although the disaster funding is authorized for these areas. STCHD is requesting a pre-clearance of Section 11.9(d)(6)(B)(i) of the 2013 Qualified Allocation Plan.

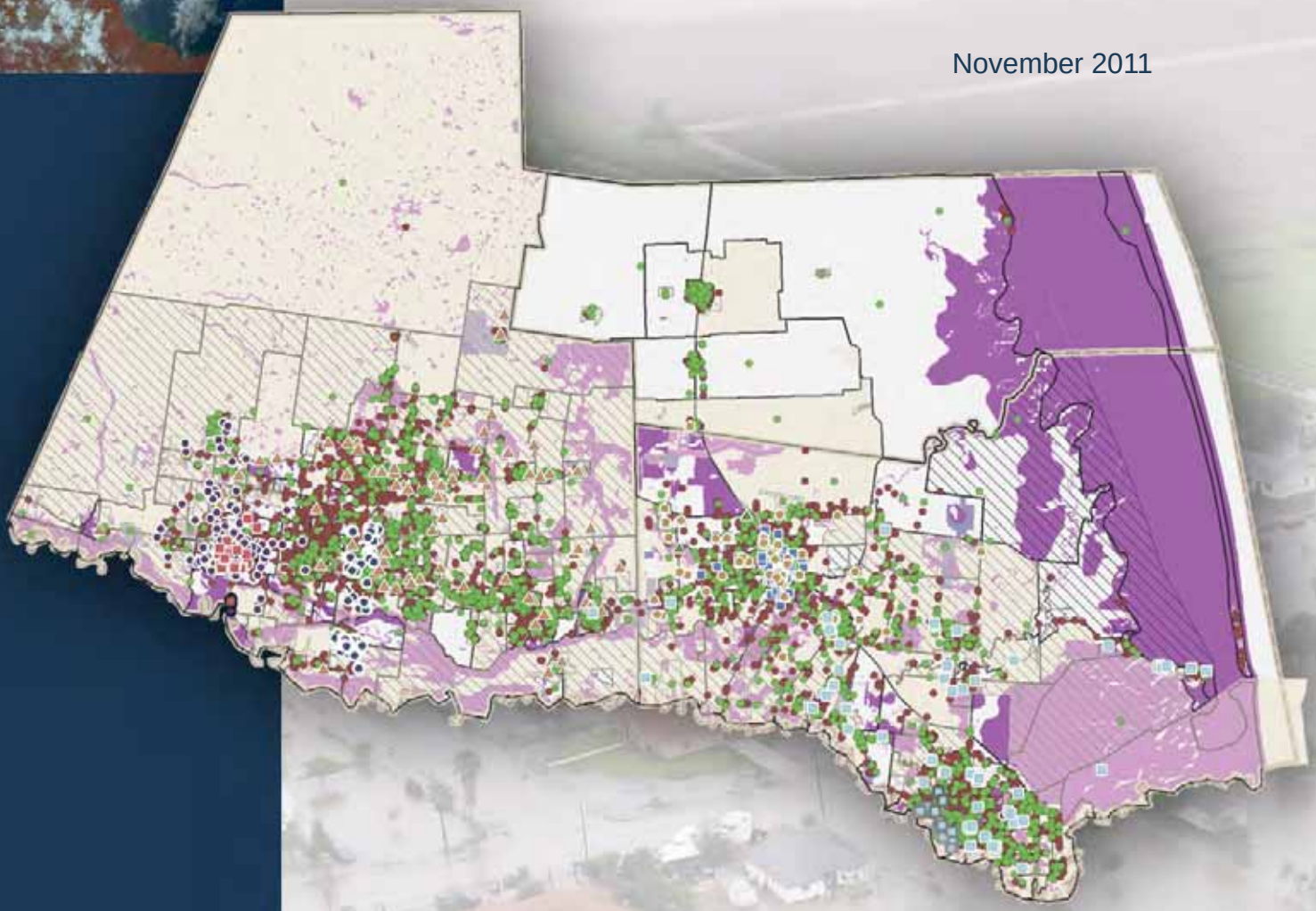
The COG has been designated as a recipient of CDBG-DR funds for rental housing. These funds have not yet been distributed from General Land Office. The revitalization plan, as adopted by the COG, meets all of the criteria for a Revitalization Plan as set forth in the 2013 QAP. The COG has also targeted additional areas that are eligible for CDBG-DR funds that are beyond the boundaries as defined in the plan.

The COG has confirmed the funding and its availability for its upcoming funding round. The COG has also confirmed that the site for this application is in the targeted area and therefore eligible for the COG's CDBG-DR funding.

Therefore, STCHD is requesting a pre-clearance of Section 11.9(d)(6)(B)(i) and clear the site as eligible for the COG's revitalization plan.

Needs Assessment
Lower Rio Grande Valley
Hurricane Dolly Recovery Program

November 2011



URS

LRGVDC

LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL

HURRICANE DOLLY ROUND 2.2 DRAFT NEEDS ASSESSMENT

HOUSING ADVISORY COMMITTEE MISSION STATEMENT

"To facilitate a Regional Housing Program that assures Quality, Affordable, Sustainable, and Resilient housing in accordance with fair housing standards and maximizes assistance for current and future funding while utilizing local involvement."

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EXECUTIVE SUMMARY

The Needs Assessment Planning Team, which included members of the Lower Rio Grande Valley Development Council organized into a Housing Advisory Committee, undertook the preparation this Needs Assessment in anticipation of being awarded $122,034,387 in Community Development Block Grant (CDBG) Disaster Recovery Housing funding by the Texas General Land Office. This Needs Assessment will be used to complete the Round 2.2 General Housing Activities Application and will facilitate the outreach, intake, and application phase of the Lower Rio Grande Valley's disaster recovery housing program.

The Needs Assessment Planning Team utilized quantitative data provided by the United States Census Bureau and the United States Department of Housing and Urban Development together with data provided by local government officials and non-profit housing organizations and qualitative data collected during public hearings and site visits to prepare this document. Utilizing the data provided, Geographic Information System (GIS) maps were created to identify areas of need which will be targeted during the outreach phase of the housing program. It should be noted that these targeted outreach areas were developed to provide a starting point for the outreach effort. The Planning Team recognizes that they are not an exclusive list of areas that are in need of assistance with Hurricane Dolly housing recovery.

Using the aforementioned data sources, together with information obtained over the course of four committee meetings and three public hearings, the Needs Assessment Planning Team analyzed the post-Hurricane Dolly housing needs in Cameron, Hidalgo, and Willacy Counties and made the following findings:

- The estimated Very Low Income population of the three county area is 192,423 persons which constitutes 36% of the low to moderate income population. It is estimated that this population experienced approximately $83,340,432 in Hurricane Dolly losses to housing. The Planning team finds that **$37,772,923** of the housing funds should be set aside for this population.

- The estimated Low Income population of the three county area is 157,882 persons which constitutes 30% of the low to moderate income population. It is estimated that this population experienced approximately $69,450,360 in Hurricane Dolly losses to housing. The Planning team finds that **$31,477,736** of the housing funds should be set aside for this population.

- The estimated Moderate population of the three county area is 180,890 persons which constitutes 34% of the low to moderate income population. It is estimated that this population experienced approximately $78,710,408 in Hurricane Dolly losses to housing. The Planning team finds that **$35,674,768** of the housing funds should be set aside for this population.

Income Bracket	Percentage of Population/Damage	Set Aside per Income Category
Very Low Income	36%	$37,772,923
Low Income	30%	$31,477,736
Moderate Income	34%	$35,674,768
Total Available Funding	100%	$104,925,787

After reviewing the qualitative and quantitative housing data and the needs of the population, the Needs Assessment Planning Team determined that the following housing disaster recovery programs and activities will be offered in Cameron, Hidalgo and Willacy counties and it allocated the following funding amounts to these programs and activities:

Homeowner Assistance Program

- Acquisition $ 4,983,975
- Rehabilitation $ 9,967,950
- Reconstruction $74,759,624
- New construction $ 4,983,975
- Demolition Only $ 0
- Elevation Only $ 4,983,974

Total Homeowner Assistance Program **$99,679,498**

Homebuyer Assistance Program

- Down Payment Assistance $2,623,145
- Principal Reduction $ 0
- All Reasonable closing costs $2,623,144

Total Homebuyer Assistance Program **$5,246,289**

Total Rental Program **$15,108,600**

Total Rapid Recovery Housing Program **$2,000,000**

Total Housing Allocation **$122,034,387**

1. PURPOSE

This Needs Assessment was developed to provide the framework and justification for the design of the Hurricane Dolly CDBG Disaster Recovery program in the Lower Rio Grande Valley as required by the Round 2.2 Guidelines and Conciliation Agreement. The Needs Assessment will assist the Lower Rio Grande Development Council in overcoming impediments to fair housing by ensuring that recovery efforts are focused upon those persons and locations with the greatest need.

2. SCOPE

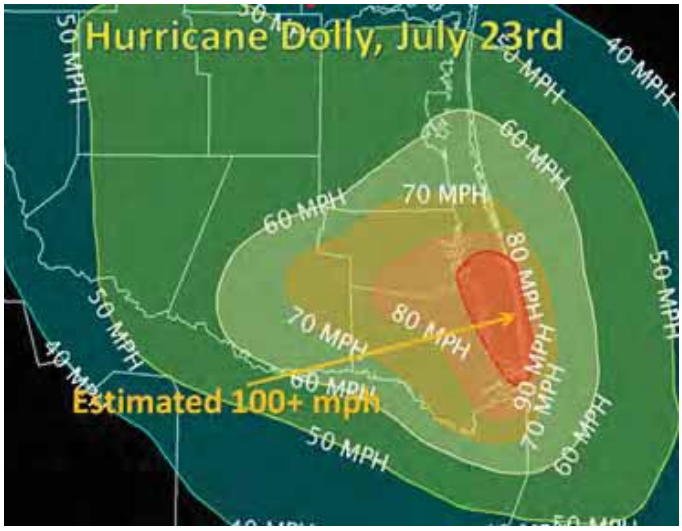
This Needs Assessment is intended to provide guidance to the Lower Rio Grande Valley Development Council in the creation and implementation of its CDBG funded disaster recovery program for Cameron, Hidalgo and Willacy Counties. The Needs Assessment provided the data needed to determine the following:

1. The funding set asides allocated to very low, low and moderate income populations;
2. The types of programs and activities that will be offered;
3. The funding allocations for each program and activity; and,
4. The areas which will be targeted for outreach.

3. BACKGROUND AND DEMOGRAPHICS

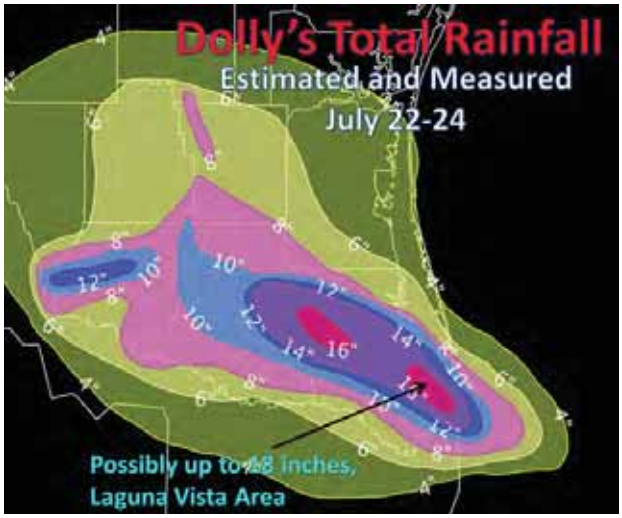
Hurricane Dolly came ashore in the Lower Rio Grande Valley on the morning of July 23, 2008. Although Dolly was downgraded to a Category 1 storm before landfall, National Oceanic and Atmospheric Adminsitration records indicate that damaging winds of up to 100 miles per hour were experienced in coastal areas and significantly damaging winds of 50-60 miles per hour were recorded far inland. (See NOAA Windspeed Map, Figure 1.a).

Figure 1.a: NOAA Hurricane Dolly Windspeed Estimates



Perhaps more significant than the wind was the extensive rainfall which Dolly left in her wake. The geography Lower Rio Grande Valley is marked by numerous streams, riverine tributaries, irrigation canals, dry lake beds and other low areas that experience significant flooding following even small storm events. Due to the lack of elevation differential, rainfall has a tendency to pool in these areas for weeks without draining. (See NWS Rainfall Map, Figure 1.b).

Figure 1.b: NWS Hurricane Dolly Rainfall Map



The Lower Rio Grande Valley is a prime agricultural area thanks in large part to the frequent flooding which brings vital nutrients to the farms and fields of the area. Unfortunately, the agricultural economy also created an early pattern of settlement in many low lying areas. This was exacerbated by the landowners who sold agriculturally poor and flood prone land to low income individuals and migrant laborers starting in the 1950s. These areas, known as "colonias", largely lacked basic physical infrastructure such as water and sewer services.

Colonias are also marked by a lack of decent, safe and sanitary housing. Another characteristic of housing in colonias is that it is often constructed by residents over time rather than by professional builders. Residents frequently started with tents or other temporary structures and then began to improve their homes by adding wood, cardboard and other salvaged materials.[1]

Because of the potentially serious consequences for public health and its effect on quality of life, one of the greatest concerns regarding the colonias is the lack of wastewater infrastructure and potable water.

Many colonias do not have sewer systems. Instead, residents must rely on alternative, often inadequate wastewater disposal methods. Septic tank systems, which in some circumstances may provide adequate wastewater disposal, often pose problems because they are too small or improperly installed and can overflow. The problem is exacerbated by the poor quality of colonia roads, which are often unpaved and covered with caliche or other materials that prevent thorough drainage. During heavy rains, water

[1] Texas Secretary of State. Colonia Access to Water and Sewer Service
http://www.sos.state.tx.us/border/colonias/faqs.shtml

collects because of inadequate drainage systems, elevation and topography. These conditions, combined with inadequate septic tanks, often result in sewage pooling on the ground.

Even if the colonias had adequate sewer systems, the border area lacks sufficient facilities to treat wastewater. In many places, there are no treatment facilities at all. Consequently, border communities often discharge untreated or inadequately treated wastewater into canals and arroyos (a creek or stream), which then flow into Rio Grande River or the Gulf of Mexico. Securing potable water also presents a challenge to colonia residents. Many must buy water by the bucket or drum to meet their daily needs or use wells that may be contaminated.

Colonia residents often find themselves in a catch-22 situation. Even when water lines and sewer systems are in place, many cannot access the services because their homes do not meet county building codes. Many homes, built without regard for indoor bathrooms or plumbing, are treated as substandard or dilapidated by housing inspectors. These homes cannot pass inspection to qualify for hook up to water lines, and residents cannot afford the repairs or improvements necessary to bring them up to code.[2] This reality of life in the colonias will likely mean that a large portion of the housing disaster recovery funds will be expended upon reconstruction efforts rather than repairing already substandard structures.

Colonia Defined

42 U.S.C. § 1479(f)(8)

(A) is in the State of Arizona, California, New Mexico, or Texas;

(B) is in the area of the United States within 150 miles of the border between the United States and Mexico, except that the term does not include any standard metropolitan statistical area that has a population exceeding 1,000,000;

(C) is determined to be a colonia on the basis of objective criteria, including lack of potable water supply, lack of adequate sewage systems, and lack of decent, safe, and sanitary housing; and

(D) was in existence as a colonia before November 28, 1990.

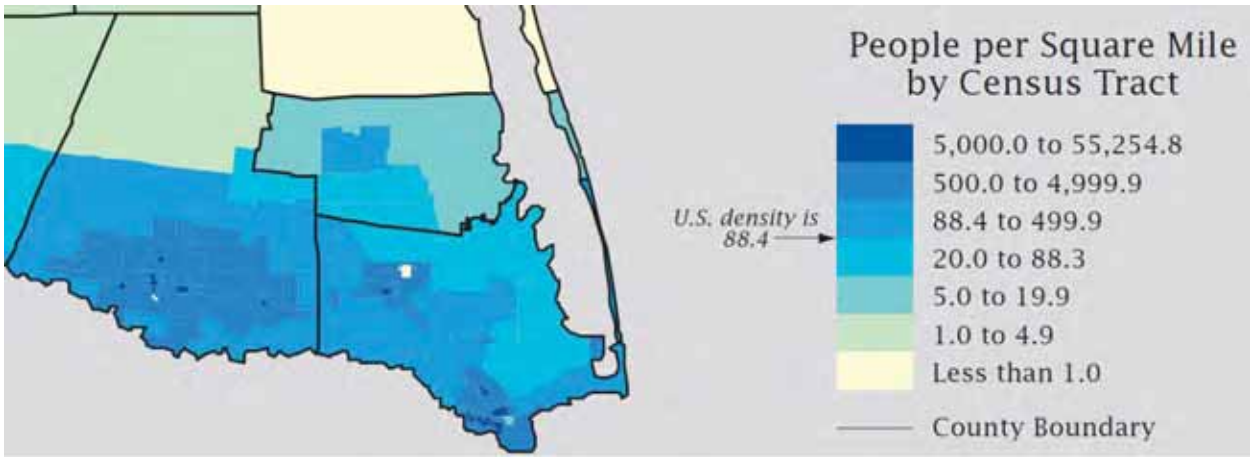
Population Demographics

The Hurricane Dolly CDBG funding which is being provided to the Lower Rio Grande Development Council must be used in Cameron, Hidalgo and Willacy counties. The following charts show the demographics present in this area.

The Valley is unique among communities in Texas and the United States as a whole. The communities in this area are bounded by coastal zones, an international border and rich agricultural areas. As seen in Figure 2, below, there are several areas of high population density which are surrounded by low density rural areas with fewer than 20 people per square mile.

[2] Texas Secretary of State. http://www.sos.state.tx.us/border/colonias/faqs.shtml

Figure 2: 2010 Census Population Density Map



The three counties which are the subject of this Needs Assessment have a small number of racial minorities, but a high concentration of Hispanic persons who share a common cultural and linguistic background which can be traced to their countries of origin[3], including original inhabitants of the area which predate Texas' statehood. See figures 3 and 4, below.

Figure 3: 2010 Census Racial Profiles for Cameron, Hidalgo and Willacy Counties

	Cameron Population	Cameron Percent	Hidalgo Population	Hidalgo Percent	Willacy Population	Willacy Percent
White	358,995	87%	690,851	88%	19,360	86%
Black or African American	2,762	0.7%	5,663	1%	532	2%
American Indian and Alaska Native	2,519	0.6%	3,812	0%	107	0%
Asian	3,351	0.8%	8,621	1%	173	1%
Native Hawaiian and Other Pacific Islander	282	0.1%	340	0%	13	0%
Some Other Race	44,777	11%	76,092	10%	2,370	11%

Figure 4: 2010 Census Hispanic or Latino Profile for Cameron, Hidalgo and Willacy Counties

	Cameron Population	Cameron Percent	Hidalgo Population	Hidalgo Percent	Willacy Population	Willacy Percent
Total Population	406,220		774,769		22,134	
Hispanic or Latino (of any race)	357,747	88.1%	702,206	90.6%	19,297	87.2%
Not Hispanic or Latino	48,473	11.9%	72,563	9.4%	2,837	12.8%

Another unique aspect of this area is that the Valley has a relatively young population by percentage, with elderly persons over the age of 65 making up only 9.3% of the area's most populous county. Even

[3] "Hispanic origin can be viewed as the heritage, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. People who identify their origin as Hispanic, Latino, or Spanish may be any race." Overview of Race and Hispanic Origin: 2010. United States Census Bureau, 2010 Census Briefs. http://www.census.gov/prod/cen2010/briefs/c2010br-02.pdf

though the overall percentage of elderly is relatively small as compared to the national average of 13%[4], the estimate of the number of elderly persons who are living in poverty in the three county area is over 29,000. See Figure 5, below. Included also is the total number of disabled persons living in the three county area. See Figure 6, below.

Figure 5: 2010 Census Elderly Population for Cameron, Hidalgo and Willacy Counties

	Cameron Population	Cameron Percent	Hidalgo Population	Hidalgo Percent	Willacy Population	Willacy Percent
Population 65 Years and Over	44,891	11.1%	72,248	9.3%	2,587	11.7%
Percentage of Population 65 Years and Over Below with Income Below the Poverty Level		24.8%		23.2%		44.3%
Estimated Elderly Population With Income Below The Poverty Level[5]	11,133		16,762		1,146	

Figure 6: 2010 Census Disabled Population for Cameron, Hidalgo and Willacy Counties

County	Disabled Persons
Cameron Total	61,383
Hidalgo Total	100,720
Willacy Total	3,342
Total Disabled Three County Area	**165,445**

Income Characteristics

The Lower Rio Grande Valley continues to struggle with a significant population of low to moderate income persons despite having a vibrant local economy. For the three counties, an average of 56% of the population will earn less than $35,000 per year in income and benefits which represents approximately 646,883 persons out of a total population of over 1.2 million in the three county area which is the subject of this needs assessment.

There are also a significant number of persons living in poverty living in the Valley, with a combined average of 35% with income below the poverty level for the 12 months leading up to the 2010 Census. This represents an estimated total of 141,365 persons in Cameron County, 266,521 persons in Hidalgo County and 7,946 persons in Willacy County with a total of 415,831 persons living in poverty in the three county area. See Figure 7, below.

[4] US Census Bureau, http://www.census.gov/newsroom/releases/archives/facts_for_features_special_editions/cb10-ff06.html
[5] Estimate prepared for the LRGVDC Needs Assessment

Figure 7: 2010 Census Income Data for Cameron, Hidalgo and Willacy Counties

		Cameron County	Hidalgo County	Willacy County
Income and Benefits*	Less than $10,000	15.6%	15.6%	23.7%
Income and Benefits*	$10,000 to $14,999	9.7%	9.7%	16.5%
Income and Benefits*	$15,000 to $24,999	16.5%	15.0%	11.1%
Income and Benefits*	$25,000 to $34,999	12.3%	13.1%	9.2%
Income and Benefits*	$35,000 to $49,999	14.1%	14.6%	9.7%
Income and Benefits*	$50,000 to $74,999	15.8%	13.7%	15.8%
Income and Benefits*	$75,000 to $99,999	6.7%	8.3%	6.7%
Income and Benefits*	$100,000 to $149,999	6.3%	6.5%	5.3%
Income and Benefits*	$150,000 to $199,999	1.7%	1.7%	1.1%
Income and Benefits*	$200,000 or more	1.4%	1.8%	1%
Median Household Income		$31,486	$32,006	$24,332
Percentage with Income Below the Poverty Level in the Past 12 Months	All Families	29.9%	30.5%	33.9%
Percentage with Income Below the Poverty Level in the Past 12 Months	All People	34.8%	34.4%	35.9%

* In 2010 Inflation-Adjusted Dollars

Using the FY 2011 HUD Low to Moderate Income Summary Data for the three counties, the following breakout of the low to moderate income population was obtained. This data provided the basis for the relative percentage of damage calculations and the relative assignment of funds to income categories. See Figure 8, below.

Figure 8: HUD FY 2011 Low to Moderate Income Breakout for Cameron, Hidalgo and Willacy Counties

Income Bracket	Total Persons	Percentage of Total Low-Mod Population
Very Low Income	192,423	36%
Low Income	157,882	30%
Moderate Income	180,890	34%
Three County Total Low-Moderate Income Individuals	531,195	100%

Housing Characteristics

According to the 2010 Census, the Lower Rio Grande Valley has a relatively high percentage of the population residing in owner-occupied units as opposed to rental units with Cameron having the lowest percentage of owner occupied housing at 67.2% and Willacy County having the highest percentage of owner occupied housing at 76.3%. See Figure 9, below.

Figure 9: 2010 Census Owner Occupied and Rental Housing Characteristics for Cameron, Hidalgo and Willacy Counties

	Cameron County	Hidalgo County	Willacy County
Total Occupied Housing Units	119,631	216,471	5,764
Owner-Occupied Units			
Total Owner-Occupied Housing Units	80,412	151,533	4,399
Percent Owner-Occupied Housing Units	**67.2%**	**70%**	**76.3%**
Population In Owner-Occupied Housing Units	275,042	555,160	14,636
Average Household Size of Owner-Occupied Units	3.42	3.66	3.33
Renter-Occupied Units			
Total Renter-Occupied Housing Units	39,219	64,938	1,365
Percent Renter Occupied Housing Units	**32.8%**	**30%**	**23.7%**
Population In Renter-Occupied Housing Units	127,448	212,627	4,244
Average Household Size of Renter-Occupied Units	3.25	3.27	3.11

Each of the counties which are the subject of this Needs Assessment were experiencing a relatively high vacancy rate with Willacy County experiencing the highest vacancy rate, 18.1%, and Hidalgo County experiencing the lowest vacancy rate at 12.8%. See Figure 10, below. Although there is no definitive data to show the reasons for these vacancy rates, it is presumed that the slowdown in the housing market is a major contributing factor. Unfortunately, these vacant units may not be accessible to the population which will be eligible for this program as past experience demonstrates that many newly constructed, vacant units may be priced out of the range which is affordable to low to moderate income persons.

Figure 10: 2010 Census Vacancy Rates for Cameron, Hidalgo and Willacy Counties

	Cameron County	Hidalgo County	Willacy County
Total Housing Units	141,924	248,287	7,040
Occupied Housing Units	119,631	216,471	5,764
Occupied Housing Units (Percent)	84.3%	87.2%	81.9%
Vacant Housing Units	22,293	31,816	1,276
Vacant Housing Units (Percent)	15.7%	12.8%	18.1%

The following table, Figure 11, further examines the vacancy rates. Of particular interest are the low homeowner vacancy rates which demonstrate that the vast majority of vacant units are rental properties as opposed to owner-occupied single family homes. Additionally, the data shows that both Cameron and Willacy Counties have relatively high rental vacancy rates with Willacy County having what can be characterized as an excessive rental vacancy rate of 20.2%. The relatively low rental vacancy rate for Hidalgo County may demonstrate a need for rental housing in that market.

Figure 11: 2010 Vacant Housing Unit Details for Cameron, Hidalgo and Willacy Counties

	Cameron County	Hidalgo County	Willacy County
Vacant Housing Units For Rent	4,524	5,234	350
Vacant housing units For Rent (Percent)	3.2%	2.1%	5%
Vacant Housing Units Rented, Not Occupied	375	482	20
Vacant Housing Units Rented, Not Occupied (Percent)	0.3%	0.2%	0.3%
Vacant Housing Units For Sale	1,513	2,774	71
Vacant Housing Units For Sale (Percent)	1.1%	1.1%	1%
Vacant Housing Units Sold, Not Occupied	493	754	11
Vacant Housing Units Sold, Not Occupied (Percent)	0.3%	0.3%	0.2%
Vacant Housing Units For Seasonal, Recreational or Occasional Use	11,021	15,351	303
Vacant Housing Units For Seasonal, Recreational or Occasional Use (Percent)	7.8%	6.2%	4.3%
Vacant Housing Units, All Other Vacant Units	4,367	7,221	521
Vacant Housing Units, All Other Vacant Units (Percent)	3.1%	2.9%	7.4%
Homeowner Vacancy Rate (Percent)	1.80%	1.80%	1.60%
Rental Vacancy Rate (Percent)	10.3%	7.4%	20.2%

4. OVERVIEW OF THE NEEDS ASSESSMENT

This Needs Assessment was developed to provide the framework and justification for the design of the Hurricane Dolly Round 2.2 CDBG Disaster Recovery program for Hidalgo, Cameron, and Willacy counties in the Lower Rio Grande Valley. The Hurricane Ike/Dolly Round II Program Guidelines require that each subrecipient conduct a Needs Assessment to determine the types of programs and activities it will offer and the dollar allocations for each program and activity. Additionally, the Needs Assessment must identify the demographics which will receive concentrated attention, the funding allocated to very low, low and moderate income populations and the areas to be targeted for outreach. The end goal of the Needs Assessment is to utilize the data obtained to demonstrate how the programs and activities selected for the Lower Rio Grande Valley will overcome the identified impediments to fair housing by ensuring that recovery efforts are focused upon those persons and locations with the greatest need.

In order to accomplish the above stated goals, the Needs Assessment Planning Team initiated the process by deconstructing the Needs Assessment into three basic areas of examination. Those areas are expressed by the following questions.

- **Who:** What demographics will receive concentrated attention?
- **Where:** What are the areas to be targeted for outreach?
- **What:** What programs and activities will be offered?

In order to answer these questions, the following tasks were identified:

- **Who:** Identify the income and protected class characteristics of the population which suffered damage.
- **Where:** Identify areas of poverty, concentrated protected class, and a high probability of Hurricane Dolly damage.
- **What:** Identify the types of housing solutions which should be offered and their funding amounts.

Defining the "Who"

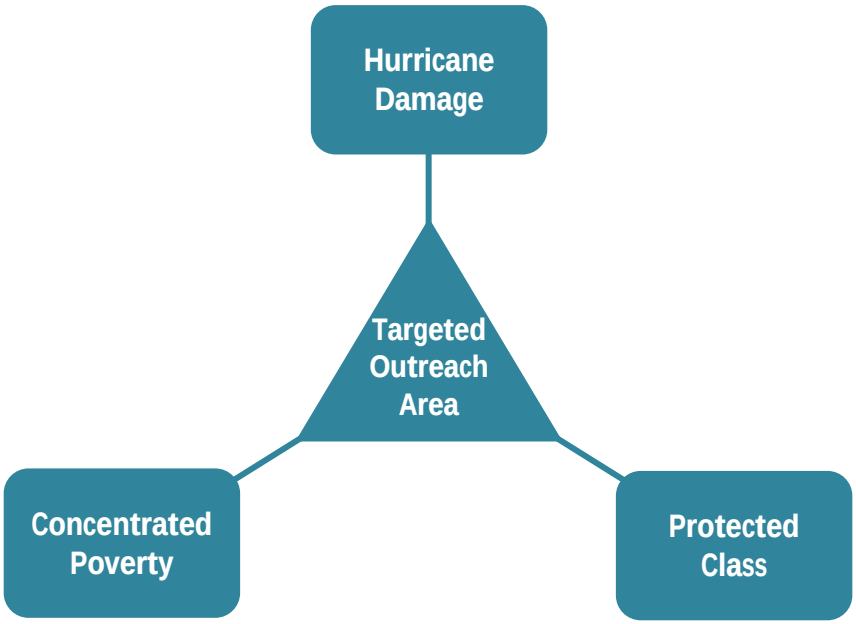
The Round 2.2 Program Guidelines mandate that the very low, low, and moderate income populations be served in no less than their relative percentages on a regional basis. These relative percentages, together with the disaster victim data collected after Hurricane Dolly, were used as the basis to calculate the proportions of funding that must be set aside to benefit each LMI economic group.

Eligible Income Categories	
Very Low Income:	0% - 30% AMFI
Low Income:	31% - 50% AMFI
Moderate Income:	51% - 80% AMFI

In addition to considering the income characteristics of the population, the Planning Team also considered other demographic data relating to the presence of protected classes within the Lower Rio Grande Valley. Because the population of the three counties which are the subject of the Needs Assessment are largely Hispanic or Latino (87.2% to 90.6%) with small minority populations, it was determined that the primary protected class concern was likely to be that of National Origin.

Defining the "Where"

The second question which was examined involved the location of areas which would be targeted for concentrated attention during the outreach and intake phases. The Planning Team compiled both quantitative and qualitative data to develop GIS (Geographic Information Systems) maps as a tool to identify areas where concentrations of poverty, protected classes, and Hurricane Dolly damage were present and overlapping.

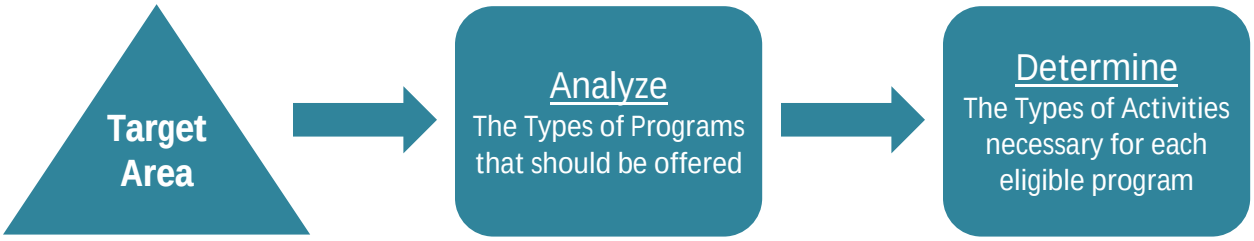


For the Needs Assessment, a concentration of poverty was defined as a census block where greater than 35% of the households are at or below the poverty threshold. Hurricane Dolly damage was defined as any address which filed either a FEMA claim or requested hurricane repair assistance from a municipality, non-profit or other entity. Additionally, the Planning Team conducted 3 public hearings to obtain public comment on damaged areas and also dispatched field teams which operated in conjunction with local government officials and non-profit organizations to identify impacted areas in which the population may not have filed claims with FEMA or other organizations.

Since the entire area being examined has a concentrated protected class, namely persons with Hispanic or Latino origins as defined by the 2010 Census[6], the Planning Team did not utilize census data in determining concentrations of protected classes. Instead, it was determined that areas of overlapping damage and poverty which also overlap with colonias would have a higher likelihood of containing concentrated populations of protected classes.

Defining the "What"

The final question which was examined is what types of housing programs would be offered and what percentage of the funds would be allocated to the programs and individual program activities. In order to arrive at an answer to this question, the Planning Team looked at the answers to the "who" and "where" questions and also examined relevant demographic and housing data derived from the 2010 Census.



In addition to evaluating quantitative data, the Planning Team also instructed that qualitative field research be conducted in each county to validate the presence of Hurricane Dolly damage, determine the quality of the housing stock and evaluate whether repair or replacement would be a more likely housing solution for the residents of storm damaged homes. The Planning Team also considered field research conducted by non-profits such as the Equal Voice Network and input from local government officials.

5. METHODOLOGY

The Planning Team utilized a five step process to arrive at the results required by the Needs Assessment Guidelines. Each step in this process was expressed as a question which was then answered using a set methodology. The end result of answering each of these questions in sequence was a determination of the most pressing needs in the Valley and an allocation of funds to income groups, programs and activities designed to meet the defined needs while overcoming impediments to fair housing.

[6] The Hispanic Population: 2010, U.S. Census Briefs. http://www.census.gov/prod/cen2010/briefs/c2010br-04.pdf

Question 1: What was the relative Hurricane Dolly damage to the three income groups (very low, low and moderate) in relation to the overall damaged population?

This question must be answered in order to ensure that the housing needs of very low, low and moderate-income households are assisted with housing in no less than the proportion to the relative percentages of the overall populations which suffered housing damage within the communities being served. The Planning Team utilized the FY 2011 HUD Low to Moderate Income Summary Data to determine the number of persons of each category in the region. This was identified as follows:

1. Very Low Income Population = VLI
2. Low Income Population = LI
3. Moderate Income Population = MI

The Planning Team then identified the Overall Population of the region and identified this number as follows: OP

To obtain the percentage of the population that each category represents, the Planning Team performed the following calculations:

1. Very Low Income Population Percentage = VLI/OP = VLIP%
2. Low Income Population Percentage = LI/OP = LIP%
3. Moderate Income Population Percentage = MI/OP = MIP%

In order to provide a maximum Hurricane Dolly damage dollar value context to this breakout, the Planning Team then extrapolated the Overall Damage amount calculated for the three county region by FEMA and the State of Texas (shown as OD) and applied the income breakout percentages to yield a relative amount of damage estimated for each income category.

1. Very Low Income Damage Percentage = OD*VLIP% = VLID%
2. Low Income Damage Percentage = OD*LIP% = LID%
3. Moderate Income Damage Percentage = OD*MIP% = MID%

Question 2: What proportion of the funding must be set aside for each income category?

In order to satisfy the Round 2.2 Guidelines which require that funding be allocated by income category in proportion to the relative percentages of the overall populations which suffered housing damage within the communities being served, the Planning Team divided the available funding between the three income categories (very low, low and moderate) utilizing the following calculation:

Funding Allocation Amount * each damage percentage = set asides

Question 3: What are the areas which will be pinpointed for targeted outreach?

Targeted outreach areas were defined by the Planning Team as being locations with high concentrations of poverty, protected classes and Hurricane Dolly Damage. In order to pinpoint these areas, the Planning Team utilized GIS maps to identify geographic locations with these overlapping characteristics.

The Planning Team first identified census blocks where greater than 35% of the population was identified as being at or below the poverty threshold. The Planning Team then conducted an outreach effort with non-profits and local government officials to obtain lists of addresses of persons who requested Hurricane Dolly repair assistance from a municipality, non-profit or other entity. When combined with the addresses of persons who filed claims for FEMA assistance relating to Hurricane Dolly, this resulted in the collection of 36,724 unique disaster addresses which were then plotted on the GIS maps.

While conducting the Needs Assessment, the Planning Team was informed by local non-profits that it was likely that a number of individuals did not file FEMA claims or otherwise attempt to obtain assistance from previous programs. In order to address this issue, the Planning Team invited individuals to provide comment during public hearings as to the locations of unrepaired Hurricane Dolly damage. Additionally, the Planning Team dispatched teams to the field to conduct damage surveys in an effort to identify areas which may still have Hurricane Dolly damage. These field survey teams worked with local government officials and non-profits to identify hurricane damaged neighborhoods which did not have a high volume of FEMA claims. The public testimony and the data collected during the site visits constitute the qualitative data which was used together with the quantitative address data to identify targeted outreach areas.

Initial targeted outreach areas were created by overlaying the disaster addresses areas with poverty concentrations. This yielded a total of 50 targeted outreach areas with both high concentrations of damage and poverty. After the initial targeted outreach areas were identified, maps were presented to the Planning Team and to the public at a public hearing. After receiving feedback as to possible issues involving potential duplication of addresses in the colonias and the readdressing of some areas during the last 3 years, the GIS team reevaluated the location data which resulted in the identification of additional targeted outreach areas.

During the map assessment process, the Planning Team also determined that the methodology based upon the density of claims in census blocks identified as poverty areas could not be used for Willacy County because it is largely rural and lacked population density as compared to Cameron and Hidalgo Counties. Instead, the Planning Team determined that all poverty areas in Willacy County should be identified as targeted outreach areas. The use of this methodology was confirmed both by the rain and wind mapping data which shows that Willacy received extensive exposure to Hurricane Dolly and by a driving tour of the poverty areas in Willacy County which confirmed the presence of extensive unrepaired Hurricane Dolly damage. **Appendix 5** provides an overall tabulation of field observations in the three counties.

The team also performed an evaluation of the qualitative data collected during the public hearings and during the site visits. Public comments received, together with on-site verification of damage in additional areas, resulted in the identification of additional areas which would be suitable for targeted outreach. After these areas were identified, the mapping team began a process of normalizing the boundaries of the targeted outreach areas after it became evident that some colonias and areas of concentrated damage were split between census block groups. If a colonia or an area of concentrated damage was adjacent to or overlapping with an identified targeted census block, the colonia or area of concentrated damage was included in the targeted outreach area to avoid splitting the area along artificial census block boundaries.

Question 4: How much funding will be allocated to each program?

The Planning Team identified three general housing programs which would be considered for funding:

1. Homeowner Assistance
2. Homebuyer Assistance
3. Rental Activities

After reviewing the demographic, quantitative and qualitative data collected during the Needs Assessment, the Planning Team discussed options for determining how much funding should be allocated to each program. The Planning Team considered the set asides dictated by the Guidelines and the Conciliation Agreement then set percentages for how much funding should be allocated to the remaining programs.

Question 5: Which activities will be used in this region for each eligible program and how much funding will be allocated to each activity?

In order to answer this question, the Planning Team reviewed the available activities for each program and discussed the relative need for those activities in light of the data collected. The eligible activities which were discussed are as follows:

- Acquisition
- Rehabilitation
- Reconstruction
- New construction
- Demolition Only
- Elevation Only
- Down Payment Assistance
- Principal Reduction
- All Reasonable Closing Costs

The Planning Team then reviewed the amount of funding which was allocated to each program and determined which activities would be offered under each program. The Planning Team then projected the amounts which should be allocated to each approved activity based upon a discussion of the need

for each activity. This amount was projected based upon an expected percentage of remaining need and then extrapolated to a dollar value based upon the percentage which was assigned to each activity.

6. MAPPING ANALYSIS

In order to prepare the Needs Assessment, the Planning Team utilized Geographic Information Systems (GIS) maps for several purposes. First, the maps were used for general analysis purposes so that the team could view the nature and extent of Hurricane Dolly's flood and wind damage, the locations of FEMA flood zones and the generalized locations of clusters of damaged homes. Second, the maps were used to identify areas of concentrations of poverty and also low to moderate income areas. Third, the maps were used to identify areas which will be the subject of focused outreach efforts once application intake begins. Fourth, the maps were prepared to assist in determining eligibility for the Round 2 Homeowner Opportunity Program (HOP).

Background

The GIS map used by the Planning Team contains several layers, each of which serves a unique purpose.

- **Base Maps:** The base maps utilized during this process contained data showing incorporated areas, Texas Department of Transportation roadways, streams, canals, ditches, county lines and census block group boundaries.
- **Colonias:** The locations of colonias were mapped using data compiled by the United States Geological Survey. The sources utilized were colonias identified by the Texas Secretary of State, the Attorney General of Texas and the Texas Water Development Board.
- **Income Data:** Fiscal Year 2011 Low to Moderate Income Summary Data sets compiled by HUD at the block group level. The maps show areas where greater than 50% of the population fall within the low to moderate income bracket and also show areas with high concentrations of very low, low and moderate income populations.
- **Poverty Areas:** Areas where greater than 35% of the population are at or below the poverty threshold based upon raw poverty concentration data provided by the Texas General Land Office.
- **FEMA 100 Year Flood Zones:** 100 year flood zones were mapped using the latest data provided by FEMA.
- **Hurricane Dolly Storm Maps:** The NOAA wind contours, precipitation, wind speeds and storm track for Hurricane Dolly were mapped to provide reference data.
- **Storm Damaged Addresses:** The Planning Team worked with local officials and non-profits to obtain waiting lists, call logs, client lists and other lists of homes that were damaged by Hurricane Dolly.
- **FEMA Unpaid Claims:** The State of Texas provided a list of addresses of persons who filed claims with FEMA relating to Hurricane Dolly. These claims were not paid.
- **FEMA Paid Claims:** The State of Texas provided a list of addresses of persons who filed claims with FEMA relating to Hurricane Dolly. These claims were paid.

Targeted Outreach Areas

The Planning Team used objective criteria to identify areas which will be the subject of targeted outreach during the intake period. Maps of the targeted outreach areas are attached hereto as **Appendix 6**.

- **Step 1:** Areas where greater than 35% of population is at or below the poverty threshold were identified.
- **Step 2:** The storm damaged addresses were plotted within the identified poverty areas. Each area which had both a concentration of poverty and storm damaged addresses were considered to be a potential targeted outreach area.
- **Step 3:** Potential targeted outreach areas were prepared based upon the density of storm damaged addresses relative to the geographic size of the area. The fifty (50) potential targeted outreach areas with the highest density of storm damaged properties within areas of concentrated poverty were identified as draft Needs Assessment Targeted Outreach Areas.
- **Step 4:** The fifty (50) Needs Assessment Targeted Outreach Areas were presented to the Planning Team and to the public for comment during a public meeting. Based upon feedback which was received, corrections were made to the address data which resulted in the identification of additional areas for examination. Additionally, all identified areas of concentrated poverty within Willacy County were added to the GIS maps.
- **Step 5:** Colonia areas identified during site visits and during the public comment were analyzed for the presence of Hurricane Dolly damage and added to the GIS maps based upon visual inspection of the areas and confirmation of the presence of Hurricane Dolly damage.
- **Step 7:** Targeted outreach areas which were adjacent to one another were combined into single targeted outreach areas to limit the total number of maps.
- **Step 8:** The areas identified during the revision process were normalized by examining the boundaries of the targeted outreach areas after it became evident that some colonias and areas of concentrated damage were split between census block groups. If a colonia or an area of concentrated damage was adjacent to or overlapping with an identified census block, the colonia or area of concentrated damage was included in the targeted outreach area to avoid splitting the area along artificial census block boundaries.
- **Step 9:** The revised, combined and normalized Needs Assessment Targeted Outreach Areas were submitted to the Planning Team for approval and a final public hearing was conducted.

7. NEEDS ASSESSMENT FINDINGS

Determine the Relative Damage to Household Income by first determining the population of each income category and the overall population

1. Very Low: 0% to 30% AMFI
2. Low: 31% to 50% AMFI
3. Moderate Income: 51% to 80% AMFI

To obtain the percentage of the population that each category represents we will make calculations for each income category:

a. Very Low Income

Known Data:

Very Low Income Population (VLI) = 192,423
Overall Population (OP) = 531,195
Overall Damage (OD) = $231,501,200
Funding Allocation Amount (Housing Funds less set asides) = $104,925,787

Very Low Income Population Percentage (VLIPP) = VLI/OP = VLIP%

$$VLIPP = \frac{192{,}423}{531{,}195} = .36 = \mathbf{36}\%$$

Very Low Income Damage Percentage (VLIDP) = OD*VLIPP = VLID%

$$VLIDP = \$231{,}501{,}200 * 36\% = \$\mathbf{83,340,432}$$

b. Low Income

Known Data:

Low Income Population (LI) = 157,882
Overall Population (OP) = 531,195
Overall Damage (OD) = $231,501,200
Funding Allocation Amount (Housing Funds less set asides) = $104,925,787

Low Income Population Percentage (LIPP) = LI/OP = LIP%

$$LIPP = \frac{157{,}882}{531{,}195} = .30 = \mathbf{30}\%$$

Low Income Damage Percentage (LIDP) = OD*LIPP = LID%

$$LIDP = \$231{,}501{,}200 * 30\% = \$\mathbf{69,450,360}$$

c. Moderate Income

Known Data:

Moderate Income Population (MI) = 180,890
Overall Population (OP) = 531,195
Overall Damage (OD) = $231,501,200
Funding Allocation Amount (Housing Funds less set asides) = $104,925,787

Moderate Income Population Percentage (MIPP) = MI/OP = MIP%

$$MIPP = \frac{180{,}890}{531{,}195} = .34 = \mathbf{34}\%$$

Moderate Income Damage Percentage (MIDP) = OD*MIPP = MID%

$$MIDP = \$231{,}501{,}200 * 34\% = \$\mathbf{78,710,408}$$

Identify the Proportions of funding that must be set aside for each income category

1. Very Low
2. Low
3. Moderate

To obtain the proportions of funding that must be set aside we will make calculations for each income category:

a. Very Low Income

Funding Allocation Amount * each damage percentage = set asides

$$VLI\ Set\ Aside = \$104{,}925{,}787 * 36\% = \$\mathbf{37,772,923}$$

b. Low Income

Funding Allocation Amount * each damage percentage = set asides

$$LI\ Set\ Aside = \$104{,}925{,}787 * 30\% = \$\mathbf{31,477,736}$$

c. Moderate Income

Funding Allocation Amount * each damage percentage = set asides

$$MI\ Set\ Aside = \$104{,}925{,}787 * 34\% = \$\mathbf{35,674,768}$$

Funding to be allocated to each Program

1. Homeowner Assistance
2. Homebuyer Assistance
3. Rental Activities

At Planning Team meeting 3, the team discussed the potential funding allocations for each program. Based on site field visits and local knowledge the team decided that all the data pointed to the most funds needed for the Homeowner Assistance Program. With high vacancy rates established in the

demographic tables, the team also decided that the set aside for rental funding was sufficient. The planning team has chosen to allocate the following percentages to each program.

1.	Homeowner Assistance	95%(104,925,787)	$99,679,498
2.	Homebuyer Assistance	5% (104,925,787)	$ 5,246,289
3.	Rental Activities		$15,108,600
4.	Rapid Recovery Housing Program		$ 2,000,000
Total Housing Allocation			**$122,034,387**

Choose the activities that will be used in this region for each eligible program based on Needs Assessment and the amount of funding to allocate to each activity

At Planning Team meeting 3, the team also discussed the eligible activities that should be offered for each program and a relative percentage to assign to each category to determine the funding. The following are the results of that discussion:

Homeowner Assistance Program **$99,679,498**

• Acquisition (Generally paired with New Construction)	5%	$ 4,983,975
• Rehabilitation	10%	$ 9,967,950
• Reconstruction	75%	$74,759,624
• New construction	5%	$ 4,983,975
• Demolition Only	0%	$ 0
• Elevation Only	5%	$ 4,983,974
Total Homeowner Assistance Program	**100%**	**$99,679,498**

Homebuyer Assistance Program **$5,246,289**

• Down Payment Assistance	50%	$2,623,145
• Principal Reduction	0%	$ 0
• All Reasonable closing costs	50%	$2,623,144
Total Homebuyer Assistance Program	**100%**	**$5,246,289**

APPENDIX ONE
PLANNING TEAM PARTICIPANTS

The Planning Team consists of employees of the LRGVDC, members of the LRGVDC Housing Advisory Committee and a consulting team from URS Corporation. The team held a series of planning meetings and public hearings to obtain input and assemble the needs assessment. The team collected data, conducted site visits, and produced GIS maps to illustrate the needs found in the community.

Lower Rio Grande Valley Development Council Participants

From the LRGVDC, Kenneth N. Jones, Executive Director; Marcie Oviedo, Director of Regional Planning; Ludy Saenz, Program Administrator; Laura Gonzalez, Planner; and Valerie Ramos, Technician; participated as part of the Planning Team.

Housing Advisory Committee Participants

The LRGVDC Housing Advisory Committee consists of the following members who also participated on the Needs Assessment Planning Team: Martha Salazar with the Hidalgo County Purchasing Department; Luis Figueroa Chair of McAllen Affordable Homes of South Texas; Mario Palomo with the Pharr Economic Development Corporation; Julio Cerda with the City of Mission; Housing Committee Chair Eddy Gonzalez with the City of Edcouch; Commissioner Sofia Benavides of Cameron County; Ben Medina from the City of Brownsville; Tammy DeGannes with the City of Harlingen; Mayor Steve Brewer of the City of La Feria; Judge John Gonzales of Willacy County; Eleazar Garcia Jr. from the City of Raymondville; Arturo Ramirez with Community Economic Opportunity; Diana Serna of Hidalgo Urban County; and ex officio members Ann Cass and Armando Garza with Proyecto Azteca.

The URS Team

The URS Team consists of the following members: Craig Pedersen, Mark Howard, Mike Richardson, Jennifer Mattingly, Reid Bruce, and Abby Rauschenberger of URS Corporation; Paul Cowan, Hollis Rutledge (Rutledge & Associates), Sheila Valles-Pankratz (Rutledge & Associates), Jaime Gutierrez, Mary Gutierrez, Neil Forbes (Horne-LLP), Robert Harland (Horne-LLP), Kevin Hamby (Hamby & Piatt), and Jeff Piatt (Hamby & Piatt).

APPENDIX TWO
DATA SOURCES

Quantitative Data – General Data

1. Current Hurricane Dolly Round 1 Awards
    - This data was provided by the Texas General Land Office.
    - This data is in the form of tables that represent the amount of funding allocated to the Lower Rio Grande Valley region for the Hurricane Dolly Round I program.

2. HUD 2011 Low to Moderate Income Summary Data
    - Data prepared by the United States Department of Housing and Urban Development which provides detailed breakouts of the low to moderate income population by block group.
    - This data was used to produce the income demographics section of the Needs Assessment and was used to identify low to moderate income populations on the GIS map.

3. 2010 Census Data
    - United States Census data provided the basis for finding concentrations of poverty and mapping those concentrations using a GIS system.
    - Census data was also used in the demographics section of the Needs Assessment to identify housing trends and the population characteristics of the area.

4. National Oceanic and Atmospheric Administration – Dolly Wind Shape File
    - Data showing the hurricane wind areas was included as a layer on the GIS map.

5. National Weather Service – Dolly Flood Shape File
    - Data showing Hurricane Dolly rainfall amounts was included as a layer on the GIS map.

Quantitative Data – Hurricane Dolly Damaged Homes

1. Harlingen Community Development Corporation Waiting List
    - List provided by Harlingen Community Development Corporation which shows the remaining addresses with damage that were not assisted by the Round I Hurricane Dolly funding.

2. City of Harlingen Client List
    - List provided by the City of Harlingen showing addresses which were damaged by Hurricane Dolly.

3. City of Harlingen Housing Rehab Address List
    - List provided by the City of Harlingen which shows the remaining addresses with damage that were not assisted by the Round I Hurricane Dolly funding.

4. City of Mission Applicants and Waiting List
    - This list was provided by the City of Mission to demonstrate those applicants receiving assistance and the remaining need of applicants that did not receive assistance in the Round I Hurricane Dolly program

5. City of Mission Call Log
    - This list was provided by the City of Mission to demonstrate possible damage victims who inquired about the Round I Hurricane Dolly program but did not follow through with an application.

6. City of Pharr Flood Damaged Addresses
    - Addresses of flood damaged properties provided by the City of Pharr.

7. Cameron County Waiting List
    - This list was provided by Cameron County to demonstrate the remaining need of applicants that did not receive assistance in the Round I Hurricane Dolly program.

8. Hidalgo County Waiting List
    - This list was provided by Hidalgo County and shows the remaining addresses with damage that were not assisted by the Round I Hurricane Dolly funding.

9. City of Brownsville Address List
    - Addresses provided by the Community Development Corporation of Brownsville to demonstrate the remaining need within the city.

10. Federal Emergency Management Agency (FEMA) Damaged Address Data – Paid Claims
    - FEMA Data provided by the Texas General Land Office showing the addresses of all persons who filed claims with FEMA for Hurricane Dolly which were paid.

11. Federal Emergency Management Agency (FEMA) Damaged Address Data – Unpaid Claims
    - FEMA Data provided by the Texas General Land Office showing the addresses of all persons who filed claims with FEMA for Hurricane Dolly which were not paid.

Qualitative Data

The Planning Team also collected qualitative data as follows:

1. Cameron County Site Visit Evaluation Sheets & Photographs
2. Hidalgo County Site Visit Evaluation Sheets & Photographs
3. Willacy County Site Visit Evaluation Sheets & Photographs
4. Model Colonias: Supplemental Needs Assessment

The first three sources of qualitative data were collected by part of the Planning Team that conducted site visits covering a representative sample of the damage in the region. The findings of these site visits

are provided in **Appendix 5** of this document. The purpose of collecting this data was to provide the team with verification of the damage that has been reported. Also, the Planning Team used this data in considering the need for different programs and eligible activities.

The fourth source of qualitative data was provided to the Planning Team by the Equal Voice Network in the form of a supplemental needs assessment of model colonias. This report focused on eight (8) model colonias:

1. Rancho Sanchez
2. Hidalgo Park II
3. Country View Subdivision
4. El Charro #2
5. San Carlos
6. Lucero del Norte
7. Rancho Grande South
8. Green Valley Farms

This report was based on a series of infrastructure surveys, housing surveys, community meetings, windshield assessment surveys, appraisal and flood zone data, and census data. For each focus colonia, the report provides information on current flooding issues, damage suffered from Hurricane Dolly, willingness of residents to move to an area less impacted by flooding, and structural elements still in need of repair after the storm.

The Planning Team used this report as an additional source of qualitative data to verify damage that has been reported and focused on the colonias. This report was also used as an additional discussion item for determining the amount of funding to be allocated to each program and the associated eligible activities. The Planning Team also used this report as an additional source of identifying areas for targeted outreach in the Round II Hurricane Dolly Program.

APPENDIX THREE
ABBREVIATED MEETING MINUTES

Overview

The Planning Team attended a series of four planning meetings.

Meeting One: October 26, 2011

The agenda for this meeting included the following topics: Program Update, MOD/Program Overview and Discussion, Purpose of Needs Assessment, Mission Statement Development, Discussion of Planning Objectives, Identifying Sources of Data, Review of Base Maps and Path Forward. The Program Update focused on the submittal of the FHAST Form and its approval. The MOD/Program Overview and Discussion centered around the funding allocations and eligible activities. During the Purpose of the Needs Assessment discussion it was explained that the Needs Assessment provides the framework and justification for the program design for Hidalgo, Cameron, and Willacy Counties in the Valley. Further, it was identified that the program design consists of the "who" (demographics to receive concentrated attention), "where" (the targeted outreach areas), and "what" (determining the activities that will be offered). The following draft mission statement was developed, "To Facilitate a Regional Housing Program that assures Quality, Affordable, Sustainable housing in accordance with fair housing standards and maximizes assistance for current and future funding while utilizing local involvement." In the discussion on the planning objectives, the Who, Where, and What, were further identified. Who? Identify the income and protected class characteristics of the population which suffered damage. Where? Identify areas of poverty, concentrated protected class, and a high probability of Hurricane Dolly damage. What? Identify the types of housing solutions which should be offered. Next, the group identified the following potential sources of data:

- Dolly Round 1 Programs
- HUD's Low to Moderate Income Summary Data
- Faith Based Communities
- Texas Rural Legal Aide
- Round 2.1 Non-Housing Applications
- ARISE
- PHA(s)
- County Commissioners
- Urban County Waiting List
- Emergency Management Coordinators
- NOAA
- Urban County Colonia's spreadsheet
- Hidalgo County Colonia CD
- Red Cross

The next part of the discussion focused on GIS base maps prepared by URS. There were three maps showing all parts of each county. Then, there were three more maps with an overlay in each county of the colonias identified by the Texas Secretary of State, the Texas Attorney General and the Texas Water Development Board. The group discussed the base map data and the preliminary income area mapping data that was presented. The group also discussed possible sources of data for the mapping project and contacts were exchanged. During the discussion on the path forward future meeting dates were identified and public hearings for the Needs Assessment were discussed.

Meeting Two: November 8, 2011

The second Planning Meeting of the team was held on November 8, 2011. The agenda for this meeting included the following topics: Program Update, Review of Draft Mission Statement, Review Purpose of Needs Assessment, Review of Planning Objectives, Review of Data Sources, Review of Working Maps and Path Forward. The Program Update focused on the approval of the FHAST Form, the submittal of the MOD and the site visits conducted thus far for the Needs Assessment. The following draft mission statement was adopted, "To Facilitate a Regional Housing Program that assures Quality, Affordable, Sustainable, and Resilient housing in accordance with fair housing standards and maximizes assistance for current and future funding while utilizing local involvement." Next, was a review of the purpose of the Needs Assessment identified at the previous meeting. In reviewing the planning objectives, the Who, Where, and What, were again discussed. Next, the group reviewed the types of data still needed to be collected as follows:

- Any waiting list for assistance from Hurricane Dolly damage
- Public Housing Authority Waiting Lists
- The submittal of data should be in a spreadsheet and should include:
    - How the Data was created?
    - Who created the Data?
    - What the data was used for?
    - The data's relationship to Hurricane Dolly

Next the group identified the data that has currently been collected:

- FEMA Data (Claims)
- Current Hurricane Dolly Round 1 Awards
- HUD LMI Summary Data
- Census Data
- NOAA Website
- Hidalgo County Waiting List

The group then identified data that we were still waiting on:

- Cameron County Surveys
- Harlingen Waiting List
- Equal Voice Network Spreadsheet

The next part of the discussion focused on working maps prepared by URS. These maps were projected which demonstrated the changes in the maps when different overlays where applied. Revised income area data was presented together with preliminary address mapping data. The group was able to see concentrations beginning to form. During the discussion on the path forward future meeting dates were confirmed and public hearings for the Needs Assessment were discussed.

Meeting Three: November 18, 2011

The third Planning Meeting of the team was held on November 18, 2011. The agenda for this meeting included the following topics: Review of Round 2.2 Timeline, Review of Mission Statement, Review Purpose of Needs Assessment, Review of Planning Objectives, Review of the Format of the Initial Working Document, Discussion of Methodology and Outcomes, Review of Data Sources, Review of GIS Maps and Path Forward. The Review of the Round 2.2 Timeline focused on the submittal of the MOD and the two remaining tasks: Complete Needs Assessment and Application. The team then reviewed the previously adopted mission statement. Next, was a review of the purpose of the Needs Assessment identified at the previous meeting. In reviewing the planning objectives, the Who, Where, and What, were again discussed. Next, the group reviewed the outline for the Initial working document and expressed approval of the path forward. Then, the group held a discussion of the Methodology and Outcomes. The group identified five (5) questions that needed to be determined for the needs assessment.

1. What was the relative Hurricane Dolly damage to the three income groups?
    a. Very Low: 30% & Below
    b. Low: 31% to 50%
    c. Moderate Income: 51% to 80%
2. What proportions of the funding must be set aside for each category of persons?
    a. Very Low
    b. Low
    c. Moderate
3. What are the areas which will be pinpointed for targeted outreach?
4. How much funding will be allocated to each program?
    a. Homeowner Assistance 95%
    b. Homebuyer Assistance 5%
    c. Rental Activities Current Set Aside ($15+ Million)
5. Which activities will be used in this region for each eligible program and how much funding will be allocated to each activity?
    a. **<u>Homeowner Program 95% Overall</u>**
        i. Acquisition (Generally paired with New Construction) 5%
        ii. Rehabilitation 10%
        iii. Reconstruction 75%
        iv. New construction 5%
        v. Demolition Only 0%
        vi. Elevation Only 5%

b. **Homebuyer Program 5% Overall**

i.	Down Payment Assistance	50%
ii.	Principal Reduction	0%
iii.	All Reasonable closing costs	50%

The group accepted the proposed methodology for questions 1-3 then agreed upon the percentages to be used for questions 4-5.

During the discussion of question 3, the group focused on working maps prepared by URS. These maps were projected from a computer allowing the group to see changes in the maps when different overlays where applied. At this stage, the maps contained large clusters of addresses which were shown coinciding with delineated poverty concentrations and colonias. The group helped to identify the data that would be used to pinpoint targeted outreach areas on the map and approved the methodology for selecting targeted outreach areas. During the discussion on the path forward future meeting dates were confirmed and public hearings for the Needs Assessment were discussed.

Meeting Four: November 29, 2011

The fourth Planning Meeting of the team was held on November 29, 2011. The agenda for this meeting included the following topics: Review of Mission Statement, Review Purpose of Needs Assessment, Review of the Scope, Review of the Draft Needs Assessment, Discussion of Methodology and Findings, Review of Data Sources, Review of GIS Maps and Path Forward. The team began by reviewing the previously adopted mission statement. Next was a review of the purpose of the Needs Assessment and the Scope for the project. The group then reviewed the Draft of the Needs Assessment. Then, the group held a discussion of the Methodology and Outcomes. When discussing the methodology, the group reviewed the five (5) questions that needed to be determined for the needs assessment and the findings for those questions.

Relative Damage to Each Income Category

Income Bracket	Total Persons	Population Percentage	Relative Overall Damage
Very Low Income	192,423	36%	$ 83,340,432
Low Income	157,882	30%	$ 69,450,360
Moderate Income	180,890	34%	$ 78,710,408
Total	531,195	100%	$231,501,200

Proportions of Funding Set Aside for each Income Category

Income Bracket	Population Percentage	Relative Overall Damage
Very Low Income	36%	$ 37,772,923
Low Income	30%	$ 31,477,736
Moderate Income	34%	$ 35,674,768
Total Available Funding	100%	$104,925,787

Funding to be Allocated to Each Program

Eligible Program	Available Housing Funds Percentage	Funding Allocations
Homeowner Assistance	95% ($104,925,787)	$ 99,679,498
Homebuyer Assistance	5% ($104,925,787)	$ 5,246,289
Rental Activities		$ 15,108,600
Rapid Recovery Program		$ 2,000,000
Total Housing Allocation		$122,034,387

Funding Allocated to Each Activity

Homeowner Assistance Program

- Acquisition $ 4,983,975
- Rehabilitation $ 9,967,950
- Reconstruction $74,759,624
- New construction $ 4,983,975
- Demolition Only $ 0
- Elevation Only $ 4,983,974

Total Homeowner Assistance Program **$99,679,498**

Homebuyer Assistance Program

- Down Payment Assistance $2,623,145
- Principal Reduction $ 0
- All Reasonable closing costs $2,623,144

Total Homebuyer Assistance Program **$5,246,289**

Total Rental Program **$15,108,600**

Total Rapid Recovery Housing Program **$2,000,000**

Total Housing Allocation **$122,034,387**

Meeting Five: December7 , 2011

The fifth Planning Meeting of the team was held on December 7, 2011. The agenda for this meeting included the following topics: Review of Mission Statement, Review of the Final Needs Assessment, Review of GIS Maps, Approval of the Final Needs Assessment and Application for funding. The team began by reviewing the Final Needs Assessment and the GIS Maps. Then, the group reviewed the Application for Funding. Finally, the Housing Advisory Committee voted to approve both the Final Needs Assessment and the Application for Housing funds.

APPENDIX FOUR
PUBLIC HEARING COMMENTS

The Planning Team is hosting a series of three public hearings to gain input on the Needs Assessment Planning process.

Public Hearing 1: November 8, 2011

The first public hearing was held on November 8, 2011. The notifications for the public hearing were published in English and in Spanish in local newspapers in each of the three counties in the Lower Rio Grande Valley Region. Also, the notice for the public hearing was submitted to the General Land Office for publication and was posted on the LRGVDC website. The LRGVDC reached out to residents of colonias in Willacy county who could not attend the hearing without transportation by providing a transit service to the meeting from Willacy County. Also, agendas and comment cards were provided at the hearing in both English and Spanish. The hearing was moderated by a Spanish speaking member of the URS Team, Hollis Rutledge who was able to present the information in both English and Spanish. A translation service was provided to Spanish speaking attendees to make sure that they understood all of the English portions of the presentation. A summary of the public comment and LRGVDC response from this hearing is as follows:

In the public hearing on November 8, 2011, 70 people attended with 15 choosing to make public comment. Below is a summary of those comments:

- Jose Medrano with the START Center and the Equal Voice Network wants to assure that the funds allocated to Colonias are actually spent on those Colonias. Mr. Medrano also asks for transparency in the process. LRGVDC Response: The LRGVDC understands the concerns raised and will follow the FHAST Form in its allocation of funding for non-housing and the requirement that colonia projects be given priority.

- Elsa Gonzalez a resident of the Green Valley Colonia and representative of the START Center and the Equal Voice Network came to obtain information concerning assistance from this fund for her colonia. Ms. Gonzalez stated that the colonia was a total loss after Hurricane Dolly. She wants to know when the projects will start. LRGVDC Response: Although we cannot give specific dates for the beginning of construction at this time, the LRGVDC hopes to be under contract with the State by the beginning of 2012 and to be in the planning stages of projects by February 2012.

- Alma P. Ramirez a resident of the Green Valley Colonia and representative of the START Center and the Equal Voice Network wants to know when and how residents of the Colonias will get help. LRGVDC Response: Although we cannot give specific dates for the beginning of construction at this time, the LRGVDC hopes to be under contract with the State by the beginning of 2012 and to be in the planning stages of projects by February 2012. The LRGVDC will have an application available online and at their offices for all residents of the area to apply

for funding. In addition, the LRGVDC will conduct targeted outreach to those areas with high concentrations of poverty, minority, and damage.

- Martha Sanchez with L.U.P.E. came to speak for those who could not attend. She wants to ensure that public hearings are transparent and conducted at times available for all members of the community. Ms. Sanchez also wanted to ensure that the funds are spent on the Colonias. LRGVDC Response: The LRGVDC understands the concerns raised and will follow the FHAST Form in its allocation of funding for non-housing and the requirement that colonia projects be given priority. Concerning the public hearing notices and times, the LRGVDC is working to offer more varied times for public hearings and currently publishes in Spanish newspapers and sends press releases to all Spanish media outlets. The second public hearing on the Needs Assessment will be in the evening while this hearing was conducted in the morning.

- Mr. Daniel Diaz with L.U.P.E. came to suggest that the non-housing funding is primarily spent in the 8 focus Colonias that his organization has been working with which include the following Colonias: Hidalgo Park, Country View Estates, San Carlos, Rancho Sanchez, Charro #2, Lucero del Norte, Green Valley Farms, Rancho Grande South. LRGVDC Response: The LRGVDC understands the concerns raised and will follow the FHAST Form in its allocation of funding for non-housing and the requirement that colonia projects be given priority. The LRGVDC encourages persons or local organizations in the Valley to provide information that will assist the needs assessment in determining the areas of greatest need.

- Ms. Juanita Zavala with ARISE experienced a lot of damage to her home, colonia, and school as a result of Hurricane Dolly. She would like to know if these funds could help to reconstruct her home and when they will be available. Ms. Zavala also expressed the need to resolve the drainage issue in her colonia. LRGVDC Response: Although we cannot give specific dates for the beginning of construction at this time, the LRGVDC hopes to be under contract with the State by the beginning of 2012 and to be in the planning stages of projects by February 2012. The LRGVDC will have an application available online and at their offices for all residents of the area to apply for funding. In addition, the LRGVDC will conduct targeted outreach to those areas with high concentrations of poverty, minority, and damage

- Ms. Angelica Edge with L.U.P.E. and the Equal Voice Network is a resident of a colonia that suffered severe damage after Hurricane Dolly. Ms. Edge wants to know when the funding is coming. LRGVDC Response: Although we cannot give specific dates for the beginning of construction at this time, the LRGVDC hopes to be under contract with the State by the beginning of 2012 and to be in the planning stages of projects by February 2012. The LRGVDC will have an application available online and at their offices for all residents of the area to apply for funding. In addition, the LRGVDC will conduct targeted outreach to those areas with high concentrations of poverty, minority, and damage.

- Mr. Mike Lopez with the Hidalgo County Housing Authority wants to propose to assist in helping all families affected by Hurricane Dolly. The Hidalgo County Housing Authority has 800 people

currently on its waiting list. Mr. Lopez is proposing to build 550 new units in Hidalgo County (150 Single Family Units and 400 Multi-family units) in the unincorporated areas of the county. LRGVDC Response: While waiting lists alone would not demonstrate need related to the storm damage, local knowledge of the loss of affordable housing that could be documented would be considered in the needs assessment/application process. Any damaged or destroyed units will be given priority in the affordable rental set-aside consistent with the Conciliation Agreement. To the extent that the need for additional rental housing can be documented it will be weighed against the need for repair/replacement of single family to determine the highest needs in the region and be part of the public meetings.

- Andrea Gilles with bcWorkshop spoke to place on public record a list of the data that they collected: Drainage Surveys of Colonias, types of housing the colonia residents are currently living in, EDA Surveys of Colonias, Wind Shield Surveys of Colonias, Photographs from Colonia residents after the storm, appraisal data, and a series of public hearings. LRGVDC response: The LRGVDC has not yet received this data, but upon receiving we will incorporate this data in the Needs Assessment.

- Ms. Jovita Gonzalez is a resident of the San Carlos Colonia. This colonia suffered extensive flooding damage after Hurricane Dolly and has no sewer system. Ms. Gonzalez requests that this area be assisted with this funding. LRGVDC Response: The LRGVDC understands the concerns raised and will follow the FHAST Form in its allocation of funding for non-housing and the requirement that colonia projects be given priority

- Ricardo Brambila with Buckner has 2000 applications remaining on a waiting list from Round 1 funding that were not able to be assisted. He is offering photos, data, and names of families in need. LRGVDC Response: The LRGVDC will reach out to Buckner in hopes of attaining the above mentioned data to be included in the needs assessment.

- Ms. Shirley Anne Gandara a resident of Lasara in Willacy County discusses damage received in her colonia. Ms. Gandara requests that these public hearings be held at night. LRGVDC Response: The LRGVDC understands the concerns raised and will follow the FHAST Form in its allocation of funding for non-housing and the requirement that colonia projects be given priority. Concerning the public hearing notices and times, the LRGVDC is working to offer more varied times for public hearings and currently publishes in Spanish newspapers and sends press releases to all Spanish media outlets. The second public hearing on the Needs Assessment will be in the evening while this hearing was conducted in the morning.

- Mr. John Hennenberger with the Texas Low Income Housing Information Service commented on several topics. First, Mr. Hennenberger stated that the Equal Voice Network has extensively surveyed and identified flood and wind damage in a number of Colonias in Cameron and Hidalgo County that should receive targeting. Next, Mr. Hennenberger recommends that four activities are needed: Reconstruction, Repair, Elevation, and Rental Replacement Housing. Mr. Hennenberger suggests that protected classes are a major concern in the Colonias. He suggests

that the LRGVDC should map the distribution of foreign born population (natural origin is considered a protected class.) Mr. Hennenberger states that areas of flood damage were the areas that lacked appropriate infrastructure – the Colonias. Lastly, Mr. Hennenberger recommends a robust Section 3 program to link programs with jobs. LRGVDC Response: LRGVDC will use the needs assessment that is being produced in conjunction with the application to target outreach to areas in need for housing repair and replacement. The LRGVDC encourages any community or organization that can demonstrate need to provide empirical information, like surveys, photos, or existing unserved applicants to assist the development of the needs assessment. The LRGVDC understands the concerns raised and will follow the FHAST Form in its allocation of funding for non-housing and the requirement that colonia projects be given priority. The LRGVDC will adopt a robust Section 3 plan for implementation of these programs.

- Mr. Jose Aldape a colonia resident expressed severe damage to his colonia. Mr. Aldape requests that his colonia be considered in this needs assessment. LRGVDC Response: The LRGVDC understands the concerns raised and will follow the FHAST Form in its allocation of funding for non-housing and the requirement that colonia projects be given priority.

- Mr. Sunny K. Phillip with the South Texas Collaborative for Housing Development spoke to offer onsite pictures after Hurricane Dolly. LRGVDC Response: The LRGVDC encourages any community or organization that can demonstrate need to provide empirical information, like surveys, photos, or existing unserved applicants, to assist the development of the needs assessment.

Public Hearing 2: November 29, 2011

In the public hearing on November 29, 2011, 52 people attended with 18 choosing to make public comment. Below is a summary of those comments:

- Mr. Jose Guadalupe Aldape with L.U.P.E and a colonia resident expressed severe damage to his colonia. Mr. Aldape expressed concerns with the FEMA process for qualifying and disqualifying claims. Mr. Aldape also suggested that the Planning Team locate the areas of interest not currently seen on the map and he will encourage his neighbors to attend the next public hearing and bring additional information. LRGVDC Response: The LRGVDC understands the concerns raised and will address both concerns in turn. The Planning Team realized that there were problems with the FEMA process for awarding claims and in turn chose to use FEMA claims, not awards, for analysis of the Needs Assessment. In response to Mr. Aldape and others concerns, the Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Ms. Maria G. Montes, resident of Rancho Sanchez, spoke to represent this colonia. Ms. Montes explained that her home is full of mold and rats and mice are coming in through the holes. Ms. Montes expressed the need for assistance for her neighbors in the Rancho Sanchez colonia. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such

concern at site assessment visits to Rancho Sanchez. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Ms. Juanita Zavala came to represent Rancho Sanchez colonia where she resides. Ms. Zavala describes how every time it rains, her home fills with water and the street floods to her knees. Ms. Zavala is requesting help for herself and her neighbors in the Rancho Sanchez colonia. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such concern at site assessment visits to Rancho Sanchez. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Mr. Rocio Antenio resides in Hidalgo Park II and came to speak on behalf of this colonia. Mr. Antenio describes the severe damage that remains to his home, the failure of FEMA to approve his claims, and the damage of his entire colonia. Mr. Antenio requests that the maps be redrawn to include his colonia. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such concern at site assessment visits to Hidalgo Park II. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Ms. Hortencia Medina, a resident of Hidalgo Park II, came to speak on behalf of her colonia. Ms. Medina describes the severity of the damage to her home following Hurricane Dolly, the failure of FEMA to provide enough funding to repair her home, and the remaining damage to her entire colonia. Ms. Medina asks that Hidalgo Park II be considered for the maps. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such concern at site assessment visits to Hidalgo Park II. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Ms. Maria Puente spoke on behalf of Lyford colonia in Willacy County where she is a resident. Ms. Puente spoke of the damage to her home and this colonia that remains from Hurricane Dolly. Ms. Puente is requesting that they receive help and that her colonia is included in the maps. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such concern at site assessment visits to Lyford. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Ms. Emi Zuniga with the Texas Organizing Project spoke about concern with the maps for targeted outreach due to problems with the Census data and other issues with addresses. Ms. Zuniga also submitted a list of addresses and a list of questions that she would like answered. LRGVDC Response: The LRGVDC understands the concern raised with addresses and census data and has included a series of different quantitative and qualitative data sources in order to determine the most accurate information. The Planning Team has revised the targeted

outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings. The list of questions that were presented is currently in review by the LRGVDC Housing Advisory Committee. Once this review is complete and the Committee submits the questions, they will be answered as completely as possible.

- Ms. Kimberly Olson with the Texas Organizing Project raised concerns over areas being left out of the maps for targeted outreach. Ms. Olson provided a list of addresses for residents in the El Charro #2 colonia and requested that the questions discussed previously be addressed in writing. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed these concerns by site visit assessments in El Charro #2. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings. The list of questions that were presented is currently in review by the LRGVDC Housing Advisory Committee. Once this review is complete and the Committee submits the questions, they will be answered as completely as possible.

- Ms. Marlene Chavez spoke raised concerns that La Sera and San Sebastian were not included on the targeted outreach maps and requested that the maps are revised to include them. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such concern at site assessment visits to La Sera and San Sebastian. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Ms. Manuela Luna of the Spanish Palm colonia described damage to her home and colonia from Hurricane Dolly and requested that this colonia be included in the maps for targeted outreach. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such concern at site assessment visits to Spanish Palm. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Mr. Jose Medrano spoke as a representative of two colonias: Green Valley Farms and La Paloma. Mr. Medrano described the damage to the area remaining after Hurricane Dolly and requested that these colonias be included in the maps for targeted outreach. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such concern at site assessment visits to Green Valley Farms and La Paloma. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Ms. Ema Alaniz, a resident of the San Carlos area, expressed concerns that the San Carlos area suffered extreme damage from the Hurricane but was not included in the maps for targeted outreach. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such concern at site assessment visits to the San Carlos Area. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Mr. Michael Seifert, a resident of Cameron Park, spoke to challenge the Needs Assessment process for using FEMA Claims and Census Data. Mr. Seifert also challenges the process for failing to include Cameron Park in the maps for targeted outreach. LRGVDC Response: The LRGVDC understands the concern raised with FEMA and census data and has included a series of different quantitative and qualitative data sources in order to determine the most accurate information. The Planning Team has revised the targeted outreach areas to include additional areas, such as Cameron Park, visited by Planning Team members and identified by the community in these public hearings.

- Mr. Santiago de Leon is a resident of the Lucera del Norte colonia who spoke of the damage received to the colonia from Hurricane Dolly. Mr. de Leon expressed concerns because Lucera del Norte was not included on the map of areas for targeted outreach. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such concern at site assessment visits to Lucera del Norte. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Mr. Daniel Diaz with L.U.P.E spoke concerning contracting opportunities for outreach and asked the L.U.P.E. be considered for such. LRGVDC Response: Once the time arises that the LRGVDC or its contract administrator have the authority to contract with partners for outreach, they will consider all local agencies that may provide such outreach.

- Ms. Teresa Barrera is a colonia resident who expressed the damage suffered to her home and her colonia. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed such concern at site assessment visits in the area. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Mr. Armando Garza of the Equal Voice Network and Proyecto Azteca spoke of concerns with the identified income brackets and the maps for targeted outreach. Mr. Garza further suggests that more funding be filtered to the low and very low income brackets. LRGVDC Response: The LRGVDC followed the formula in the conciliation agreement for determining how much funding should be set aside for each income category. The LRGVDC understands the concern raised with FEMA and census data and has included a series of different quantitative and qualitative data sources in order to determine the most accurate information. The Planning Team has revised the targeted outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings.

- Ms. Ann Cass with Proyecto Azteca and the Equal Voice Network spoke of concerns with the process for developing the map of the targeted areas for outreach and the maps failure to include several colonias. Ms. Cass also submitted the questions discussed previously at the public hearing. LRGVDC Response: The LRGVDC understands the concern raised and has confirmed these concerns by site visit assessments. The Planning Team has revised the targeted

outreach areas to include additional areas visited by Planning Team members and identified by the community in these public hearings. The list of questions that were presented is currently in review by the LRGVDC Housing Advisory Committee. Once this review is complete and the Committee submits the questions, they will be answered as completely as possible.

Public Hearing 3: December 6, 2011

In the public hearing on December 6, 2011, 49 people attended with 18 choosing to make public comment. Below is a summary of those comments:

- Ms. Briseida Alvarado spoke on behalf of her colonia, Olivares Acres #2. Ms. Alvarado requests that her colonia be considered in the maps and for the funding. LRGVDC Response: The LRGVDC understands the concern raised and will evaluate this area for inclusion as a targeted outreach area.

- Ms. Maria Del Carmen Herrera spoke on behalf of her colonia, San Cristobal. Ms. Herrera requests that her colonia be considered in the maps for targeted outreach and in the funding. LRGVDC Response: The LRGVDC understands the concern raised and will evaluate this area for inclusion as a targeted outreach area.

- Ms. Otila Saldana spoke to express the damage caused by Hurricane Dolly in the San Carlos area. Ms. Saldana asks that she and her colonia receive assistance with this funding. LRGVDC Response: The LRGVDC understands the concern raised and has included the San Carlos area in the maps for targeted outreach. The residents of San Carols will receive targeted outreach to inform them of the program and the application process.

- Ms. Rosa Ma. Mendez of the San Carlos area expressed concern for renters in the area that received damage to their residence by Hurricane Dolly. Ms. Mendez asks if rental assistance will be available as part of this funding. LRGVDC Response: The LRGVDC application has a set aside of $15,108 for rental activities. The rental funding will be available to developers for multi-family projects and landlords of single family residences.

- Mr. Jose Medrano with the START Center and the Equal Voice Network spoke as a representative of the Green Valley Farms and La Paloma colonias. Mr. Medrano had no questions in his comments but solely wanted to thank the LRGVDC for including these colonias in the maps for targeted outreach. LRGVDC Response: The LRGVDC appreciates your comment.

- Mr. Socorro Contreas of the San Felipe colonia spoke to express that his colonia received such damage from Hurricane Dolly that the homes remain in deplorable conditions. LRGVDC Response: The LRGVDC understands the concern raised and will evaluate this area for inclusion as a targeted outreach area.

- Ms. Belinda Rodriguez of the San Carlos area and L.U.P.E. spoke to emphasize the damage done to the San Carlos area and to thank the LRGVDC for including the San Carlos area in the maps for targeted outreach. LRGVDC Response: The LRGVDC appreciates your comment. The LRGVDC

has included the San Carlos area in the maps for targeted outreach. The residents of San Carols will receive targeted outreach to inform them of the program and the application process.

- Ms. Martha Herrera with ARISE and a resident of Hidalgo Park II spoke to express the damage received by residents of her colonia who have not yet received any assistance. Ms. Herrera thanks the LRGVDC for helping. LRGVDC Response: The LRGVDC appreciates your comment. The LRGVDC has included Hidalgo Park II in the maps for targeted outreach. The residents of Hidalgo Park II will receive targeted outreach to inform them of the program and the application process.

- Mr. Hector Marrujo of ARISE and a resident of Hidalgo Park II spoke to express the remaining damage to his home and his neighbors as a result of Hurricane Dolly. LRGVDC Response: The LRGVDC has included Hidalgo Park II in the maps for targeted outreach. The residents of Hidalgo Park II will receive targeted outreach to inform them of the program and the application process.

- Mr. Jesus Garcia of ARISE and a resident of the Rancho Sanchez colonia spoke of the remaining damage to his home and his neighbors as a result of Hurricane Dolly. LRGVDC Response: The LRGVDC has included Rancho Sanchez in the maps for targeted outreach. The residents of Rancho Sanchez will receive targeted outreach to inform them of the program and the application process

- Mr. Antonio Barco of the Hidalgo County Urban County Program spoke of damage to an area south of Edcouch at Mile 4 and Mile 15 that remained under water for weeks following Hurricane Dolly. Mr. Barco suggests that this area should be a part of the maps for targeted outreach. LRGVDC Response: The LRGVDC understands the concern raised and will evaluate this area for inclusion as a targeted outreach area.

- Mr. Armando Garza of Proyecto Azteca and the Equal Voice Network questioned the funding percentages between single family rental (25%) and multi-family rental (75%) specified in the application for funding. Mr. Garza asks if these allocations are set in stone or if there is the ability to move between these funds if needed. Mr. Garza also suggests that two other colonias were severely damaged and should be included in the maps for targeted outreach: Curry Estates & Indian Hills. LRGVDC Response: The LRGVDC will, upon proof that the need for the multi-family allocation is not necessary at this amount, have the flexibility to request moving funds from multi-family to single family rental. The LRGVDC understands the concerns regarding the two additional colonias will evaluate these areas for inclusion as a targeted outreach areas.

- Mr. Jose Aldape, a resident of Los Olivares Acres spoke of the damage that remains to the area following Hurricane Dolly. Mr. Aldape also expresses concerns regarding the number of households to be served in the application LRGVDC Response: The LRGVDC understands the concern raised and will evaluate this area for inclusion as a targeted outreach area. Also, while

the application states a number of households to be served, this is solely an estimate. The LRGVDC hopes to be able to serve more households than expected.

- Mr. Daniel Diaz of L.U.P.E. and the Equal Voice Network spoke concerning three colonias that received damaged that he believes should be included in the maps for targeted outreach: Curry Estates, Indian Hills East, and Lucera del Norte. LRGVDC Response: The LRGVDC understands the concern raised and will evaluate this area for inclusion as a targeted outreach area.

- Ms. Hortencia Medina a resident of Hidalgo Park II spoke concerning damage to her home and her colonia that remains from Hurricane Dolly. LRGVDC Response: The LRGVDC has included Hidalgo Park II in the maps for targeted outreach. The residents of Hidalgo Park II will receive targeted outreach to inform them of the program and the application process.

- Ms. Ramona Casas of the El Pueblo colonia spoke concerning damage to her colonia and to request that her colonia be added to the maps for targeted outreach. LRGVDC Response: The LRGVDC understands the concern raised and will evaluate this area for inclusion as a targeted outreach area.

- Ms. Juana Juarez of the Olivarez Acres 2 colonia spoke concerning damage to her home and her colonia. LRGVDC Response: The LRGVDC understands the concern raised and will evaluate this area for inclusion as a targeted outreach area.

APPENDIX FIVE
SITE VISIT DATA

Appedix Five: Site Visit Data

Individual Home Damage Assessments

Address #	Street	City	Date	Time	Pictures	Flooding	Trees	Debris	Roof	Foundation	Windows	Doors	Exterior Paint	Exterier Surface	Porch	Other	Occupied	Colonia	Name of Colonial	Comments
2915	32nd	Brownsville	11/7/2011	AM	1-18	☑	☑		☑	☑	☑	☑	☑	☑	☑	☑	☑			While some repairs were done to the roof, the house remains unlevel and full of mold
9261	Gruta Rd	Brownsville	11/7/2011	AM	20-32	☑			☑	☑		☑		☑	☑	☑	☑	☑	Valle Escondido	Annexed in 2007 and just recently got water & sewer
5667	Paso Real	Brownsville	11/7/2011	AM	33-58				☑	☑	☑	☑	☑	☑	☑	☑	☑			Resident wants to apply for Hurricane funding;
30225	Esquina Circle	Las Fresnos	11/7/2011	PM	65-67				☑	☑				☑			☑	☑	Nogales Colonia	
23266	Thompson Rd	La Feria	11/7/2011	PM	81-90	☑			☑	☑	☑	☑	☑	☑	☑			☑		Under water for 2 months following storm;
3632	Caddoe Ave.	Mercedes	11/7/2011	PM	94-104				☑	☑	☑	☑	☑	☑			☑	☑	Indian Hills East	Home sitting on bricks
3110	Spanish Palm	Mercedes	11/7/2011	PM	106-112	☑			☑	☑	☑	☑	☑	☑			☑	☑	Spanish Palms	No floors in half of the home;shifted piers; mildew
9608	Angel Dr	Weslaco	11/7/2011	PM	113-114	☑											☑	☑	TiJerina	Homeowner built up land and sidewalk around house while base of house is now underground
9917	Villa	Weslaco	11/7/2011	PM	115-118	☑		☑	☑	☑	☑	☑	☑	☑	☑		☑	☑	Olivarez Number 1 & 2	Entire colonia under water
205	Aerora		11/7/2011	PM	119-124	☑											☑	☑	La Blanca	Water line remains very visible on home; brick is discolored from remaining under water for long period
427	El Jay Alamo	Pharr	11/9/2011	AM	150-152	☑			☑				☑	☑		☑	☑	☑	El Jay	lowest spot in 1 mile radius
	Jenica Circle	San Juan	11/9/2011	AM																
906	Herb	Pharr	11/28/2011	AM	I: 1-4	☑		☑	☑	☑	☑	☑	☑	☑		☑	☑	☑	Hidalgo Park II East	
7632	Steve Lane	Pharr	11/28/2011	AM	I: 5-6	☑				☑							☑	☑	Hidalgo Park II	
7625	Steve Lane	Pharr	11/28/2011	AM	I: 7-11	☑		☑	☑		☑	☑	☑	☑		☑	☑	☑	Hidalgo Park II	
7629	Sherrye Court	Pharr	11/28/2011	AM	I: 12-13	☑		☑	☑	☑			☑	☑		☑	☑	☑	Hidalgo Park II	
7730	Wayne Court	Pharr	11/28/2011	AM	I: 14-16				☑		☑	☑	☑	☑			☑	☑	Hidalgo Park II	
7628	Wayne Court	Pharr	11/28/2011	AM	I: 17-19	☑			☑		☑	☑	☑	☑			☑	☑	Hidalgo Park II	
	Mould St	Pharr	11/28/2011	AM	I: 20-22			☑		☑	☑	☑	☑	☑		☑		☑	Hidalgo Park II	Home abandoned by family; repairs abandoned because of extent of damage
631	Rusty Dr	Pharr	11/28/2011	AM	I: 23-26	☑			☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	Hidalgo Park II	
628	Rusty Dr	Pharr	11/28/2011	AM	I: 27-29	☑		☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	Hidalgo Park II	
7432	San Marie	Pharr	11/28/2011	AM	I: 30-35	☑			☑	☑	☑	☑	☑	☑		☑	☑	☑	Hidalgo Park II	
	Off Military Highway		11/28/2011	AM	I: 36-39	☑			☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	Rancho Sanchez	no wiring in house, severe wall damage
506	S. 35th St		11/28/2011	AM	I: 40-43	☑		☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	Rancho Sanchez	
	Dahlia Ave.		11/28/2011	AM	I: 40-42	☑		☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	Rancho Sanchez	
122	Bahia	Mission	11/28/2011	PM	I: 43-45	☑											☑			No current damage; structure has been completely professionally repaired
123	Bahia	Mission	11/28/2011	PM	I: 46-48	☑			☑	☑	☑	☑	☑	☑		☑	☑			
225	Citriana	Mission	11/28/2011	PM	I: 49-51	☑		☑	☑		☑	☑	☑	☑		☑				
808	E 1st St	Mission	11/28/2011	PM	I: 52-54	☑		☑	☑		☑	☑	☑	☑		☑				
2600	E 2 1/2 St	Mission	11/28/2011	PM	I: 55	☑			☑	☑	☑	☑	☑	☑		☑	☑			
2610	E 2 1/2 St	Mission	11/28/2011	PM	I: 56	☑		☑	☑	☑	☑	☑	☑	☑		☑	☑			
202	Toledo	Mission	11/28/2011	PM	I: 57-58	☑			☑				☑	☑		☑	☑			Non-professional, improper repairs made
206	Toledo	Mission	11/28/2011	PM	I: 60-61	☑			☑		☑	☑	☑	☑		☑	☑			Non-professional, improper repairs made
	4th St	Mission	11/28/2011	PM	I: 62-63	☑		☑	☑	☑	☑	☑	☑	☑	☑	☑	☑			
2100	E 4th St	Mission	11/28/2011	PM	I: 64-65	☑	☑	☑	☑	☑	☑	☑	☑	☑		☑	☑			Mold/Mildew Issues
	2 1/2 St	Mission	11/28/2011	PM	I: 66-67	☑		☑	☑			☑	☑	☑	☑					Structure is Leaning
2025	Tower	Edinburg	11/30/2011		I:1-2	☑					☑	☑	☑	☑		☑	☑	☑	El Charro No. 2	Back portions of house boarded up and unrepaired from flood damage
6813	Brazil	Edinburg	11/30/2011		I:3-4	☑				☑				☑		☑	☑	☑	El Charro No. 2	Unrepaired interior flood damage
6718	Brazil	Edinburg	11/30/2011		I:5-6	☑			☑	☑			☑	☑		☑	☑	☑	El Charro No. 2	
6603	Brazil	Edinburg	11/30/2011		I:7-8	☑			☑	☑	☑	☑	☑	☑		☑	☑	☑	El Charro No. 2	Unrepaired flood damage
6403	Brazil	Edinburg	11/30/2011		I:9-10	☑			☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	El Charro No. 2	Bottom of trailer rotted out, floor not present
6605	Argentina	Edinburg	11/30/2011		I:11	☑			☑	☑	☑	☑	☑	☑		☑	☑	☑	El Charro No. 2	Walls are plywood replacements
6616	Argentina	Edinburg	11/30/2011		I:12	☑			☑	☑	☑	☑	☑	☑	☑		☑	☑	El Charro No. 2	
6408	Palmera Circle	Edinburg	11/30/2011		I:13-17	☑			☑	☑	☑	☑	☑	☑	☑		☑	☑	El Charro No. 2	
6406	Palmera Circle	Edinburg	11/30/2011		I:18	☑			☑	☑	☑	☑	☑	☑		☑	☑	☑	El Charro No. 2	Roof Sag
4318	East Lopez	Edinburg	11/30/2011		I:19-20	☑				☑		☑		☑			☑	☑	Contry View	
	East Lopez	Edinburg	11/30/2011		I:21-22	☑			☑	☑	☑	☑	☑	☑		☑		☑	Contry View	
4401	West Lopez Dr	Edinburg	11/30/2011		I:23	☑			☑	☑	☑	☑	☑	☑		☑	☑	☑	Contry View	Rotted Walls

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Appedix Five: Site Visit Data

Individual Home Damage Assessments

Address #	Street	City	Date	Time	Pictures	Flooding	Trees	Debris	Roof	Foundation	Windows	Doors	Exterior Paint	Exterier Surface	Porch	Other	Occupied	Colonia	Name of Colonial	Comments
13141	Farm-to-Market 506	Sebastian	11/30/2011		I:24-27	☑			☑	☑	☑	☑	☑	☑		☑	☑	☑	San Sebastian	Substandard Construction
14224	8th St	San Perlita	11/30/2011		I:28-31	☑			☑	☑	☑	☑	☑	☑		☑	☑	☑	San Perlita	Substandard Construction; Received some weatherization help
14216	8th St	San Perlita	11/30/2011		I:32-35	☑			☑	☑	☑	☑	☑	☑		☑	☑	☑	San Perlita	Substandard Construction
Unknown	Unknown	San Perlita	11/30/2011		I:36-37				☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	San Perlita	Substandard Construction; structure already received $25K under the Willag CDBG DR Program; Disabled Veteran; Wheelchair Bound; Home should've been reconstructed but cap prevented proper treatment of construction
529	Durham	Raymondville	11/30/2011		I:38-39	☑			☑	☑	☑	☑	☑	☑		☑	☑			Soffit Separated
530	Durham	Raymondville	11/30/2011		I:40-41	☑			☑	☑	☑	☑	☑	☑		☑	☑			Substandard construction
1088	W Durham	Raymondville	11/30/2011		I:42-43			☑	☑	☑	☑	☑	☑	☑	☑	☑	☑			Per inspector, major interior damage
336	W Raymond St	Raymondville	11/30/2011		I:40-41				☑		☑		☑	☑		☑	☑			Interior damage per case managers
	NW Corner of Holmes and 85th St.		12/2/2011						☑				☑	☑			☑	☑	Tejana	Rotting Wood
2205	84th St.		12/2/2011	AM					☑		☑		☑	☑			☑	☑	Tejana	Non-Professional repairs - Patchwork roof repairs
123	Villarreal Ave.		12/2/2011	AM		☑				☑			☑	☑			☑	☑	Ruthven SID #2	
8517	Hendrix		12/2/2011	AM					☑				☑	☑	☑		☑	☑	Tejana	Non-Professional repairs - Patchwork roof repairs
3275	86th St.		12/2/2011	AM				☑	☑				☑	☑			☑	☑	Tejana	
404	San Carlos Circle		12/2/2011	AM					☑		☑		☑	☑	☑		☑	☑	Las Brisas Estates	Non-Professional repairs - Patchwork roof repairs
8300	E. Mile 17		12/2/2011	AM		☑			☑				☑	☑			☑	☑	San Carlos Farms	Rotting Wood
1023	N 83rd St.		12/2/2011	AM					☑				☑	☑			☑	☑	San Carlos Farms	Rotting Wood
343	S. 84th St.		12/2/2011	AM					☑					☑			☑	☑	Tejana	Rotting/Missing Wood
342	S. 84th St.		12/2/2011	AM					☑		☑						☑	☑	Tejana	Non-Professional repairs - Patchwork roof repairs
203	S. 86th St.		12/2/2011	AM										☑	☑		☑	☑	Tejana	Rotting Wood

Appendix Five: Site Visit Data

Area Basis Site Assessments

Area Description	City	Date	Time	Pictures	Flooding	Trees	Debris	Roof	Foundation	Windows	Doors	Exterior Paint	Exterier Surface	Porch	Other	Occupied	Colonia	Name of Colonial	Comments
Southmost Area	Brownsville	11/7/2011	AM	59-64			☑												Public Housing Projects; Citris Gardens; 1 site demolished 1 site damaged
FM 506 & Tio Cano Lake	La Feria	11/7/2011	AM	68-80	☑			☑	☑	☑	☑	☑	☑	☑					Several houses on 1 tract of land; formerly septic tank farm; area received 16 feet of water from Hurricane Dolly
FM 506 & Tio Cano Lake	La Feria	11/7/2011	AM	91-93	☑			☑	☑	☑	☑	☑	☑	☑					Homes uninhabitable
Iowa Gardens	Mercedes	11/7/2011	PM		☑			☑	☑	☑	☑	☑	☑	☑	☑	☑	☑		Iowa Gardens
Green Valley Farms	Mercedes	11/7/2011	PM		☑			☑	☑	☑	☑	☑	☑	☑	☑	☑	☑		Green Valley Farms
Weslaco ISD Area	Weslaco	11/7/2011	PM	105	☑			☑	☑			☑	☑	☑		☑	☑	Lucero del Norte	Only one drain for the entire colonia
Aroara St		11/7/2011	PM	125-137	☑			☑	☑	☑			☑			☑	☑		La Blanca Colonia; 2 1/2 ft of water from Dolly; Ceiling cracked; roof leaking; missing parts of inside walls
South Fork Subdivision	Pharr	11/9/2011	AM	38-149, 15	☑			☑	☑	☑	☑	☑	☑	☑	☑	☑			Entire Area Floods Badly
El Jay Road	Pharr	11/9/2011	AM	154-156	☑			☑	☑	☑	☑	☑	☑	☑		☑			
NW Corner of Holmes and 85th St.		12/2/2011						☑				☑	☑			☑	☑	Tejana	Rotting Wood
2205 84th St.		12/2/2011	AM					☑		☑		☑	☑			☑	☑	Tejana	Non-Professional repairs - Patchwork roof repairs
123 Villarreal Ave.		12/2/2011	AM		☑				☑			☑	☑			☑	☑	Ruthven SID #2	
8517 Hendrix		12/2/2011	AM					☑				☑	☑	☑		☑	☑	Tejana	Non-Professional repairs - Patchwork roof repairs
3275 86th St.		12/2/2011	AM				☑	☑				☑	☑			☑	☑	Tejana	
404 San Carlos Circle		12/2/2011	AM					☑		☑		☑	☑	☑		☑	☑	Las Brisas Estates	Non-Professional repairs - Patchwork roof repairs
8300 E. Mile 17		12/2/2011	AM		☑			☑				☑	☑			☑	☑	San Carlos Farms	Rotting Wood
1023 N 83rd St.		12/2/2011	AM					☑				☑	☑			☑	☑	San Carlos Farms	Rotting Wood
343 S. 84th St.		12/2/2011	AM					☑					☑			☑	☑	Tejana	Rotting/Missing Wood
342 S. 84th St.		12/2/2011	AM					☑		☑						☑	☑	Tejana	Non-Professional repairs - Patchwork roof repairs
203 S. 86th St.		12/2/2011	AM										☑	☑		☑	☑	Tejana	Rotting Wood

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APPENDIX SIX

TARGET OUTREACH AREA MAPS

URS Corporation
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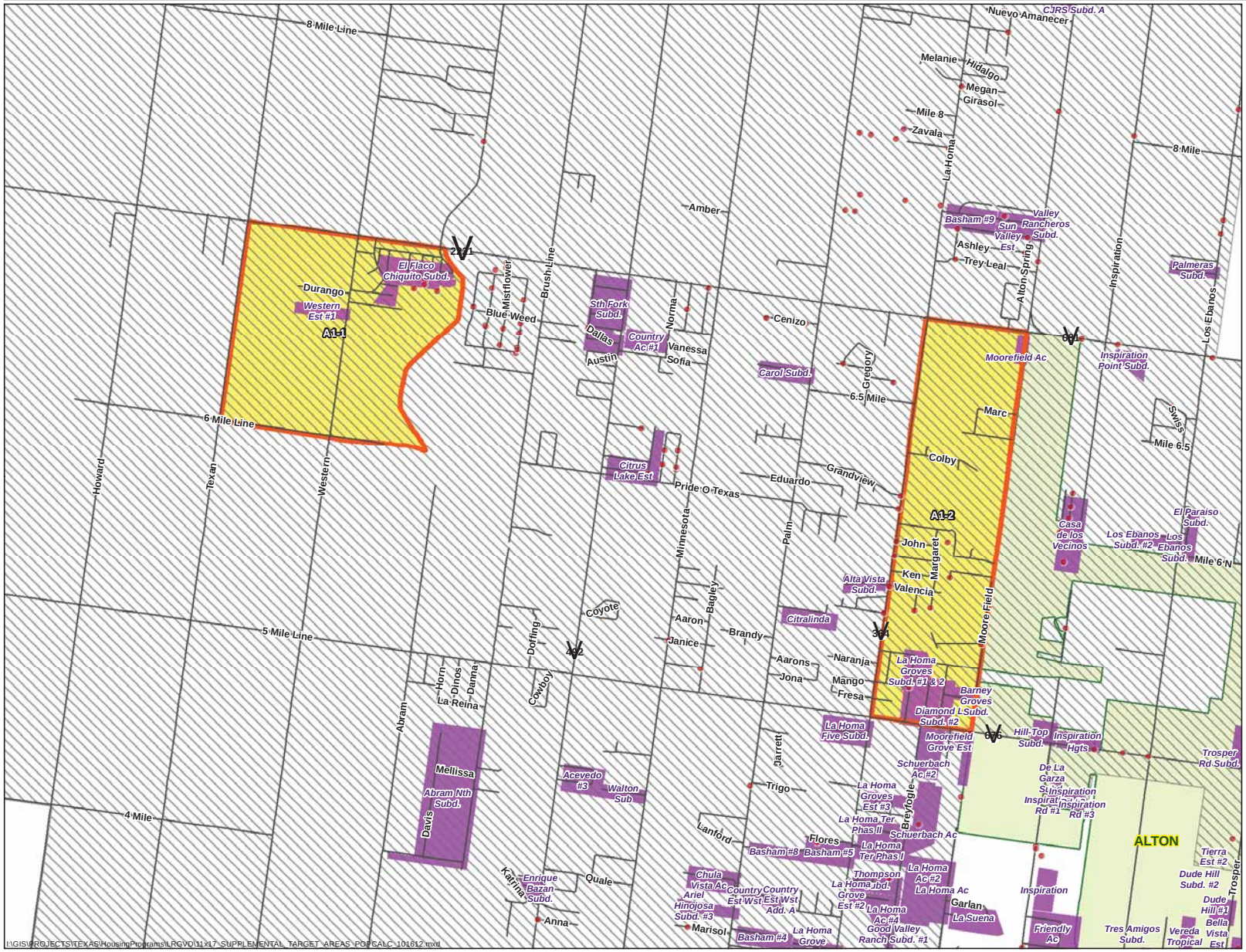
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Hidalgo County - Area #1



Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 709

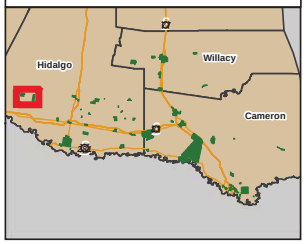
Location Data

County: Hidalgo County
Municipality: Citrus CDP

N

0 0.5 Miles
0 0.8 Kilometers

Location Map



Target Area 1

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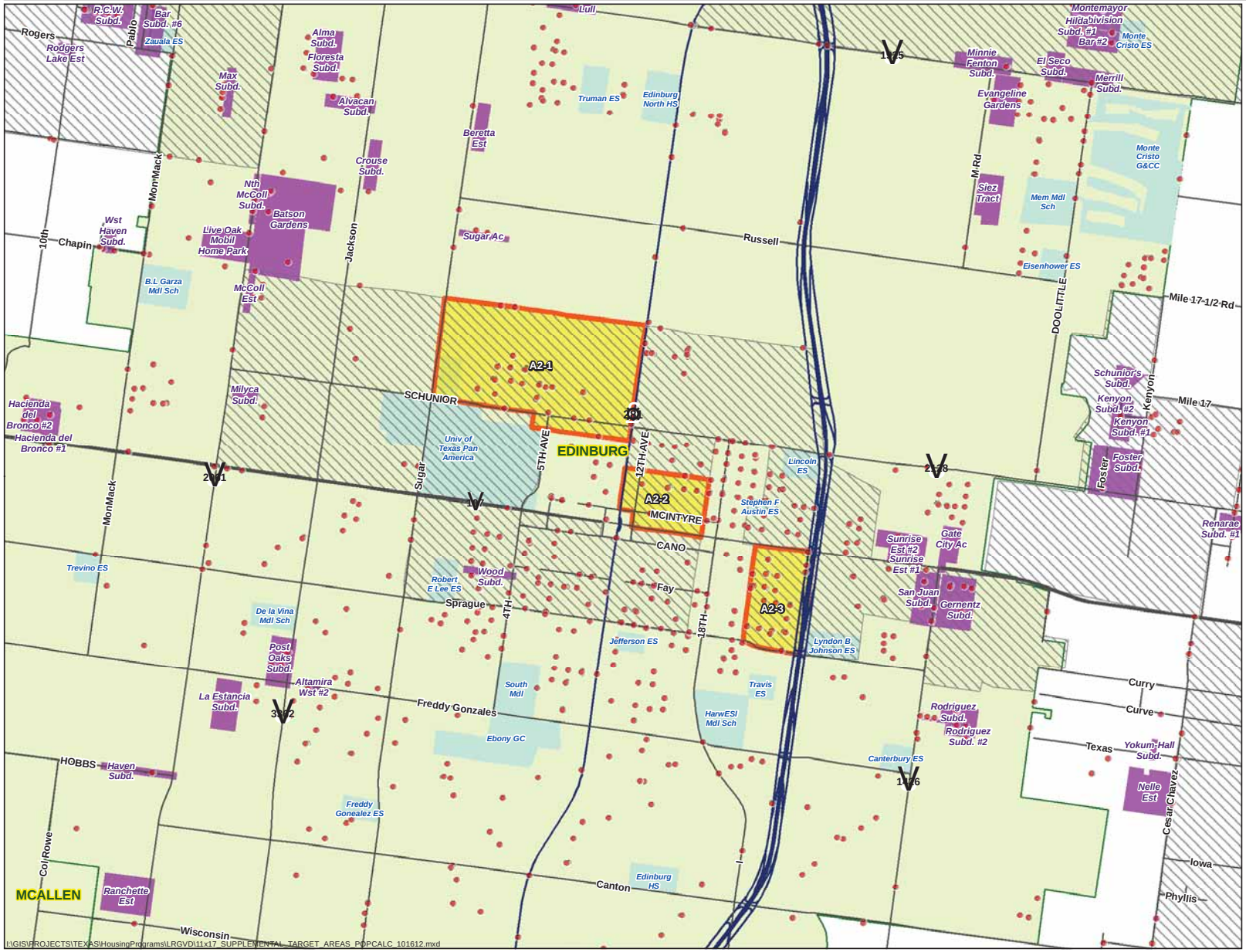
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Hidalgo County - Area #2



Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 95

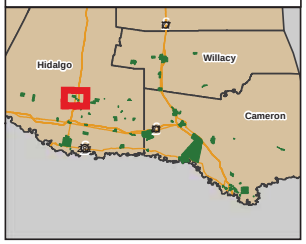
Location Data

County: Hidalgo County
Municipality: Edinburg

N

0 0.5 Miles
0 0.8 Kilometers

Location Map



Target Area 2

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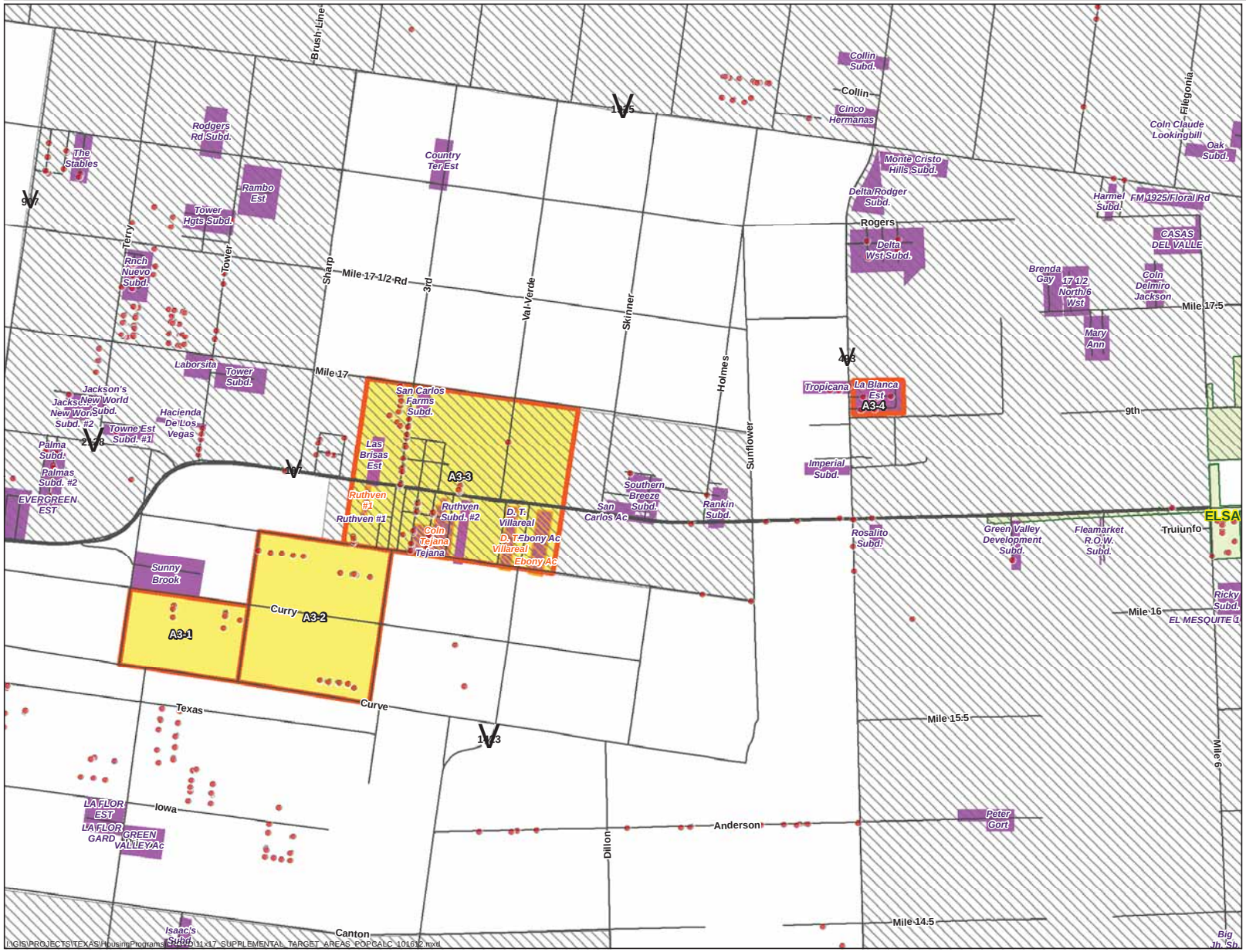
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Hidalgo County - Area #3



Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 101

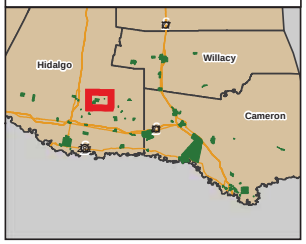
Location Data

County: Hidalgo County
Municipality: San Carlos

N

0 0.5 Miles
0 0.8 Kilometers

Location Map



Target Area 3

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7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Hidalgo County - Area #4

Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 322

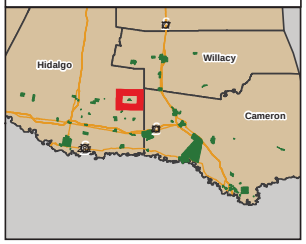
Location Data

County: Hidalgo County
Municipality: La Villa

N

0 0.5 Miles
0 0.8 Kilometers

Location Map



Target Area 4

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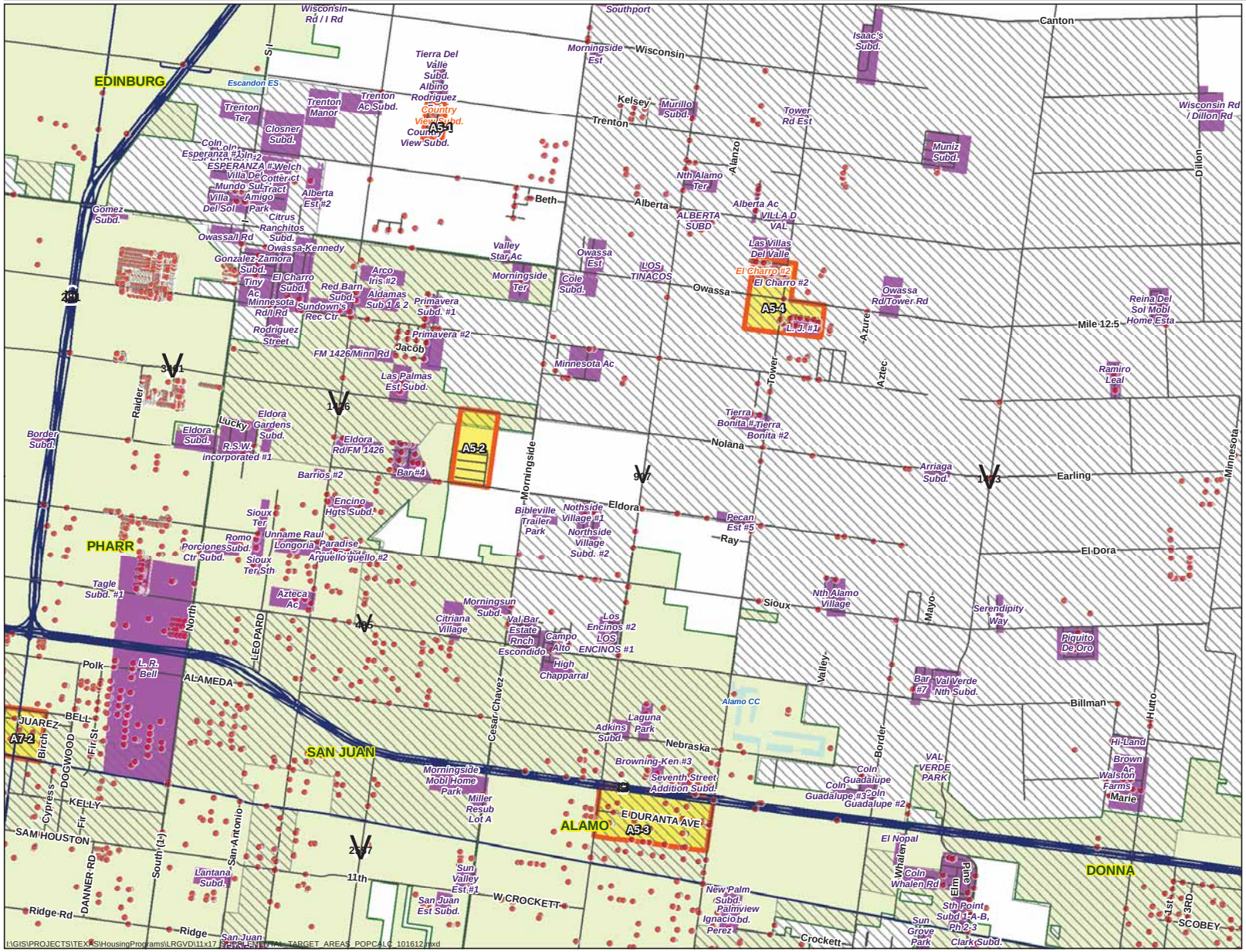
Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Hidalgo County - Area #5



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Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 126

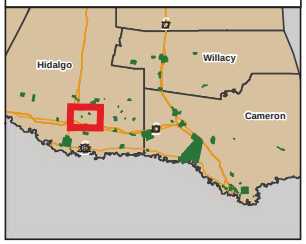
Location Data

County: Hidalgo County
Municipality: North Alamo

N

0 0.5
0 Miles 0.8
Kilometers

Location Map



Target Area 5

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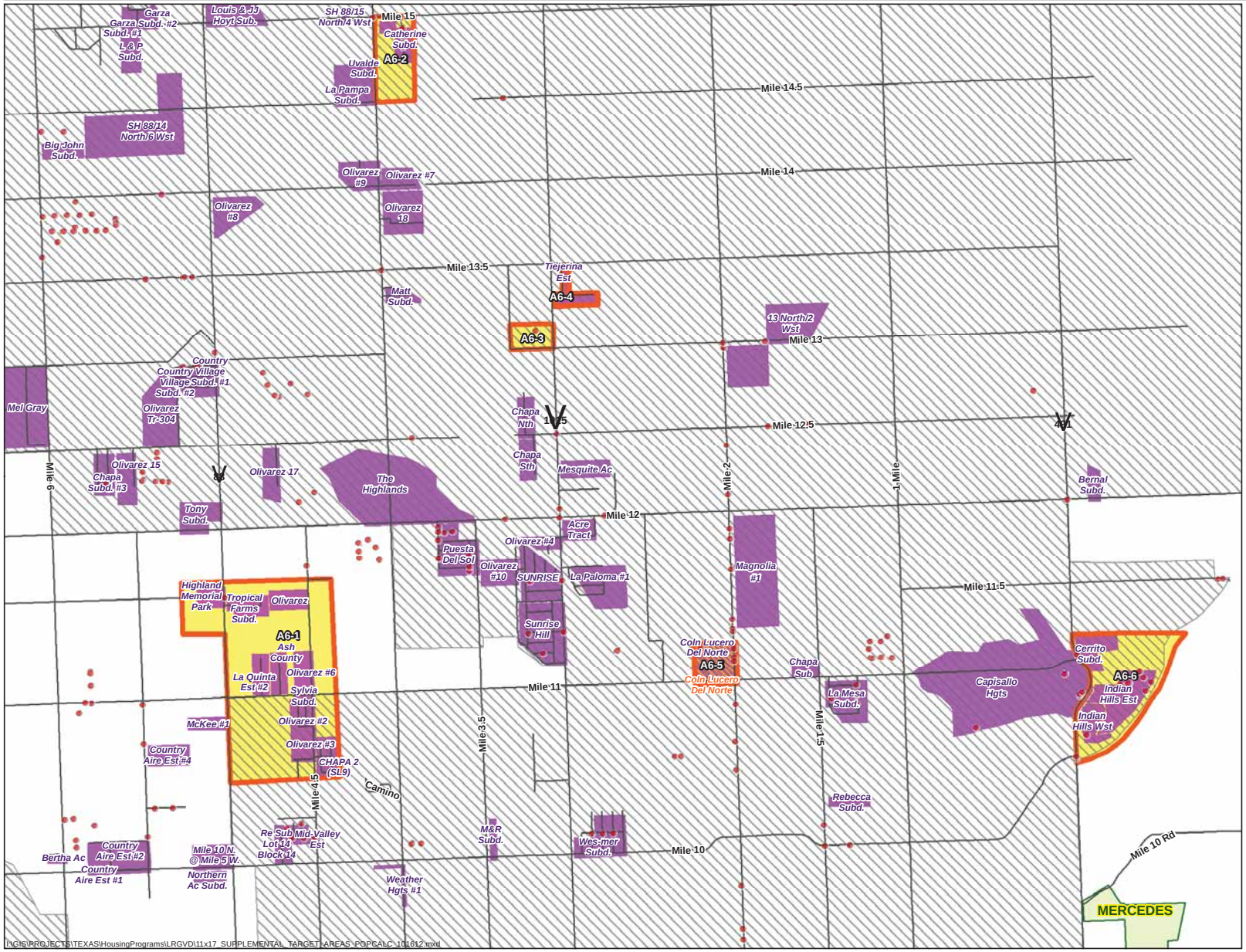
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Hidalgo County - Area #6



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Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 29

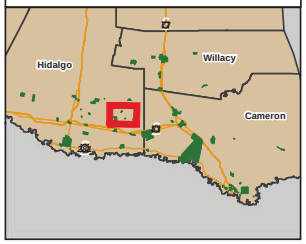
Location Data

County: Hidalgo County
Municipality: Mercedes

N

0 0.5 Miles
0 0.8 Kilometers

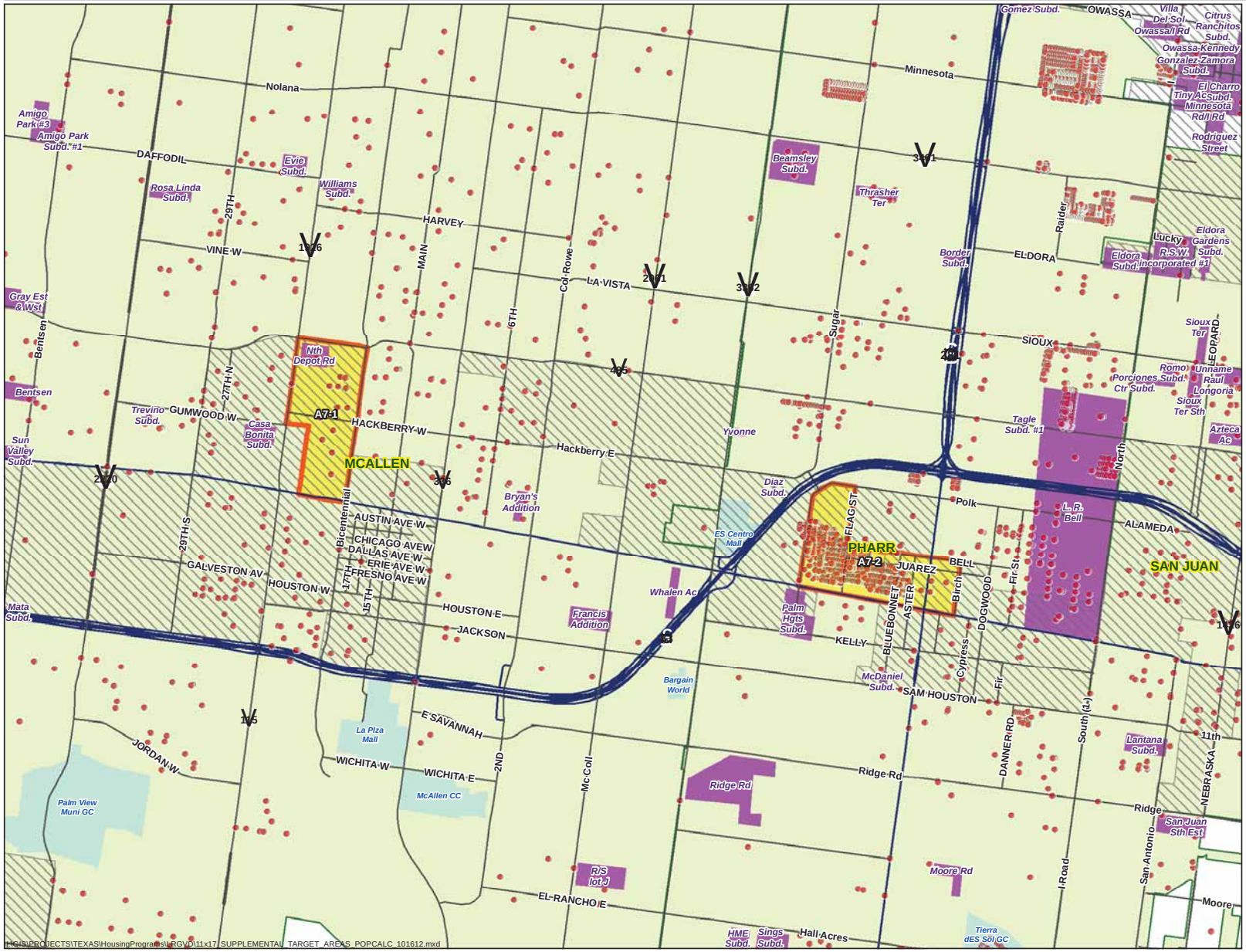
Location Map



Target Area 6

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map - Area #7



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Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 0

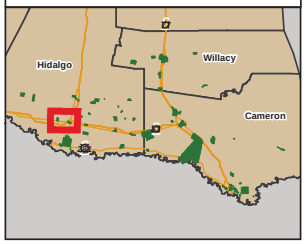
Location Data

County:
Municipality:

N

0 0.5
0 Miles 0.8
Kilometers

Location Map

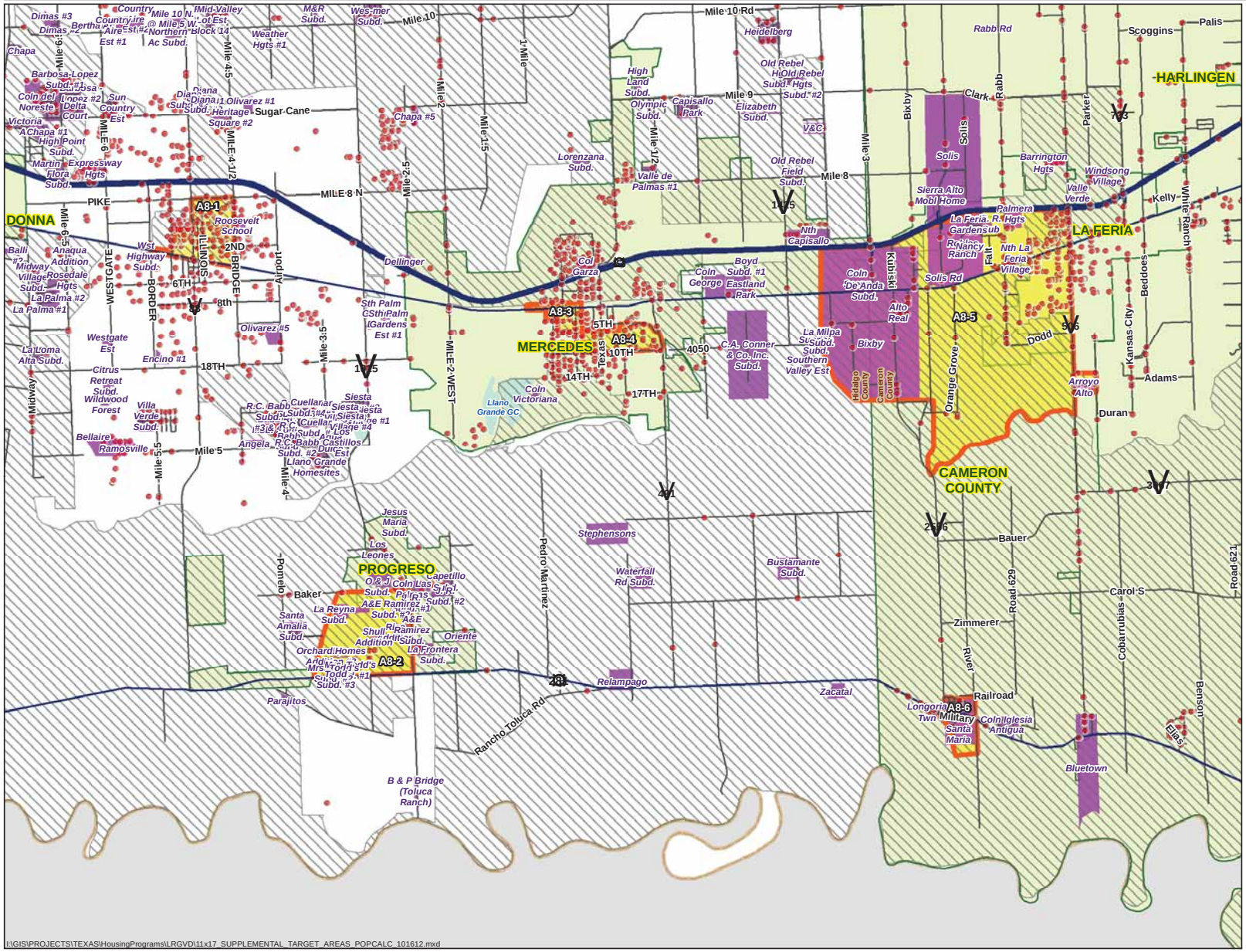


Target Area 7

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Hidalgo County - Area #8



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Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 2778

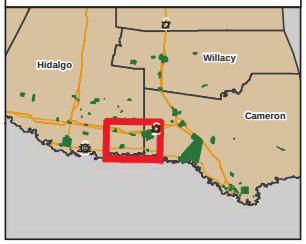
Location Data

County: Hidalgo County
Municipality: Mercedes

N

0 0.5
0 Miles 0.8
Kilometers

Location Map

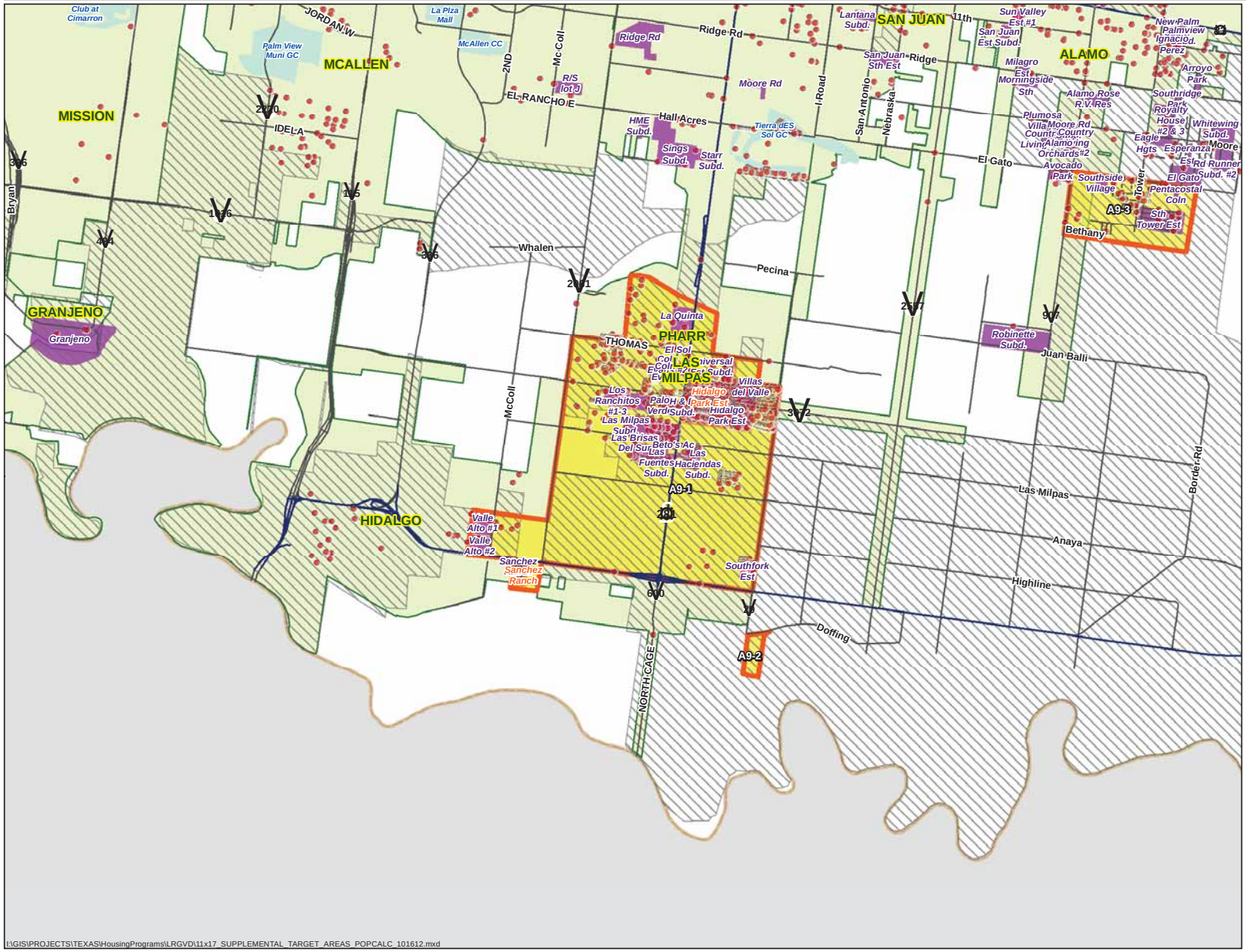


Target Area 8

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Hidalgo County - Area #9



Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 2084

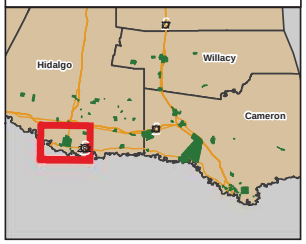
Location Data

County: Hidalgo County
Municipality: Hildago

N

0 0.5
0 Miles 0.8
Kilometers

Location Map



Target Area 9

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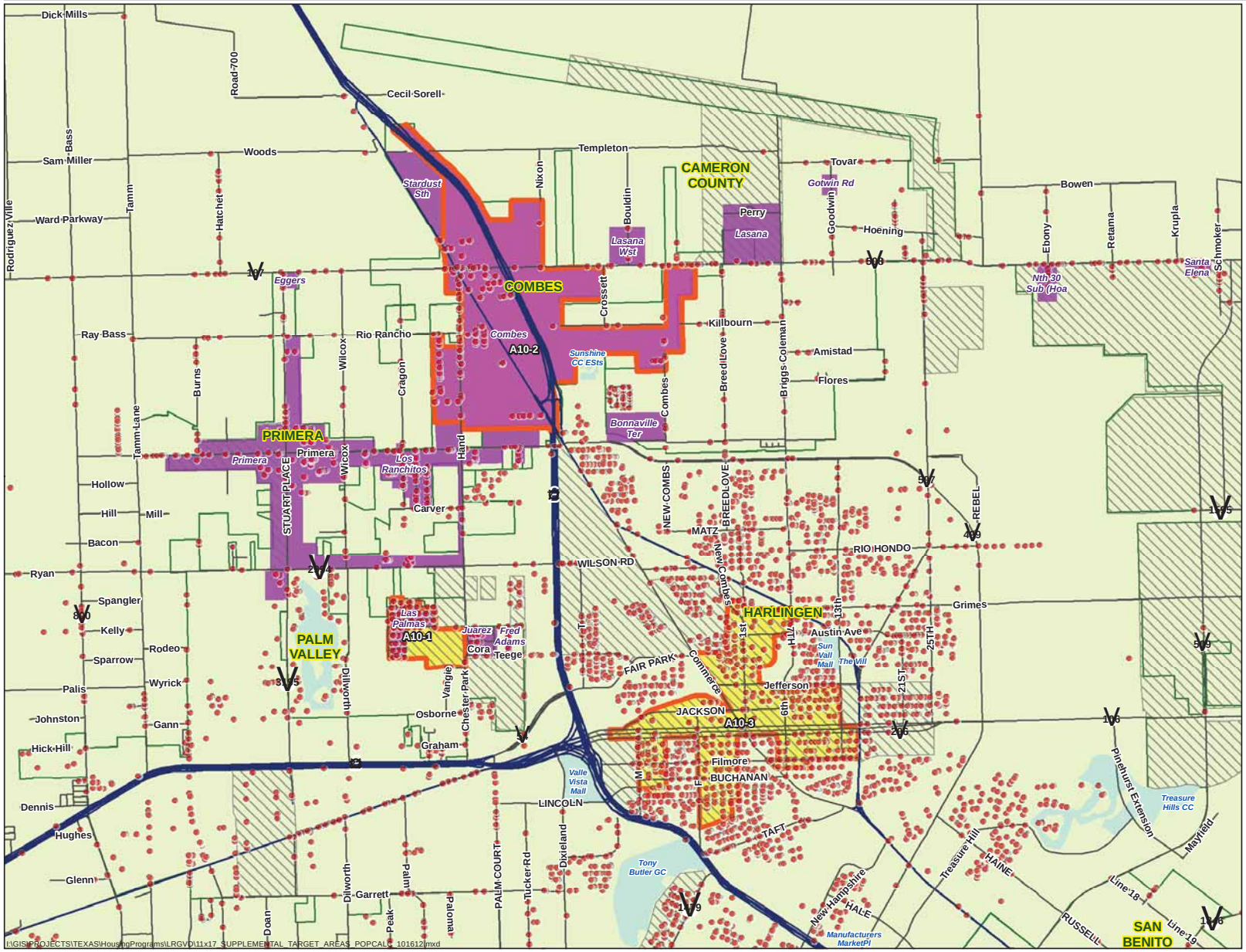
URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Cameron County - Area #10



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Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 934

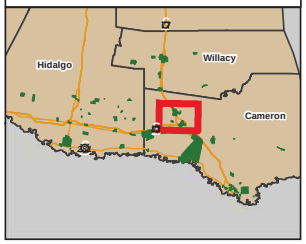
Location Data

County: Cameron County
Municipality: Combes

N

0 0.5 Miles
0 0.8 Kilometers

Location Map

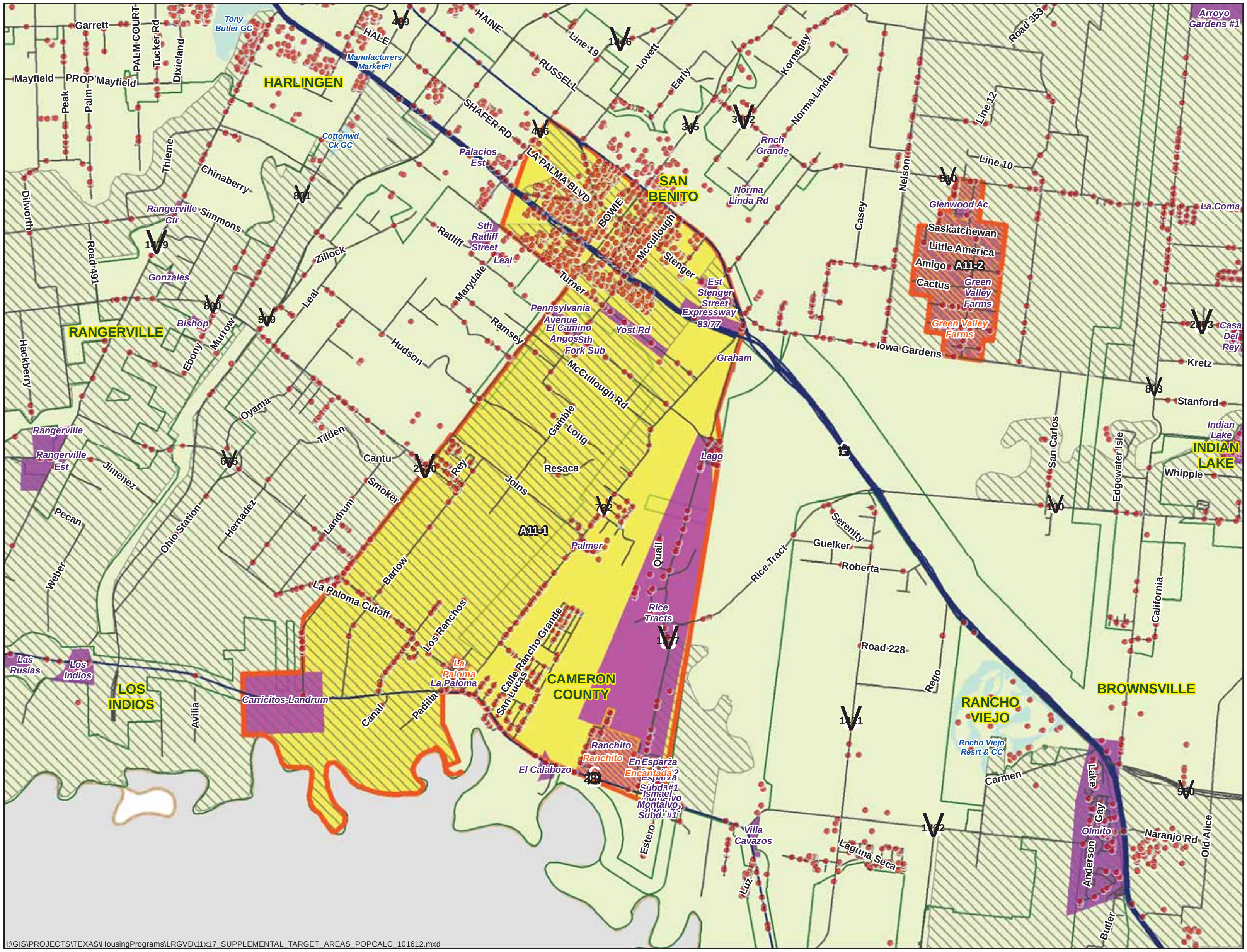


Target Area 10

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Cameron County - Area #11



Legend

Residential Addresses With Reported Damage (All Data Sources)

Colonia Areas

Equal Voice Network Colonias

Targeted Outreach Area

Poverty >35%

Landmark

City Limit

County Boundary

Roadway

Interstate

US Highway

State Highway

Local Road

Demographic Data

Addresses Damaged: 2400

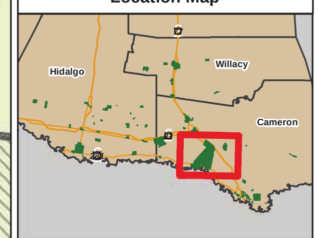
Location Data

County: Cameron County
Municipality: San Benito

0 0.5 Miles
0 0.8 Kilometers

N

Location Map

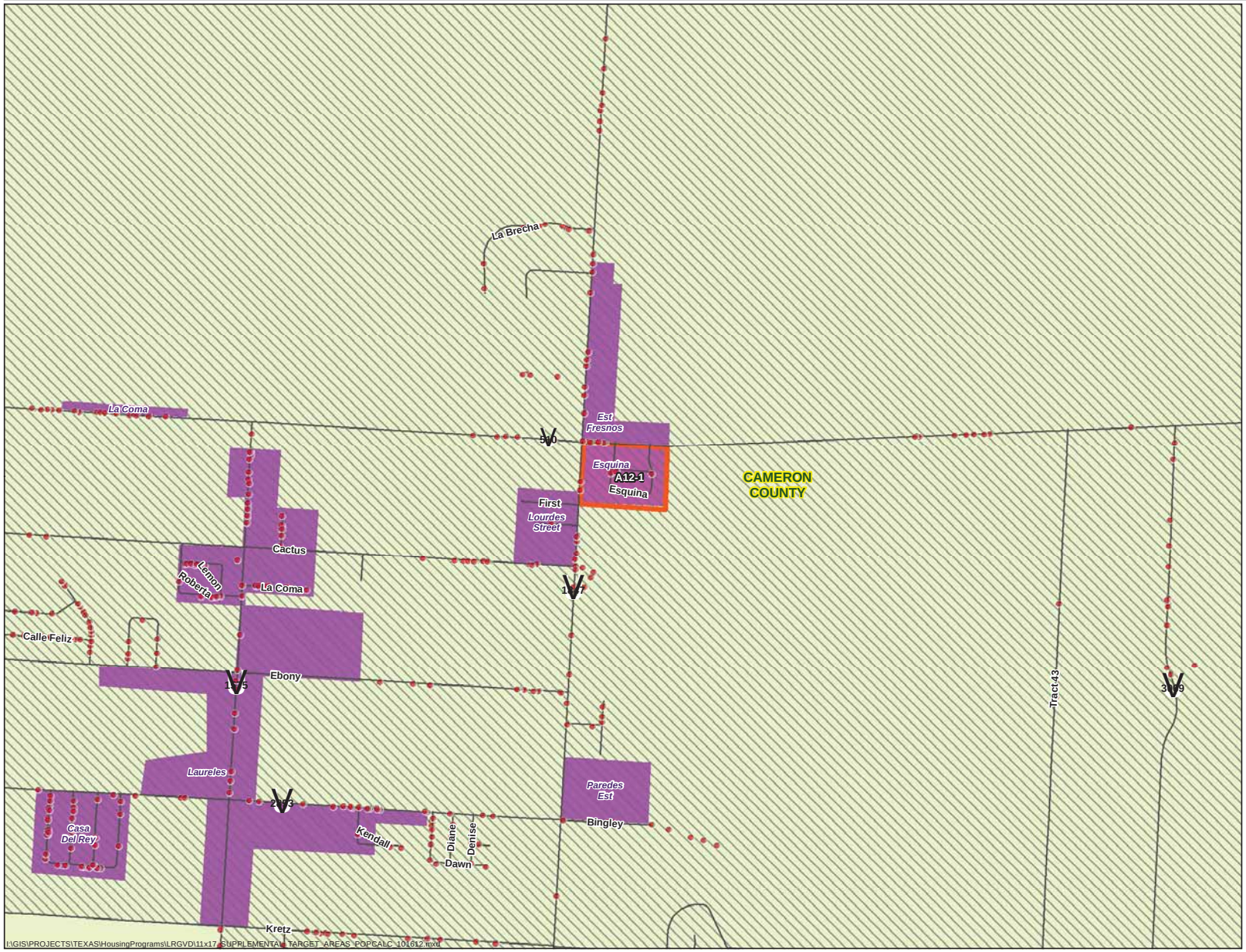


Target Area 11

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Cameron County - Area #12



Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 9

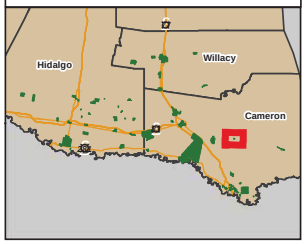
Location Data

County: Cameron County
Municipality: Nogales

N

0 0.5
0 Miles 0.8
Kilometers

Location Map

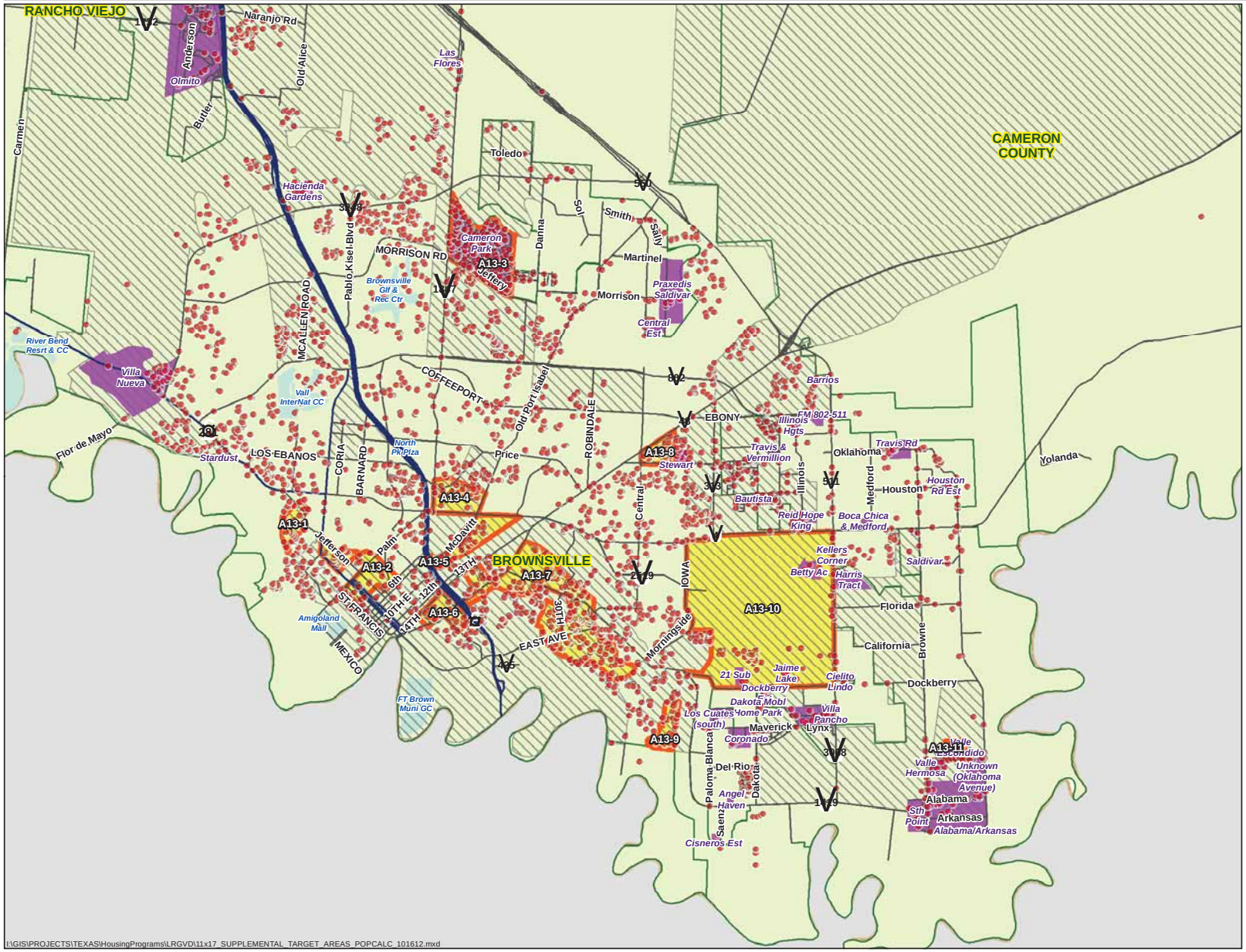


Target Area 12

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Cameron County - Area #13



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Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 1891

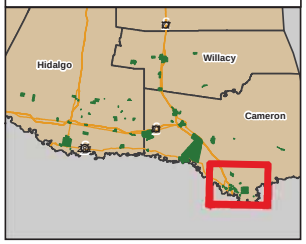
Location Data

County: Cameron County
Municipality: South Point

N

0 0.5
0 Miles 0.8
Kilometers

Location Map

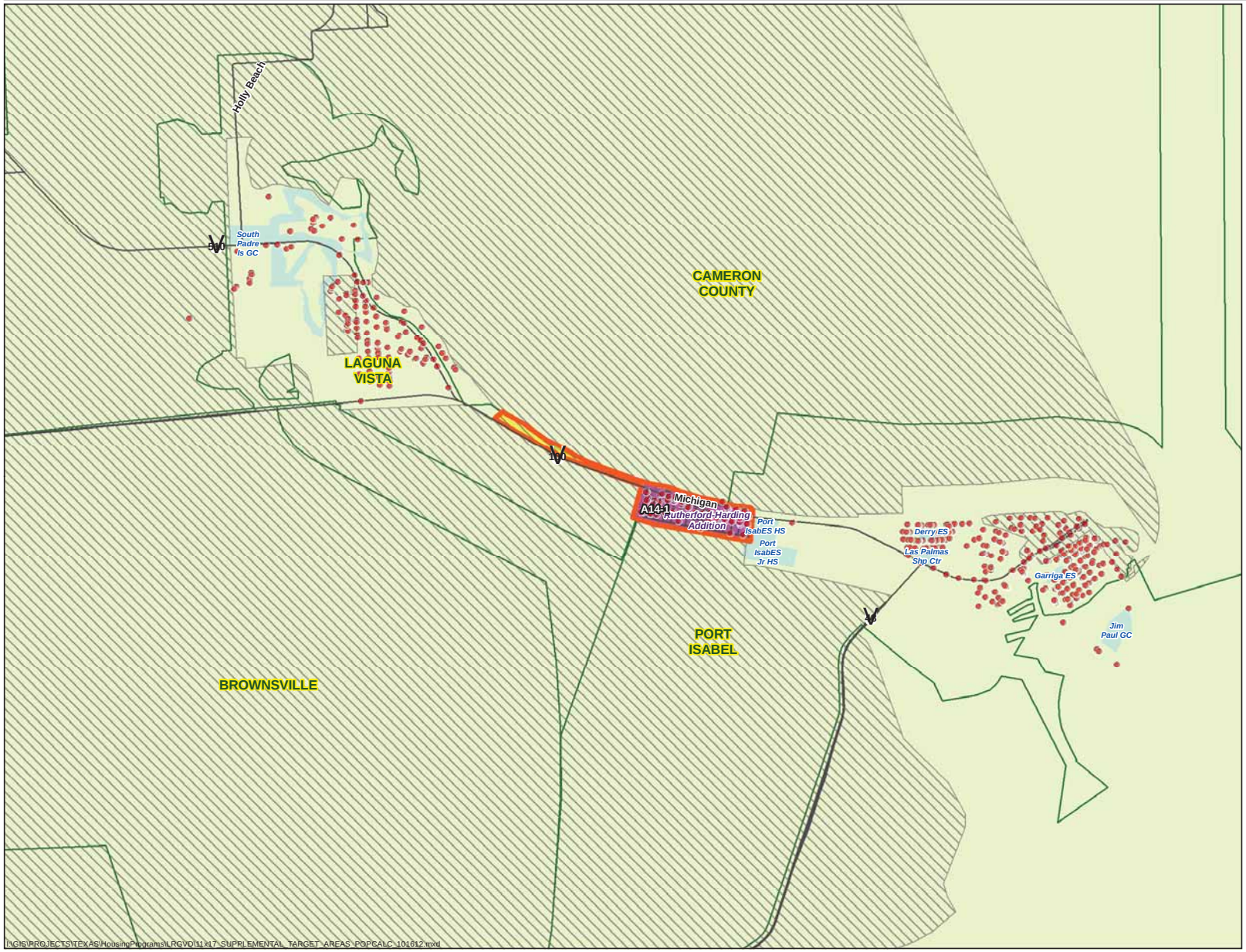


Target Area 13

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Cameron County - Area #14



Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 137

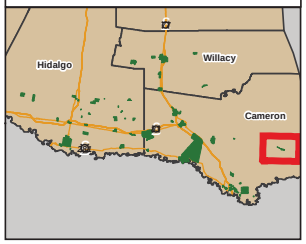
Location Data

County: Cameron County
Municipality: Laguna Heights CDP

N

0 0.5
0 Miles 0.8
Kilometers

Location Map

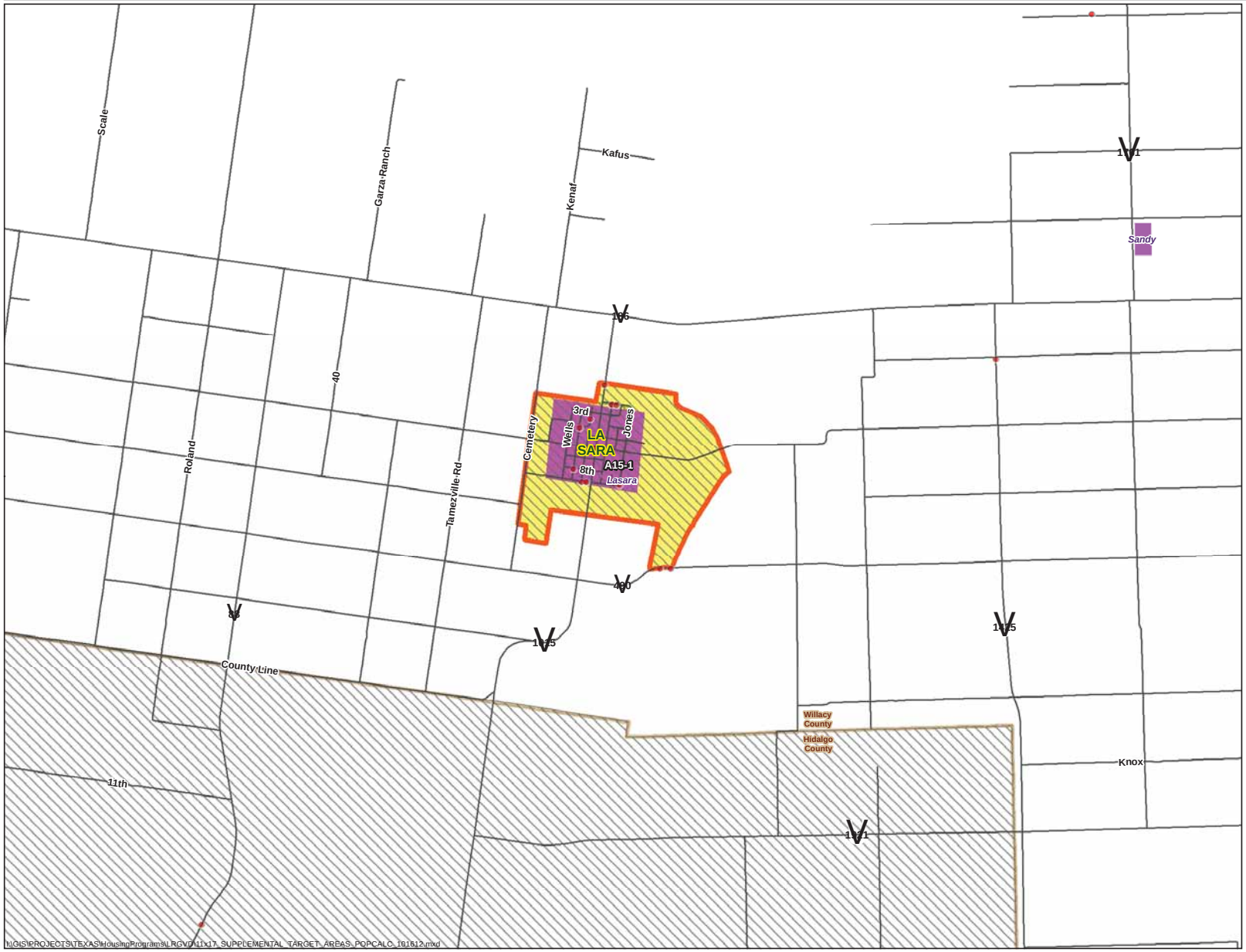


Target Area 14

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Willacy County - Area #15



Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

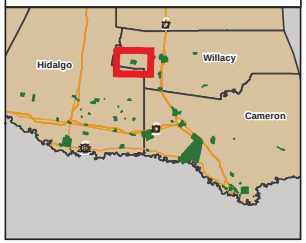
Addresses Damaged: 106

Location Data

County: Willacy County
Municipality: Lasara CDP

0 0.5
0 Miles 0.8
Kilometers

Location Map



Target Area 15

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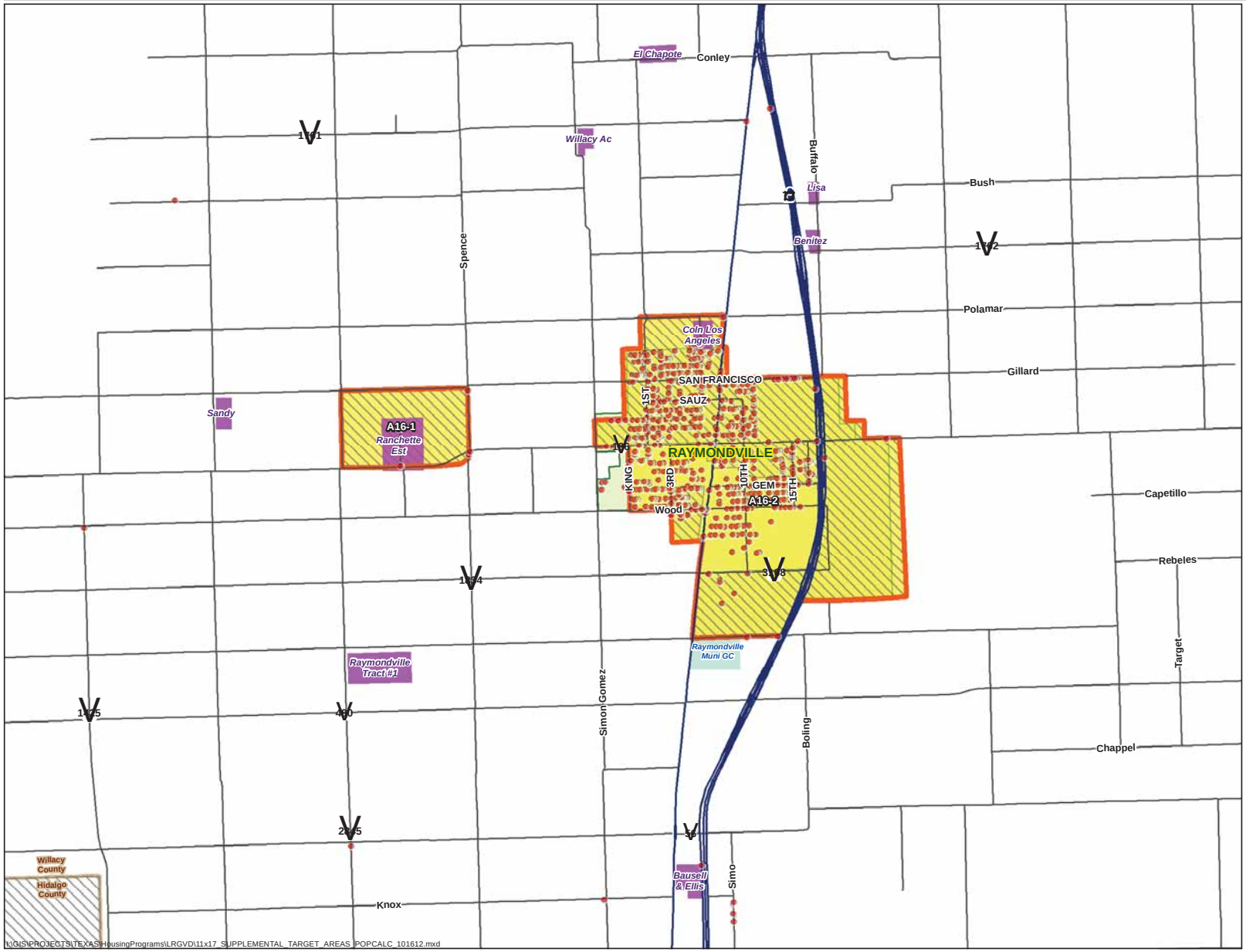
URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Willacy County - Area #16



Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 919

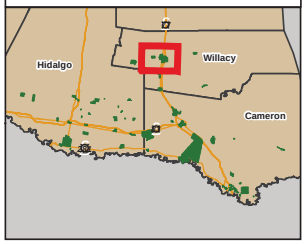
Location Data

County: Willacy County
Municipality: Los Angeles Subdivision CDP

N

0 0.5
0 Miles 0.8
Kilometers

Location Map

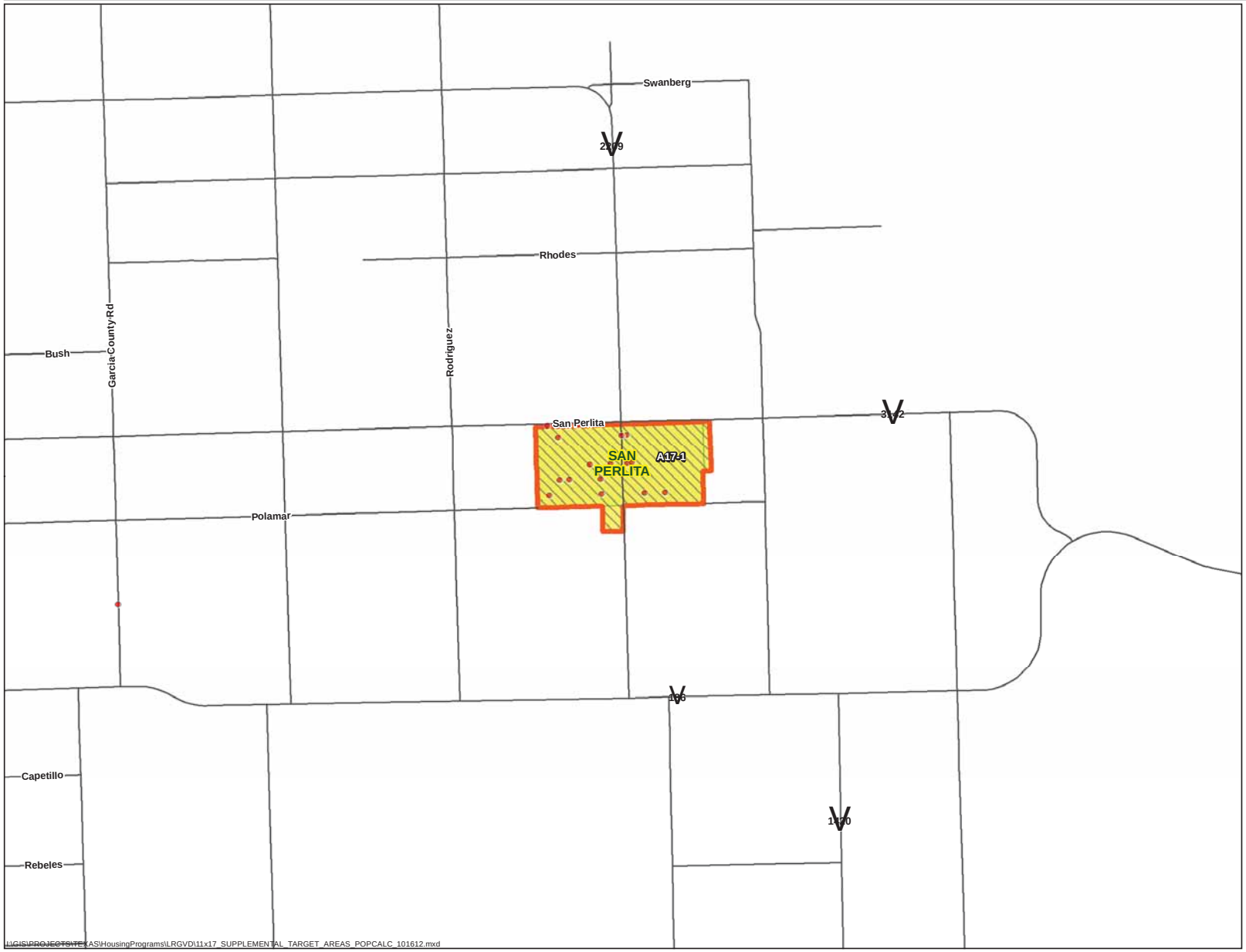


Target Area 16

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Willacy County - Area #17



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Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 31

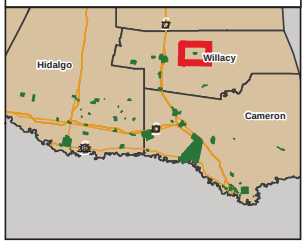
Location Data

County: Willacy County
Municipality: San Perlita

N

0 0.5
0 Miles 0.8
Kilometers

Location Map

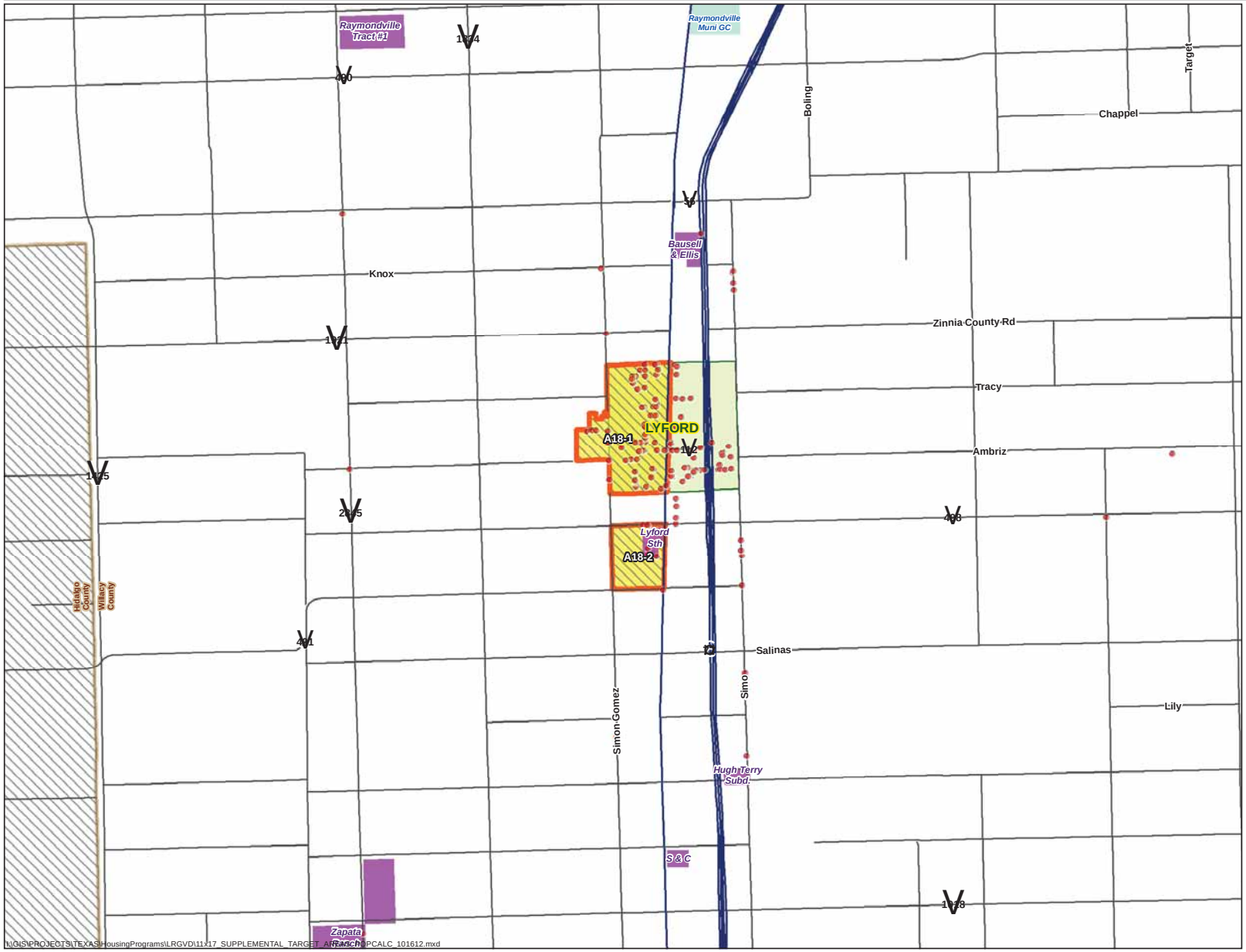


Target Area 17

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Willacy County - Area #18



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Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 106

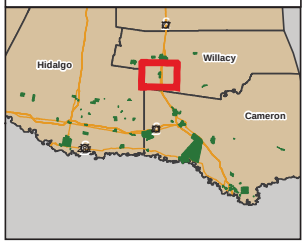
Location Data

County: Willacy County
Municipality: Lyford

N

0 0.5 Miles 0 0.8 Kilometers

Location Map

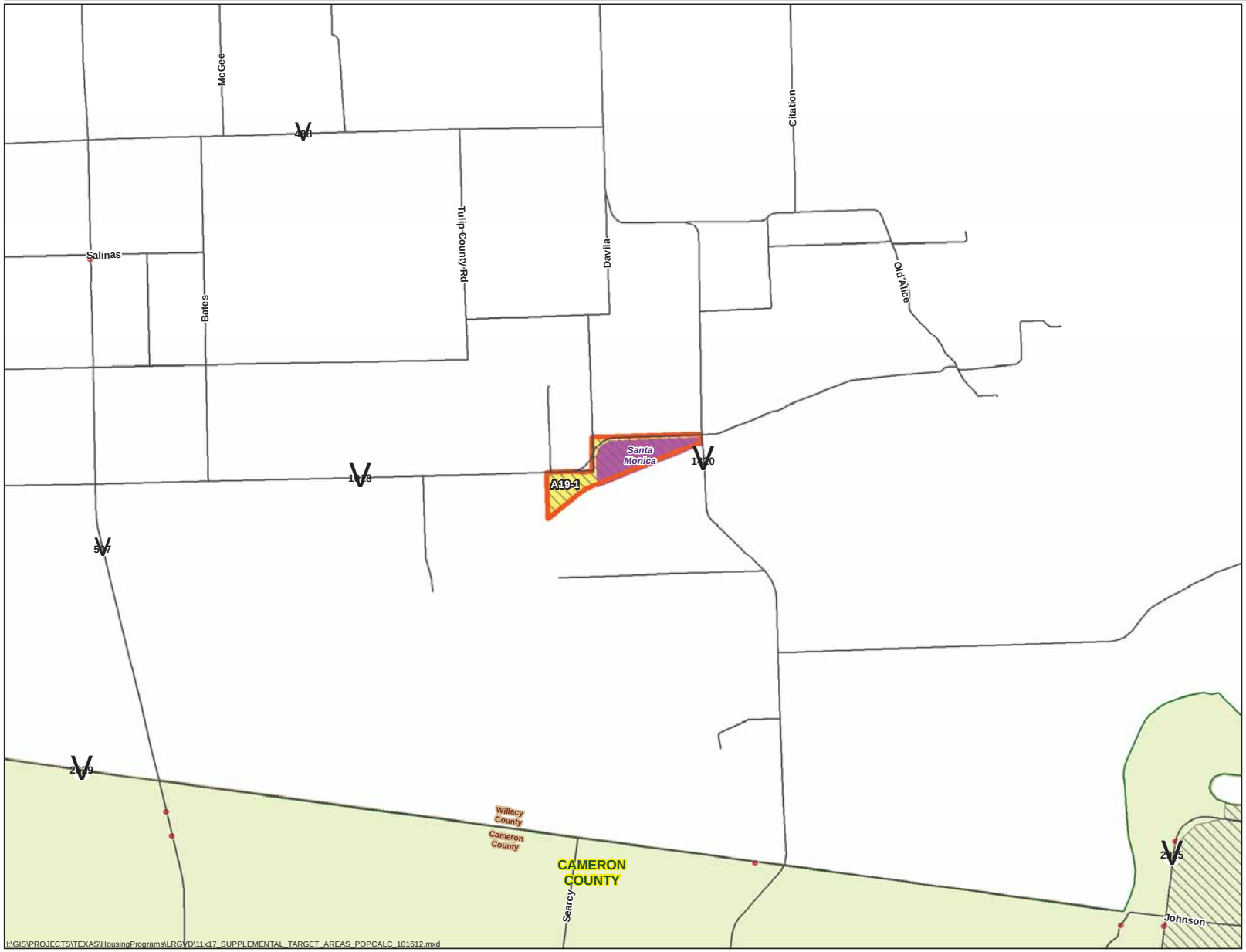


Target Area 18

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Willacy County - Area #19



Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 0

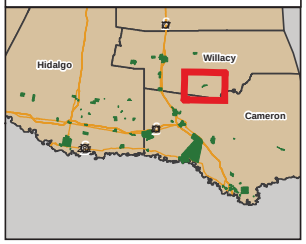
Location Data

County: Willacy County
Municipality: Santa Monica CDP

N

0 0.5
0 Miles 0.8
Kilometers

Location Map

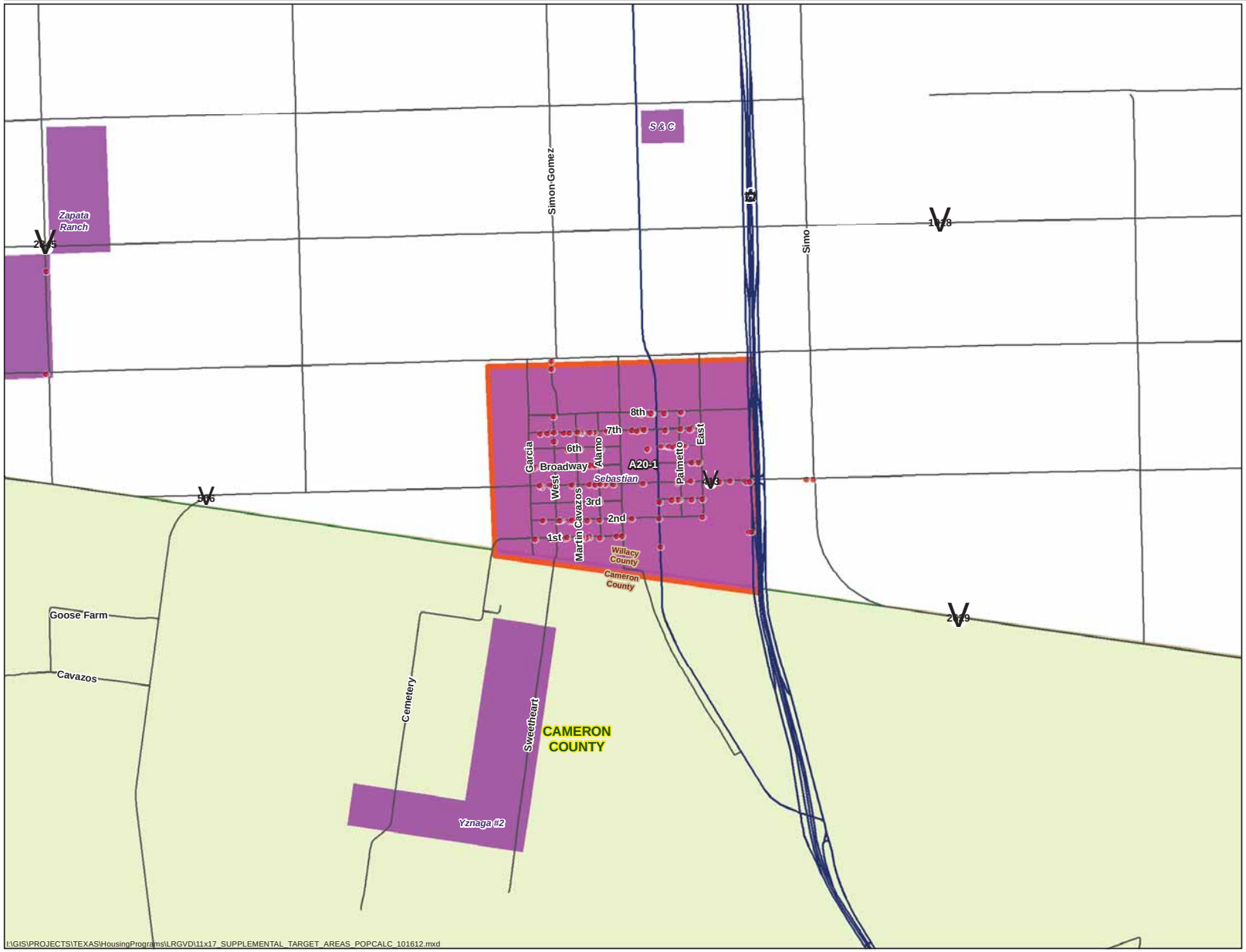


Target Area 19

URS Corporation
GIS Services and Solutions
7389 Florida Blvd
Baton Rouge, LA 70806

Lower Rio Grande Valley Needs Assessment - Targeted Outreach Map

Willacy County - Area #20



Legend

- Residential Addresses With Reported Damage (All Data Sources)
- Colonia Areas
- Equal Voice Network Colonias
- Targeted Outreach Area
- Poverty >35%
- Landmark
- City Limit
- County Boundary

Roadway

- Interstate
- US Highway
- State Highway
- Local Road

Demographic Data

Addresses Damaged: 180

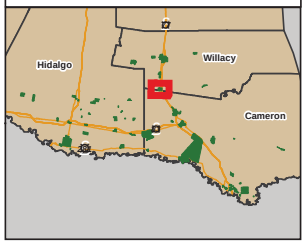
Location Data

County: Willacy County
Municipality: Sebastian

N

0 0.5 Miles
0 0.8 Kilometers

Location Map



Target Area 20

LRGVDC Disaster Recovery Housing Program Hurricane Dolly - Round 2.2 target Areas, Primera

Submission by Sunquest Apartments, #13281

South Texas Collaborative for Housing Development, Inc.
P.O. Box 329
La Feria, TX 78559-5002
Ph. (956) 797-2261 * Fx. (956) 797-1898

January 4, 2013

Via E-mail and Overnight Delivery

Mr. Cameron Dorsey,
Ms. Jean Latsha, Manager, 9% Housing Tax Credit Program
221 E. 11th Street
Austin, Texas

Re: Pre Clearance Requests, Community Revitalization Plans and CDBG-DR

Dear Mr. Dorsey and Ms. Latsha,

South Texas Collaborative for Housing Development, Inc., a Texas 501c3 corporation; is proposing to submit three applications in Region 11 in census tracts of Cameron County and Willacy County that are eligible to receive funding from the Lower Rio Grande Valley Development Council ("COG") Disaster Recovery Housing Program. The COG has received an award of CDBG-DR Round 2.2 from the General Land Office and will make $16,939,226.37 available through a NOFA for rental housing.

The COG established a Disaster Recovery Housing Program Plan. The Plan consists of the following documents:

- FAHST Form
- Analysis of Impediments
- Needs Assessment and Target Area Identification
- Target Area Maps
- Housing Guidelines

The Plan identified the areas of greatest need and set target areas for the investment of the Disaster Recovery funds in each of the counties.

The COG is made up of representatives of Municipalities and Counties. As such we respectively ask for pre-clearance of the Lower Rio Grande Valley Development Council as an entity that can provide the Community Revitalization Plan and that the LRGVDC Disaster Recovery Housing Program Plan be determined to be an eligible Plan.

Sincerely,

Sunny K. Philip
Executive Director
South Texas Collaborative for Housing Development, Inc.

Lower Rio Grande Valley Development Council

Mayor Steve Brewer, La Feria ..... President
Hon. Norma G. Garcia, Member-at-Large ..... 1st Vice-President
Mayor Tony Martinez, Brownsville ..... 2nd Vice-President
Mayor Chris Boswell, Harlingen ..... Secretary
Commissioner Gerardo "Jerry" Tafolla, Weslaco ..... Treasurer
Mayor Pro-Tem Eddy Gonzalez, Edcouch ..... Immediate Past President

BOARD MEMBERS

Sofia Benavides
Commissioner, Cameron County

Hector "Tito" Palacios
Commissioner, Hidalgo County

John F. Gonzales
Judge, Willacy County

Pilar Garza
Commissioner, Alamo

David S. Simmons
Mayor, Donna

Gus Garcia
Council Member, Edinburg

Jim Darling
Commissioner, McAllen

Henry Hinojosa
Mayor, Mercedes

Norie Gonzalez Garza
Council Member, Mission

Leo "Polo" Palacios, Jr.
Mayor, Pharr

Orlando Correa
Mayor, Raymondville

Joe D. Gonzalez
Commissioner, San Benito

Armando Garza
Mayor Pro-tem, San Juan

Dr. Cesar Maldonado
TSTC, Harlingen

Roberto Loredo
Donna I.S.D.

Gale Armstrong
El Jardin Water Supply

J. Shane Cameron
Willacy Navigation District

Alvin Samano
Member-at-Large

Don Medina
Member-at-Large

Arturo Ramirez
Grassroots Organizations

EXECUTIVE DIRECTOR
Kenneth N. Jones, Jr.

January 8, 2013

Mr. Sunny K. Philip
Executive Director
South Texas Collaborative for
Housing Development, Inc.
115 E. Commercial Ave.
La Feria, TX 78559-5002

Dear Mr. Philip:

As you know, the Lower Rio Grande Valley Development Council (LRGVDC) is the grant recipient for HUD Hurricane Dolly Round 2.2 Disaster Recovery (DR) Funds administered through the Texas General Land Office (GLO). Of the funding reviewed, $16,939,226 is allocated for rental housing assistance, both single and multi family. In compliance with DR requirements the LRGVDC has successfully completed and received approval of the (FHAST) form and Needs Assessment which identifies target areas of the region in which funds will be focused. This ensures that the impediments to fair housing noted in the Texas "Analysis of Impediments Study" for this region are adequately addressed through this DR Funding.

The GLO has only recently approved our Rental Housing Guidebook and the LRGVDC is in process of developing a NOFA for submission of applications for this funding. I anticipate the earliest that applications can be solicited will be in late February 2013, and funding commitments cannot be made until at least sixty (60) days after that. Unfortunately, this will be after the date for submission of the full applications for the 2013 TDHCA 9% Housing Credit round. I can confirm however, that the communities within the South Texas Collaborative for Housing Development, Inc. applications (Primera, Combs and Lyford) fall within LRGVDC's designated target areas.

Sincerely,

Kenneth N. Jones, Jr.
Executive Director

MAIN OFFICE * 301 W. Railroad * Weslaco, TX * 78596 * TEL: (956) 682-3481 * FAX: (956) 631-4670
TTY FOR HEARING IMPAIRED: 1-800-735-2989
WEBSITE: www.lrgvdc.org
PRINTED ON RECYCLED PAPER

The remaining supporting documentation, the Lower Rio Grande Valley Development Council (LRGVDC) Disaster Recovery Housing Porgram, for Sunquest Apartments is the same as the documentation submitted for Sunland Apartments.

Springhill/377 Southeast Community Revitalization Plan, Aubrey

Submission by KIRON at Aubrey, #13152

CITY OF AUBREY, TEXAS

RESOLUTION NO. 566-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS APPROVING AND ADOPTING THE SPRINGHILL/377 SOUTHEAST COMMUNITY REVITALIZATION PLAN.

WHEREAS, it is in the public interest for the City to formalize a vision, contained within a plan, to assist and manage orderly and sustainable development within the City; and,

WHEREAS, the City has invested funding for public improvements in the vicinity of the southeast area of Springhill Road and Highway 377 within recent years; and,

WHEREAS, the City Council posted notices and conducted a public hearing regarding the Springhill/377 Southeast Community Revitalization Plan, attached hereto as Exhibit "A".; and,

WHEREAS, the City Council has determined that it is in the interests of the public health, safety and welfare to approve and adopt the Springhill/377 Southeast Community Revitalization Plan, attached hereto as Exhibit "A".

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF AUBREY, TEXAS, THAT:

Section 1. **Recitals Incorporated**

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2. **Approval and Adoption of Community Reinvestment Plan**

The City of Aubrey hereby approves and adopts the Springhill/377 Southeast Community Revitalization Plan, attached hereto as Exhibit "A".

Section 3. **Certification**

The City of Aubrey hereby certifies: (-a-) the Springhill/377 Southeast Community Revitalization Plan was duly adopted with the required public comment processes followed; (-b-) the funding and activity under the plan has already commenced; and (-c-) there is no reason to believe that the overall funding for the full and timely implementation of the plan will be unavailable.

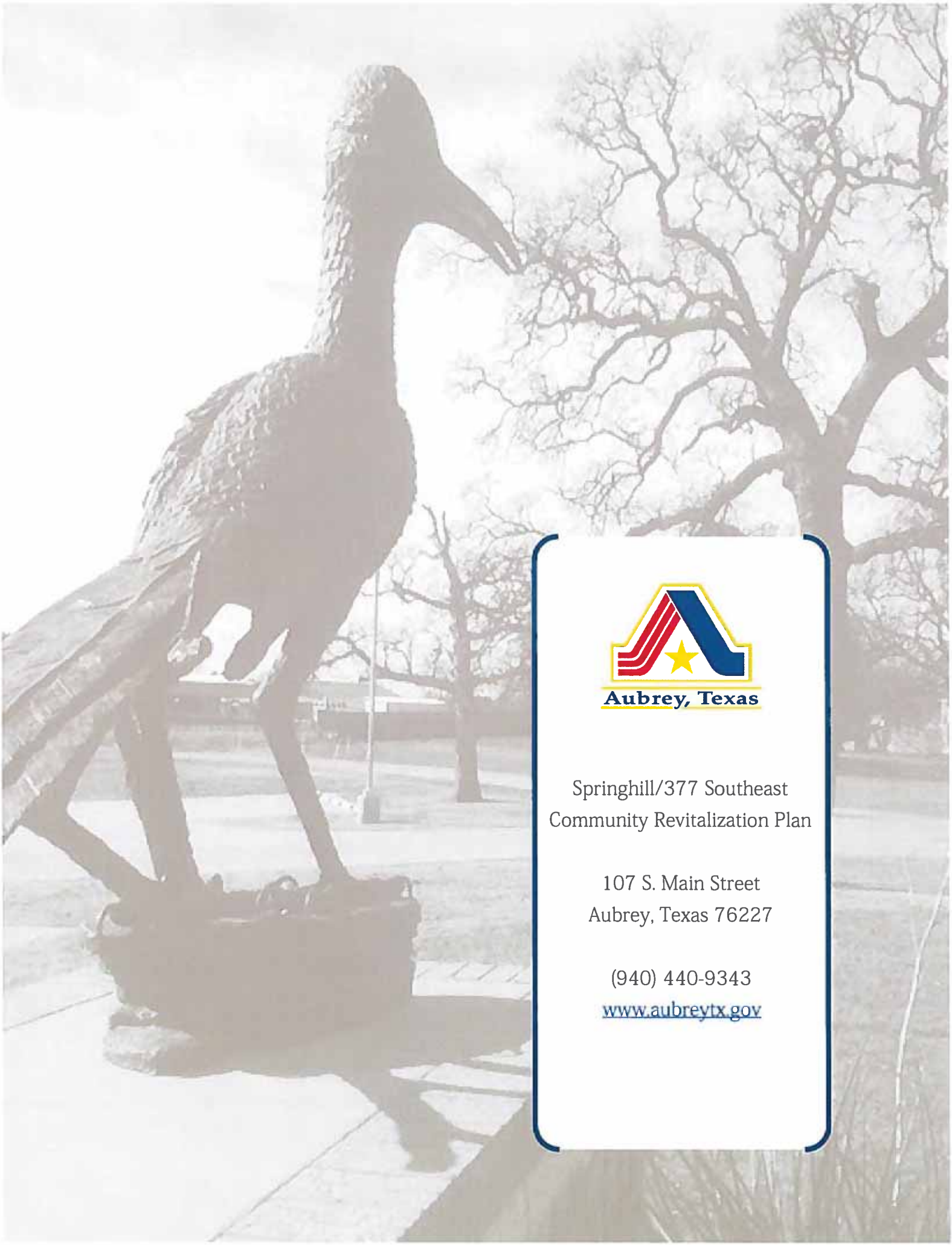
PASSED AND APPROVED by the City Council of the City of Aubrey, Texas on the 3rd day of January, 2013.

APPROVED:

Gary Hammett, Mayor

ATTEST:

Isaac Linton, City Secretary



Aubrey, Texas

Springhill/377 Southeast
Community Revitalization Plan

107 S. Main Street
Aubrey, Texas 76227

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Overview

Introduction

The Springhill/377 Southeast Community Revitalization Plan ("CRP") serves as a guiding document that articulates a vision for the Springhill/377 Southeast CRP in the City of Aubrey, Texas. The Plan also: (1) provides a framework for designation as a Community Revitalization Plan (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources; and (3) lays the groundwork for future and more detailed planning.

Although no formal plan was in place, beginning in 2003, the Aubrey community began to target and leverage public resources to achieve sustainable and visible community redevelopment in the Springhill/377 Southeast area. Since that date, the private sector has made investments which far and above exceed that of the public investment.

On January 3, 2013, the Aubrey City Council, after having held a public hearing on the matter, authorized and approved the Community Revitalization Plan for the Springhill/377 Southeast CRP, formalizing the community effort and acknowledging recent-past investment in the CRP and establishing a vision for future investment.

It is the intent of the City of Aubrey to continue the improvement of the area and expand the opportunities for residents in this CRP. For both citizens living within the CRP and the area surrounding the CRP, the investment formalized and acknowledged within this Plan will be the basis of a high quality of life.

Plan Goals

The Community Revitalization Plan provides for action items to address CRP-specific Goals, specifically in support of Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP) Revitalization Factors. Those Factors to be addressed are identified as follows:

Environmental Conditions: Adverse environmental conditions, natural or manmade, that are material in nature and are inconsistent with the general quality of life in typical average income neighborhoods. By way of example, such conditions might include significant and recurring flooding, presence of hazardous waste sites or ongoing localized emissions not under appropriate remediation, nearby heavy industrial uses, or uses presenting significant safety or noise concerns such as major thoroughfares, nearby active railways (other than commuter trains), or landing strips; significant and widespread (e.g., not localized to a small number of businesses or other buildings) rodent or vermin infestation acknowledged to present health risks requiring a concerted effort; or fire hazards;

Blight: Presence of blighted structures;

Transportation: Presence of inadequate transportation;

Public Services and Facilities: Lack of accessibility to and/or presence of inadequate health care facilities, law enforcement and fire fighting facilities, social and recreational facilities, and other public facilities comparable to those typically found in neighborhoods containing comparable but unassisted housing;

Public Education: The presence, condition, and performance of public education; or

Employment: The presence of local business providing employment opportunities.

The primary Goals of the Springhill/377 Southeast CRP are summarized below.

- Improve housing quality, variety and sustainability
- Improve access to and quality of public infrastructure and facilities
- Amplifying economic development opportunities for existing businesses
- Increasing career opportunities for existing residents
- Strengthen linkages between transportation and land use
- Leverage resources into strategic neighborhood investments
- Stimulate and attract private and non-profit neighborhood investment
- Address neighborhood blight through coordinated code enforcement
- Foster community-wide participation in redevelopment processes

Action Objectives

The following Action Objective initiatives may be used to address Plan Goals and Revitalization Factors. A detailed schedule of all projects, including partnership initiatives, is listed in Table 1.

Façade Grant Program: This program, currently under review by the Aubrey Economic Development Corporation, provides for façade improvement funding to help retain and improve the aesthetic appeal of existing business.

City Fee Waiver/Reimbursement: This program, currently under review by the Aubrey Economic Development Corporation, provides for funding and resources to assist with the development costs of certain types of development projects considered a benefit to the community.

Code Enforcement: The City' s code enforcement efforts are supported by highly skilled economic development personnel, planning personnel and code

officers that focus on strategic code review and creative problem solving to achieve an improved quality of life and increased public safety in order to strengthen communities.

Housing and Community Services: The City seeks to provide balanced housing opportunities in its neighborhoods by encouraging the development of for-sale, rental, and mixed-use housing projects for all populations, including workforce labor, young professionals, families, seniors and others. Development assistance may include funding for land acquisition, vertical construction, predevelopment and interim financing, as well as reimbursements of ad valorem taxes and grants for infrastructure development. A key element available to the City to help achieve execute this objective is the support and development of the Kiron at Aubrey project, anticipated to be submitted to TDHCA in 2013 for funding.

Screening and Buffering Program: City economic development and planning personnel will look at the current City standards and identify the potential impact of increasing screening requirements as well as implementing a screening and buffering program to retrofit disparate uses with adequate screening measures, including berms, fences and landscape materials.

Public Facilities and Amenities: The City has a heavy focus on the enhancement of the quality of life in its neighborhoods through the improvement and support of public facilities and amenities. Community facilities are the bedrock of a community, providing needed services and activities for residents such as computer training, healthful activities, senior activities, tutoring, child care, job training, health care, and space for community events. Amenities such as parks provide public space for recreation and social activities. The City will make a coordinated effort, a stated in this CRP, to bring these facilities to the CRP and thereby further enhance the community.

Public Infrastructure Improvements: One of the primary City strategies involves the targeting of public resources to improve the physical condition of neighborhood streets and infrastructure. Types of public infrastructure projects implemented within the CRP include (1) street, sidewalk, curb and gutter improvements, (2) water and wastewater, (3) streetscape improvements and pedestrian amenities including street benches, trees, lighting and sidewalks, and (4) gateway improvements and community features to create a distinctive neighborhood feel.

Context-Sensitive Design: City economic development and planning personnel will undertake the review of Context Sensitive Design Standard opportunities and identify a strategy which the City might adopt. As roadway infrastructure is designed and constructed or reconstructed, as in the case of Hwy 377, the City will focus on the use of these context sensitive design elements to further integrate elements of the street-room and pedestrian walkability of the roadways.

Neighborhood Enhancement Program: Provides assistance to partnering non-profit organizations such as Keep Aubrey Beautiful, homeowner associations or business-owners for neighborhood beautification projects such as clean-up, landscaping, gateway improvements, fencing, etc. to improve overall neighborhood appeal.

Retail/Mixed-Use Development: The City has established zoning entitlements to support the development of mixed use environments within neighborhoods that blend a combination of residential, commercial, recreational or institutional uses and provide for pedestrian connections between those uses. The vision is to establish settings where uses are integrated both physically and functionally, encouraging the mixture to be both supportive of the needs of the community through provision of uses as well as accessibility of those uses.

Transportation: Providing transportation options/enhancements and opportunities for bike and pedestrian linkages for residents of all incomes and ages is necessary to ensuring local and regional connectivity and paramount to achieving neighborhood sustainability.

Increased Zoning and Subdivision Standards: City economic development and planning personnel will review the impacts of increased zoning and subdivision standards, updating those codes which will foster redevelopment and development opportunities as well as increase the quality of life for residents, as well as the sustainability of the neighborhood.

Role of Affordable Housing in Plan

Affordable housing is a critical and structurally-necessary element of the Springhill/377 CRP. As a community, it is acknowledged that in order to have sustainable success, there is a myriad of housing types and income types necessary in any area to support the community as a whole. By having this mix, it is what creates a true, well-balanced community structure. The Kiron at Aubrey development, which is anticipated to be submitted in 2013 to TDHCA, is an absolutely necessary element to achieve success of the Plan.

The Department of Housing and Community Affairs follows certain principles to guide determination of allocations of local, state and federal resources to assist with affordable housing development. These guiding principles seek to:

- Promote affordable home ownership, quality rental housing and sustainable mixed communities;
- Balance affordable and market-rate housing; and
- Link housing with other public/private investments, including transit-oriented development.

The Springhill/377 Southeast CRP seeks to leverage all available tools and resources to promote and follow these same guiding principles, developing a healthy community within the CRP. The Low Income Housing Tax Credit Program is a critical resource to help Aubrey deliver high-quality rental housing in the CRP and throughout Aubrey.

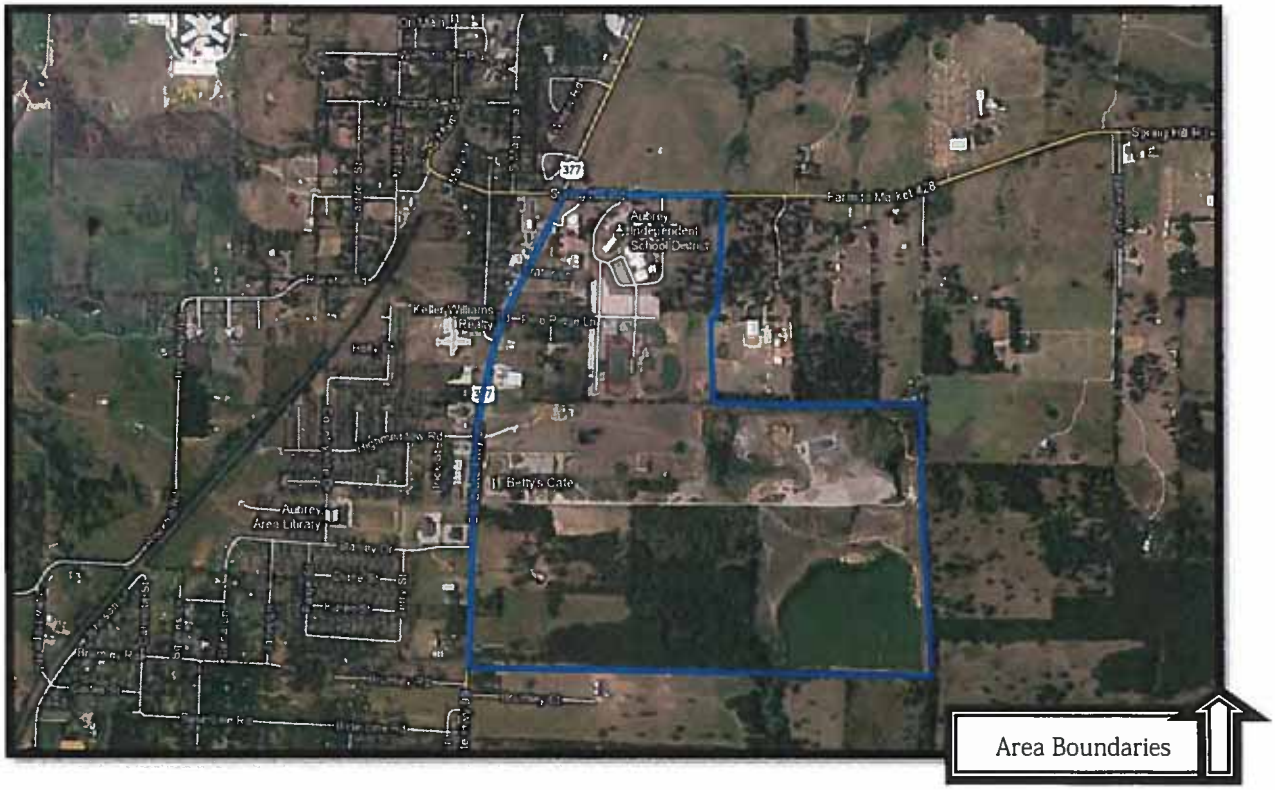
Plan Adoption Schedule & Community Outreach

Meeting Type – Involvement and Element	Date
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	9/16/03
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	2/13/04
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	6/13/04
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	4/4/05
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	8/15/05
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	2/2/06
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	9/26/07
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	12/11/07
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	3/10/09
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	3/11/08
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	6/10/08
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	6/6/09
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	12/08/09
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	2/9/09
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	5/25/10
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	9/20/10
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	12/7/10
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	3/22/11
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	6/14/11
Aubrey Economic Development Corporation Public Hearing – Infrastructure Element	8/23/11
Aubrey Economic Development Corporation Public Meeting – Infrastructure Element	2/13/12
Aubrey City Council Public Meeting – Infrastructure Element	4/17/12
Aubrey City Council Public Meeting – Infrastructure Expansion Element Approval	10/16/12
Aubrey City Council Public Meeting – Affordable Housing Element	12/13/12
Aubrey City Council Public Meeting – Community Revitalization Plan	12/18/12
Aubrey City Council Public Meeting – Affordable Housing Element Approval	12/18/12
Aubrey City Council Public Hearing – Community Revitalization Plan Adoption	1/3/13

Neighborhood Profile

Location Characteristics

The Springhill/377 Southeast CRP target neighborhood is located conveniently approximately 1/2 miles from Downtown Aubrey, at the southeast intersection of US Hwy 377 and Springhill Road (FM 428/Main Street). The area consists of census tract 201.03. The neighborhood is bounded by Springhill Road to the north, US Hwy 377 to the west, the City Limits to the south and east. A portion of the CRP is located within the Extraterritorial Jurisdiction (ETJ) of the City, however, this portion in the ETJ is critical to the future development of the area and it should be noted that the logical location for City facilities, including a public park and recreation facility. As described herein, efforts should be made by the City to procure this potential parkland location as it would create an element of community identity as well as a community facility which would greatly increase the quality of life for area residents.



Demographic Snapshot

Census Tract 201.03

Population	10,076
Ethnicity	Hispanic/Latino: 1,734
	Black: 188
	White: 8,632
	American Indian: 126
	Other: 922
Housing Tenure	Owner-occupied housing units: 2,664
	Renter-occupied housing units: 888
Household Median Income	$59,795
Housing Stock	Single-Family: 3,311
	Multi-Family: 413
	Other: 168

Sources: U.S. Census Bureau, 2006-2010 American Community Survey
U.S. Census Bureau, 2010 Census

Revitalization Strategy

SWOT Analysis

The City of Aubrey has identified key stakeholders to assist in the evaluation of existing conditions of the targeted area. As the conversation-starter for many planning processes, a SWOT analysis was conducted to identify Strengths, Weaknesses, Opportunities and Threats of the targeted area with the stakeholders. By identifying these issues, the community will be better able to develop strategies to help the area achieve a greater level of redevelopment and revitalization. The SWOT analysis results are summarized below:

STRENGTHS	WEAKNESSES
Proximity to Downtown Aubrey Proximity to Hwy 377 Proximity to Library and Recreation Centers Neighborhood Churches Small Town Feel Natural Beauty of Area	Lack of job opportunities in the area Vacant Lots Need for Code Enforcement Lack of pedestrian connectivity Need for housing rehabilitation Lack of neighborhood businesses Library and Recreation Centers are all across Hwy 377 and inaccessible except by car Aesthetically unappealing Non-proactive code enforcement from property owners
OPPORTUNITIES	**THREATS**
New housing development potential on vacant lots, if infrastructure is put in place New commercial/retail development potential on vacant lots No Concentration of Multi-Family Housing Rehabilitation potential of existing commercial/retail development	All services are on the opposite side of Hwy 377 No roadway connectivity with surrounding neighborhoods/developments Commercial encroachment of residential neighborhood Proximity to Hwy 377 Future 377 redevelopment is necessary but unknown No separation of uses with walls or fences Proximity to train

Land Use / Zoning

Beginning in 2003, the Aubrey community began working toward a revitalization of the CRP area. By identifying major stakeholders, the community has leveraged public investment and provided frequent opportunity for community input. By identifying community issues and concerns about the CRP and beginning to work toward revitalization, Aubrey has been able to focus attention on the CRP, which has received quality improvements since efforts began. However, the work is not complete and has barely begun with regard to public investment of funds.

In July 2008, to further the fundamental objectives of the community that is the subject of this CRP, the Aubrey City Council approved zoning entitlements for the primary 50-acre heart of the subject area. The new zoning encourages a variety of uses and will serve to guide development and redevelopment into a more sustainable pattern. This pattern has been evidenced by a series of projects. These projects, which were the catalysts for the CRP from 2003-Present, include:

- 2012 – Signal light - $7,500 grant from Denton County in repairs/upgrades
- 2012 – Family Dollar new construction - $700,000 in value
- 2012 – Denton Area Teacher's Credit Union new construction - $892,500 in value
- 2011 – Quality Excavation Offices Remodel - $50,000 in value
- 2010 – Community Pharmacy new construction - $896,694 in value
- 2009 – Aubrey ISD High School new construction - $10,000,000 in value
- 2007 – Aubrey ISD High School remodel - $850,000 in value
- 2003 – Aubrey ISD Athletic Facility – $7,100,000 in value

Continued efforts which are currently being pursued by the City of Aubrey and the community currently include:

- Public Infrastructure Improvements
    - Extension of Highmeadow Drive

- Extension and expansion of roadway network
- Development of parkway features along roadways in CRP
- Sidewalk, curb & gutter improvements
- ADA Accessibility
- Traffic calming

- Neighborhood Park Improvements
  - Conserve lake and drainage feature in southeast corner of CRP in the form of a City park (Lake Park)
  - Walking trials for Pedestrian and Bicycles connecting High School and Lake Park as well as a pedestrian connection to the west side of Hwy 377
  - Playground
  - Screening and fencing between incompatible uses
  - Park furniture / Landscaping / Lighting

- Neighborhood Beautification
  - Tree planting
  - Gateway identification
  - Landscaping of public spaces
  - Neighborhood clean-ups coordinated with Keep Aubrey Beautiful

- Retail development of a pad site at Hwy 377 and Highmeadow Drive

- Existing manufacturer expansion

The projected economic value of these improvements is $8,750,000 or greater. A more detailed list of projects which support the Springhill/377 Southeast CRP neighborhood revitalization effort is provided in detail in Table 1, below.

TABLE 1 – Sources and Uses – Springhill/377 Southeast CRP Funding (2003-Present)

PROJECT	QAP Element Addressed	Allocation	Funding Source	Status
Façade Grant Program	1, 2	$200,000	Aubrey EDC	In Consideration
Sidewalks	3,4,5,6	$250,000	Development Aubrey EDC Bonds Texas Parks and Wildlife Grants	As development occurs
Roads/Water/Sewer/Storm Drainage Improvements	3,4,5,6	$3,500,000	Development Aubrey EDC Bonds Texas Capital Fund	In Process
Lake Park Playground and Recreation Facility	4	$500,000	Development Aubrey EDC Texas Parks and Wildlife Grants	In Consideration
Trail System	4	$1,000,000	Development Aubrey EDC Texas Parks and Wildlife Grants	In Consideration
Splash Pad	4	$300,000	Development Aubrey EDC Texas Parks and Wildlife Grants	In Consideration
Expansion of Manufacturer	6	$1,000,000	Development	In Process
Screening and Buffering	2	$150,000	Development Aubrey EDC	In Consideration
Context Sensitive Design and Retrofit	1,2,3	$250,000	Development Aubrey EDC Texas Capital Fund	In Consideration
Neighborhood Enhancement	1,2	$100,000	Development Keep Aubrey Beautiful Aubrey EDC	In Process
Retail Development Pad Site	1,6	$1,000,000	Development	In Process
Pedestrian Connection Across Hwy 377	4	$500,000	Development Aubrey EDC Texas Parks and Wildlife Grants	In Consideration
Total CRP Investment		$8,750,000		

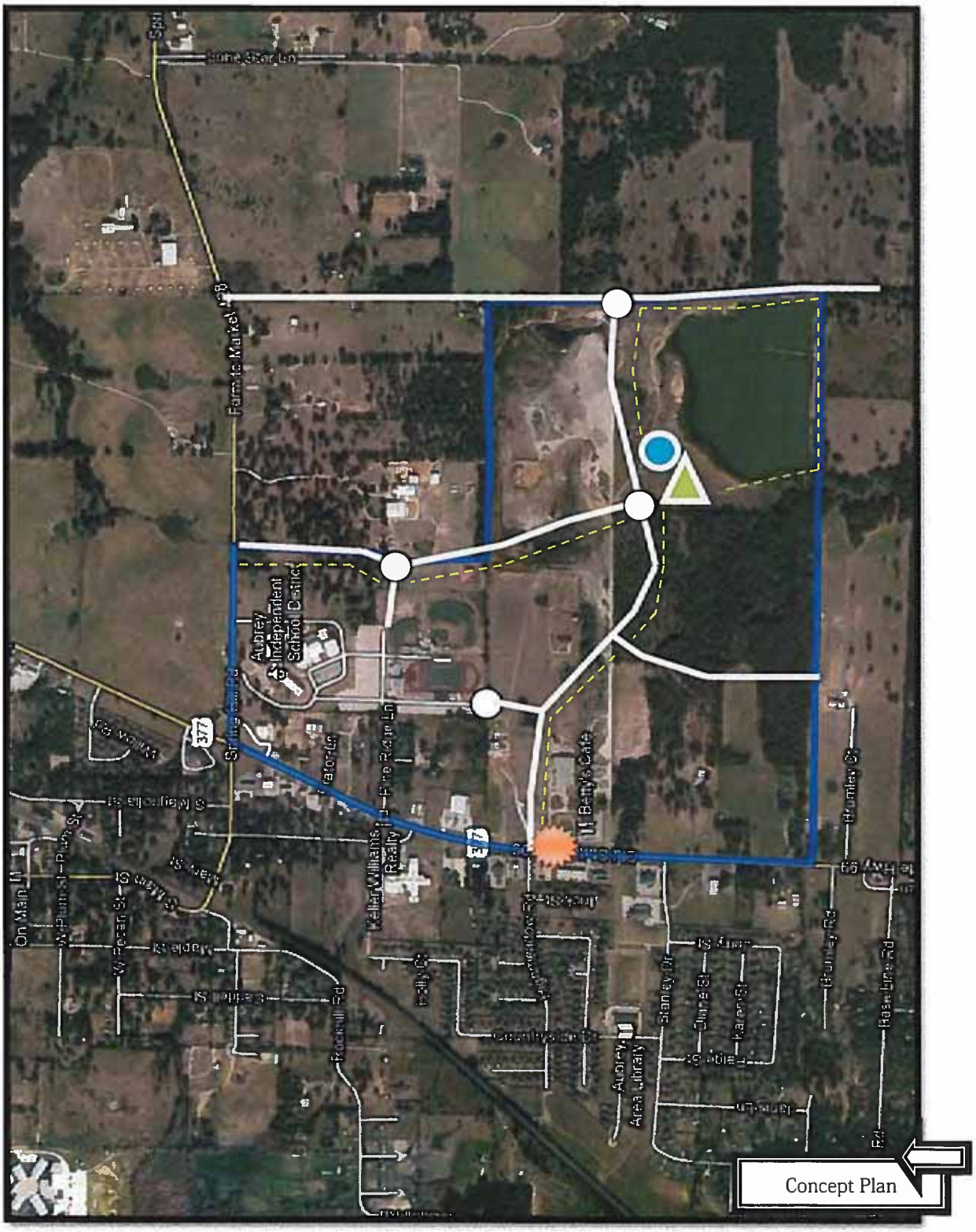
The QAP Elements Addressed correspond to the below list.

1. Environmental Conditions
2. Blight
3. Transportation
4. Public Services and Facilities
5. Public Education
6. Employment

The Concept Plan on page 18 is a graphical representation of the improvements proposed by the CRP.

Concept Plan Legend:

Project	Symbol
Façade Grant Program	
Trail System	
Sidewalks/Roads/Water/Sewer/ Storm Drainage Improvements	
Lake Park Playground and Recreation Facility	
Splash Pad	


Farm to Market 1-8
Aubrey Independent School District
Keller Williams Realty
Betty's Cafe
Aubrey Area Library
Concept Plan

2b

BOARD ACTION REQUEST

MULTIFAMILY FINANCE DIVISION

MAY 9, 2013

Presentation, Discussion, and Possible Action concerning the assessment of point deductions under 10 TAC §11.9(f)(1) to applications electing points for location in Economically Distressed Areas pursuant to 10 TAC §11.9(c)(6)(B)

RECOMMENDED ACTION

WHEREAS, §2306.127 of Texas Government Code requires the Department to give priority to communities that are located wholly or partly in economically distressed areas (EDAs);

WHEREAS, this statutory requirement is accomplished for the Competitive (9%) Housing Tax Credit program through §11.9(c)(6)(B) of the Qualified Allocation Plan (QAP), which provides up to 2 points for an application proposing a development site within an EDA;

WHEREAS, the Uniform Multifamily Rules provide that an EDA is defined in §17.921 of the Texas Water Code and is administered by the Texas Water Development Board (TWDB);

WHEREAS, the Department worked with TWDB to establish a system for TWDB to confirm EDAs for the purpose of awarding points under this QAP selection criteria but TWDB was not in a position to issue determinations outside the context of actual funding requests;

WHEREAS, several applicants have elected these points despite the difficulty surrounding the establishment of a process and may or may not have provided sufficient documentation for the Department to award the points elected; and

WHEREAS, staff seeks Board guidance concerning the assessment of point deductions under §11.9(f)(1) of the QAP, which requires a one point deduction in instances in which points are inappropriately elected by an applicant.

NOW, therefore, it is hereby

RESOLVED, the Governing Board directs staff to assess the penalty point in instances in which an applicant inappropriately elects points for location within an EDA;

OR

RESOLVED, the Governing Board directs staff, for any applicant electing points for location in an EDA and providing some level of documentation, to consider such election

> as having been made in good faith and thus not warranting any point deduction under §11.9(f)(1) in this limited instance due to the difficultly in establishing a clear process for claiming the point(s) and providing sufficient supporting documentation.

BACKGROUND

The multifamily rules define an EDA as, "An area that has been identified by the Water Development Board as meeting the criteria for an economically distressed area under Texas Water Code, §17.921." This section of the Texas Water Code is referenced several times in Chapter 2306 of the Texas Government Code when citing economically distressed areas and is defined in the Texas Water Code for the purpose of administering water infrastructure funding by the TWDB. Moreover, the definition in the Water Code reserves the designation of EDA for the TWDB. The EDA definition in the Texas Water Code is as follows:

> "Economically distressed area" means an area in which:
> (A) water supply or sewer services are inadequate to meet minimal needs of residential users as defined by board rules;
> (B) financial resources are inadequate to provide water supply or sewer services that will satisfy those needs; and
> (C) an established residential subdivision was located on June 1, 2005, as determined by the board.

Staff initially provided applicants guidance that one way to support an election of points under the QAP for being located within an EDA was to provide a letter from the TWDB reflecting that the site is located within an EDA as defined by §17.921 of the Texas Water Code. However, the TWDB does not have an established process for designating EDAs in any instance other than for the explicit purpose of evaluating an application for TWDB funding. Many applicants contacted the TWDB and were unable to obtain such a letter. As the March 1, 2013 application deadline approached, staff received several calls from the TWDB and met with the staff of the TWDB on multiple occasions in an effort to identify a process by which an applicant could establish whether or not their development site was located within an EDA. However, no workable solution was identified. Staff provided guidance that applicants should exercise caution in electing points under this selection criterion due to the absence of another known and clear method of establishing that a site is within an EDA.

Generally, an Applicant that claims points for a particular selection criterion but is unable to provide any supporting documentation would be subject to a 1 point deduction under §11.9(f)(1). This deduction was established for the purpose of discouraging applicants from electing points for items in which an applicant had no solid basis for claiming the points. In the preamble to the rules presented to the Board in November 2012, staff provided the following reasoned response relating to the penalty deduction:

> Staff recommends keeping the point deductions in place for the 2013 program year for those items that the developer applicant should clearly know are not properly supported, despite the changes to the QAP. Because staff performs full reviews on applications that appear to be competitive, it is imperative that applicants accurately self-score their applications. If applicants elect points in good faith and those points are ultimately not awarded, staff will not deduct additional points. However, staff wants to discourage

applicants from requesting points for which they have no reasonable assumption of qualifying.

In response to commenter (58) regarding the points associated with underserved areas, particularly the economically distressed areas, staff will make it clear in the multifamily programs procedures manual what evidence will be acceptable in order to qualify for points. In that specific case, staff will require a letter from the Texas Water Development Board. If the applicant requests these points and is not able to produce such a letter, then staff would deduct points. In addition, should the original calculation for leveraging points be inconsistent with the requested points, staff would not deduct points, even if after underwriting that score may change. Staff appreciates the support of commenter (46).

While applicants were clearly on notice that a point deduction would be assessed in instances in which a TWDB letter was not submitted to support an election for location in an EDA, staff would like to ask the Board whether this situation, now in hindsight, warrants an assessment of a 1 point deduction. At the time, staff believed that a letter from the TWDB was a reasonable method to support an election for location in an EDA. However, a clear process for obtaining that letter was not available prior to the application deadline and some applicants attempted to find alternative supporting documentation despite no change in guidance from staff regarding such alternative evidence. Staff appreciates that some applicants may have chosen to not elect these points even though they may have also obtained alternative supporting documentation; these applicants chose not to risk any assessment of a point deduction by deviating from staff's guidance by claiming the EDA point with some alternative supporting documentation not consistent with staff guidance. Their decision to not elect points may have been different if no risk of a point deduction had existed. However, staff also believes that the Board has sufficient discretion, given the preamble language that good faith point elections would not result in a point deduction, to direct staff to not apply the point deduction to applications electing the EDA points in cases in which some supporting documentation was provided, even if such documentation is insufficient for the points to be awarded.

3

BOARD ACTION REQUEST

MULTIFAMILY FINANCE DIVISION

MAY 9, 2013

Timely Filed Appeals under any of the Department's Program or Underwriting Rules
13256 / 4320 Lofts / Houston

RECOMMENDED ACTION

WHEREAS, a Competitive (9%) Housing Tax Credit application for 4320 Lofts, located in Houston, was received prior to the application filing deadline of March 1, 2013;

WHEREAS, a conditional letter of support from State Representative Garnet Coleman was submitted on April 1, 2013,relating to a statutory scoring item, implemented under 10 TAC §11.9(d)(4), Community Input from State Representative or Senator;

WHEREAS, after conferring with staff concerning the scoring of the letter as opposed to a letter of unconditional support, the applicant requested, for good cause in accordance with 10 TAC §11.2, a three-day extension of the April 1, 2013, deadline for such letters to be submitted, allowing additional time for the Representative to address the removal of the conditional nature of his letter;

WHEREAS, then, before this extension had expired, the Applicant sought an additional extension;

WHEREAS, ultimately two extensions, totaling five business days, were granted by the Executive Director for good cause so that the Applicant could seek an unqualified letter of support from Representative Coleman;

WHEREAS, the Applicant was unable to get the letter within the five business days but submitted instead a letter of support from State Senator Rodney Ellis;

WHEREAS, prior to receipt of the letter from Senator Ellis, the Applicant had not made mention of any attempt to secure such a letter after the April 1 submission deadline and the Executive Director only extended the deadline in order to allow the Applicant sufficient time to obtain a letter from Representative Coleman;

WHEREAS, the letter from State Senator Ellis was submitted after the applicable April 1, 2013, deadline; and

WHEREAS, the Applicant appealed the decision to not award any points under §11.9(d)(4) of the QAP due to the conditional nature of the letter from Representative Coleman and late submission of the letter from Senator Ellis;

NOW, therefore, it is hereby

RESOLVED, the Applicant's appeal of the staff decision to deny 12 points for Community Input from a State Representative or Senator is hereby denied.

BACKGROUND

4320 Lofts is a 2013 Competitive (9%) Housing Tax Credit Application submitted by the application deadline of March 1, 2013. One of the highly ranked statutory scoring criterion relates to receiving input from the State Representative and/or State Senator in whose district a development is proposed to be located (Tex. Gov't Code, §2306.6710). In order to implement this statutory scoring item, the Department implemented rules providing a simple framework to govern submission of such input. The requirements are reflected in §§11.2 and 11.9(d)(4) of the QAP. Among the requirements are the following, relevant to this appeal:

- The input must be submitted to the Department by April 1, 2013 (10 TAC §11.2);
- Once received, a valid authorized input letter cannot be rescinded and the elected official's position cannot be modified for the purpose of scoring (10 TAC §11.9(d)(4)); and
- The letter must "clearly state" support for or opposition to the specific Development (10 TAC §11.9(d)(4)).

In this instance, a letter of conditional support from Representative Coleman for the specific development was received timely on April 1, 2013. In a phone call with the Applicant, staff advised that the conditional nature of the support letter was an issue of concern and that while a definitive opinion on the subject could not be provided at that moment, it was anticipated that the letter would not be sufficient to meet the requirements of the rule. Specifically, the letter contained the following statement in bold print at the top of the letter:

"Please accept this letter as a conditional letter of support pending further due diligence."

As a result, the Applicant submitted a request for a three day extension as allowed under §11.2 of the QAP. The Applicant indicated that the extension was necessary, and the letter conditional in the first place, only because of some health issues that the Representative was dealing with at the time. The Executive Director granted the three-day extension.

On the last day of the extension period the Applicant requested the three days be extended to the maximum allowable five business days. This additional time was granted via email from the Executive Director on April 4, 2013.

On the final day of the revised extension period, April 8, 2013, the Applicant submitted an unqualified letter of support from Senator Rodney Ellis. No subsequent letter from Representative Coleman was ever received. The applicant was advised that the extension was only provided to allow for a follow-up clarifying letter from Representative Coleman and that the letter from the Senator was deemed to be received after the required deadline. The Applicant has appealed this determination and has asserted two bases for awarding 12 points for support.

First, the Applicant believes that the original letter from Representative Coleman is sufficient, on its face, to meet the requirements of the QAP. They point to an unqualified statement embedded in the signed letter which reads, "I am in full support of this development and ask for your favorable

consideration of DMA Development Company's application for funding for 4320 Lofts." The Applicant believes this statement is clear. However, this same letter includes the bolded statement previously referenced, which staff believes is not clear particularly because the condition, relating to the need for "further due diligence," is very broad, leaves approval contingent upon further due diligence, and creates uncertainty such that it fails to provide the "clearly stated" support required by the QAP. The Applicant asserts that there is no internal inconsistency and that the conditional language does not contradict the other statement of "full support."

In addition to the failure to "clearly state" support, staff is concerned that accepting language contingent upon further due diligence could cause problems related to the requirement that a letter cannot be rescinded or position changed. While this may not occur in this specific instance, staff must issue decisions concerning the sufficiency of a given letter with other possible outcomes in mind. In essence, a conditional letter infers on its face the ability to rescind or change positions - in this case, based on further due diligence. Therefore, if staff was to accept a conditional letter as sufficient and then the elected official wished to rescind the letter, the rule would be undermined. The fact is that if a letter includes conditional language and it is accepted as sufficient, staff would have difficulty explaining to an elected official why they could not rescind the support that they said was conditional in the first place. Simply put, accepting letters that are conditioned "upon further due diligence" conflicts with the requirement that a letter cannot be rescinded.

Further, the Applicant indicates that when they requested an extension of the deadline, it was of the deadline in whole, not solely to obtain a letter from the State Representative. They point the statement that "we respectfully request an extension of the Input from State Senator or Representative Delivery Date until April 4, 2013." Whether they asked for a broad extension of the deadline or not, the Executive Director clearly states, "The deadline for the Department to receive a letter from Rep. Coleman clarifying his support or opposition, without reservation or condition, with respect to the Development is extended to the close of business (5:00 pm, Austin local time), April 4, 2013." This was deliberate because the good cause related specifically to the State Representative's health condition and the Applicant cited no issues with or intent to seek a letter from the State Senator. It is further noted that the language "from State Senator or Representative" is simply part of the rule caption and does not enlarge upon the request having been entirely directed to Representative Coleman.

The Applicant also points to the email granting the continued extension which states, "Receipt acknowledged and request granted for the reasons stated in the letter." However, this abbreviated response is predicated on the original extension being only for the State Representative letter and does not serve to broaden the scope of the good cause basis for that original extension. In fact, the request itself continues to cite the rationale as solely tied to the State Representative's health.

It should also be noted that the Applicant asked for this appeal to be placed on the June Board agenda rather than May. However, staff believes that there is no clear rationale for delaying the decision because the necessary information for making a determination is available at this time, the appeal was filed on April 23, 2013, well in advance of the May 9, 2013, and expeditious decisions on such matters creates certainty and maintains an orderly tax credit cycle for staff and applicants alike.

Staff recommends denial of the appeal.

STATE of TEXAS
HOUSE of REPRESENTATIVES

GARNET F. COLEMAN

STATE REPRESENTATIVE
DISTRICT 147

April 1, 2013

Please accept this letter as a conditional letter of support pending further due diligence.

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Tim.irvine@tdhca.state.tx.us

Re: Letter of Support for 4320 Lofts (TDHCA #13256); 4320 Old Spanish Trail in Houston, TX

Dear Mr. Irvine:

Please accept this letter as a conditional demonstration of my support for 4320 Lofts, TDHCA #13256. 4320 Lofts is proposed as a mixed-use, mixed-income, general population multifamily community located in within my district and sponsored by DMA Development Company, LLC.

The Old Spanish Trail neighborhood in Houston is experiencing revitalization, including improvements to Old Spanish Trail itself as part of a TIRZ #7 improvement project, and also the extension of rail service in the area, which once completed will include a rail stop at the OST/MLK station within ¾ mile of 4320 Lofts. The development plan for 4320 Lofts includes the demolition of several buildings from a former car dealership which have fallen into disrepair, and the creation of an urban design-style mixed-use community that will be an asset to the community.

DMA Development Company has filed an application for funding to the City of Houston for CDBG-Disaster Recovery funds and Affordable Rental Housing funds, and also to the Texas Department of Housing and Community Affairs for Housing Tax Credits for this development. 4320 Lofts will be an asset to the OST community by providing safe and decent housing to people at a mix of income levels, incorporating a commercial component, and improving the appearance of Old Spanish Trail by eliminating a currently blighted property. I am in full support of this development and ask for your favorable consideration of DMA Development Company's application for funding for 4320 Lofts.

Please feel free to contact me at (512) 463-0524 or garnet.coleman@house.state.tx.us with questions.

Sincerely,

Representative Garnet Coleman

Texas State House of Representatives, District 147

Cc: Senator Rodney Ellis, Senate District 13
Mayor Annise Parker, City of Houston
Council Member Wanda Adams, District D, City of Houston
Neal Rackleff, Director, Houston Housing and Community Development Department
Diana McIver, President, DMA Development Company, LLC

DMA DEVELOPMENT COMPANY, LLC

April 1, 2013

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Tim.irvine@tdhca.state.tx.us

Re: Request for Extension of Submission Deadline for Community Support from State Representative or Senator, §11.9(d)(4) of the 2013 QAP
4320 Lofts (TDHCA #13256); 4320 Old Spanish Trail in Houston, TX

Dear Mr. Irvine:

Please accept this letter as a request for extension of the Input from State Senator or Representative Delivery Date as identified in §11.2, Program Calendar for Competitive Housing Tax Credits. Pursuant to §11.2, "Non-statutory deadlines specifically listed in the Program Calendar may be extended for good cause by the Executive Director for a period of not more than five (5) business days provided."

Representative Garnet Coleman, State Representative for District 147 has been ill and out of the office and has been unable to review the materials provided to him by his staff related to the 4320 Lofts development. We respectfully request an extension of the Input from State Senator or Representative Delivery Date until 5pm on April 4, 2013.

Please feel free to contact me at (512) 328-3232 or dianam@dmacompanies.com with questions.

Sincerely,

Diana McIver
President

4101 PARKSTONE HEIGHTS DRIVE, SUITE 310 AUSTIN, TEXAS 78746
TEL: 512.328.3232 WWW.MCIVER.COM FAX: 512.328.4584

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Rick Perry
GOVERNOR

BOARD MEMBERS
J. Paul Oxer, *Chair*
Juan S. Muñoz, PhD, *Vice Chair*
Leslie Bingham-Escareño
Tom H. Gann
Lowell A. Keig
J. Mark McWatters

April 2, 2013

Writer's direct dial: 512.475.3296
Email: tim.irvine@tdhca.state.tx.us

Diana McIver, President
DMA Development Company LLC.
4101 Parkstone Heights Drive, Suite 310
Austin, Texas 78746

RE: 4320 LOFTS (TDHCA # 13256) (THE "DEVELOPMENT")

Dear Ms. McIver:

As provided in the Texas 2013 qualified allocation plan, 10 TAC Chapter 11, April 1 is the deadline for submittal of letters of support or opposition from state senators or representatives. Prior to the expiration of the April 1 deadline you requested an extension of time for the submittal of a letter from the appropriate state representative, Rep. Garnet Coleman. In the extension request you cited as the reason that the appropriate state representative to provide such a letter with respect to the Development had been ill and, therefore, unable to complete the necessary due diligence relating to his letter of support or opposition. That is consistent with the statement on his letter that it was conditional, subject to additional due diligence.

As provided for in 10 TAC §11.2 the conditions have been met for me to grant the extension, and it is accordingly granted. The deadline for the Department to receive a letter from Rep. Coleman clarifying support or opposition, without reservation or condition, with respect to the Development is extended to the close of business (5:00 pm, Austin local time), April 4, 2013. I do not have authority to grant any extension beyond this.

Sincerely,

Timothy K. Irvine
Executive Director

cc: The Honorable Garnet Coleman
Texas House of Representatives

DMA DEVELOPMENT COMPANY, LLC

April 4, 2013

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Tim.irvine@tdhca.state.tx.us

Re: Request for Extension of Submission Deadline for Community Support from State Representative or Senator, §11.9(d)(4) of the 2013 QAP
4320 Lofts (TDHCA #13256); 4320 Old Spanish Trail in Houston, TX

Dear Mr. Irvine:

Please accept this letter as a request for an extension of the Input from State Senator or Representative Delivery Date as identified in §11.2, Program Calendar for Competitive Housing Tax Credits. Pursuant to §11.2, "Non-statutory deadlines specifically listed in the Program Calendar may be extended for good cause by the Executive Director for a period of not more than five (5) business days provided."

Representative Garnet Coleman, State Representative for District 147 has been ill and out of the office and has been unable to review the materials provided to him by his staff related to the 4320 Lofts development. TDHCA granted our previous request for an extension to clarify the Representative's position until 5pm on April, 4, 2013; this extension was for a shorter period than the five business days allowed under §11.2. Representative Coleman remains ill and unable to provide additional correspondence to supplement his April 1, 2013 support letter. Therefore, we respectfully request an additional extension of the Input from State Senator or Representative Delivery Date until midnight April 8, 2013, which constitutes the 5 business day extension allowed for by the QAP.

Please feel free to contact me at (512) 328-3232 or dianam@dmacompanies.com with questions.

Sincerely,

Diana McIver
President

4101 PARKSTONE HEIGHTS DRIVE, SUITE 310 AUSTIN, TEXAS 78746
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The Senate of
The State of Texas

SENATOR RODNEY ELLIS
District 13

PRESIDENT PRO TEMPORE
1999 - 2000

COMMITTEES:

Chair, Open Government
Natural Resources
Transportation
State Affairs

April 8, 2013

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Tim.irvine@tdhca.state.tx.us

Re: Letter of Support for 4320 Lofts (TDHCA #13256); 4320 Old Spanish Trail in Houston, TX

Dear Mr. Irvine:

As a state senator and resident of the City of Houston, it is my pleasure to provide a letter of support for DMA Development in their application to provide mixed income housing for 4320 Lofts, TDHCA #13256.

In reviewing their preliminary application, I believe this housing project would be of tremendous benefit to the City of Houston and this area. The Lofts will offer economic enrichment and have a positive impact for businesses and families in the community.

I strongly support DMA Development Company, LLC and the affordable housing project 4320 Lofts, TDHCA#13256.

Sincerely,

Rodney Ellis

Senator Rodney Ellis
Texas Senate, District 13

Cc: Diana McIver, President, DMA Development Company, LLC

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DMA DEVELOPMENT COMPANY, LLC

April 11, 2013

Tim Irvine
Executive Director
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941
Tim.irvine@tdhca.state.tx.us

Re: Scoring Notice for 4320 Lofts – TDHCA #13256

Dear Tim:

Please accept this letter as appeal of the scoring notice dated April 10, 2013 granting the above-mentioned application zero (0) points for Community Support from State Representative or Senator. We are appealing the scoring notice on two bases.

First, the letter submitted by Garnet Coleman on April 1, 2013 meets the requirements of the Qualified Allocation Plan ("QAP"), and therefore the application should be granted the full 12 points on the basis of the April 1st letter from Representative Coleman alone. The QAP sets a very low threshold in terms of the content required in letters from State Senators or Representatives. To qualify for the points, the letter "must be on the State Representative or State Senator's letterhead, be signed by the State Representative or Senator, identify the specific Development, and *clearly state support for or opposition to the specific development*" (emphasis added). The letter from Representative Coleman meets all the requirements, including the last one because the letter *clearly* states: "I am in full support of this development and ask for your favorable consideration of DMA Development Company's application for funding for 4320 Lofts." This is crystal clear.

When staff called us on April 2, 2013 to tell us that this letter would not count, staff noted that the letter was internally inconsistent due to the fact that the Representative had added the word "conditional" before the words "letter of support." We respectfully disagree with this determination. The word conditional means "subject to one or more conditions or requirements being met." The use of the word "conditional" <u>does not</u> contradict the support clearly stated in this letter. It simply means that support was given based on the condition that we provide further information, a condition which we satisfied after the date of this letter by providing Representative Coleman's office additional information about our proposed development.

Staff also told us on April 2nd that they could not accept this letter because it might cause the agency political backlash in the event that Representative Coleman reversed his position of support, which he has not. Regardless of whether a statement like this is true

or not, such reasoning has no place in staff decision-making on whether or not to grant this letter points. The QAP does not allow for such discretionary decision-making based on a possible political outcome to the agency. The only relevant determination is whether the letter meets the requirements of the QAP, which is clearly does.

The second basis for the appeal is that we requested and were given an extension to submit a letter expressing Community Support from State Representative or Senator. Section 11.2 of the QAP allows for non-statutory deadlines to be extended for good cause. On April 1, 2013, we cited this rule in a letter to TDHCA, clearly stating "we respectfully request an extension of the Input from State Senator or Representative Delivery Date until April 4, 2013." We did not, as the scoring notice contends, request additional time to enable Representative Coleman to supplement his letter. Indeed, our extension request letter makes no mention of Representative Coleman's April 1st letter. Nevertheless, because our first extension letter did not request the full 5 days permitted under the QAP, we sent a second letter dated April 4, 2013, which again clearly stated "we respectfully request an additional extension of the Input from State Senator or Representative Delivery date until midnight April 8, 2013, which constitutes the 5 business day extension allowed for by the QAP." In response to this second letter, we received an e-mail response from you stating: "Receipt acknowledged and request granted for the reasons stated in the letter." At that point, we had an extension to submit a letter of support from a State Representative or State Senator until April 8th, and as you know Senator Rodney Ellis submitted a letter of support dated April 8th.

We recognize that the justification we used as the basis for the extension request was Representative Coleman's illness. In fact, Representative Coleman's illness was also preventing us from getting a letter from Senator Ellis whose staff advised that the Senator would not provide a letter of support prior to receiving Representative Coleman's support. Based on that fact, we did not <u>in either extension request letter</u> specifically request an extension for Representative Coleman alone and instead requested an extension to submit a letter from a State Representative <u>or</u> a State Senator. While we recognize that the first extension was limited to give Representative Coleman until April 4th to remove the conditional language from the letter, *the second extension that was granted on April 4th had no such limitation.* We simply requested "an extension of the Input from State Senator or Representative Delivery date until midnight April 8, 2013" and it was granted with no reference to Representative Coleman whatsoever. It was this second extension that was in place when Senator Ellis decided to offer his support.

We regret that this situation evolved as it did. It could not have been anticipated. Moreover, the result of zero (0) points for our application is very ironic *given that we have been working for months with both the Senator and the Representative to garner their support and given that at the end of the day, they both offered their <u>explicit</u> <u>support</u>.* We understand that there are deadlines, but we requested an extension to the deadline and you granted it. Neither your staff nor our staff expected that Senator Ellis would issue his

support by the end of the extension, since we had all been focusing on Representative Coleman's situation, but that fact really doesn't matter. What matters is that we had an extension to submit for this scoring item by April 8th, and we meet that deadline with not one but two letters of explicit support.

Based on the foregoing, we respectfully appeal the zero (0) score for this scoring category, and request an award of the full twelve (12) points for Input from a State Representative or State Senator. Our highest hope is that this matter can be resolved favorably at the administrative level in respect for Representative Coleman's right to privacy given this difficult time for him and his family.

Sincerely,

DMA DEVELOPMENT COMPANY, LLC

Diana McIver
President

4101 Parkstone Heights Drive | Suite 310 | Austin, Texas 78746
Tel: 512.328.3232 | www.dmacompanies.com | Fax: 512.328.4584

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Rick Perry
GOVERNOR

BOARD MEMBERS
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Juan S. Muñoz, PhD, *Vice Chair*
Tom H. Gann
Leslie Bingham-Escareño
Lowell A. Keig
J. Mark McWatters

April 15, 2013

Writer's direct phone #: 512.475.3296
Email: tim.irvine@tdhca.state.tx.us

Ms. Diana McIver
President
DMA Development Company, LLC
4101 Parkstone Heights Drive, Suite 310
Austin, TX 78746

RE: APPEAL OF SCORING NOTICE FOR 4320 LOFTS (TDHCA #13256)

Dear Ms. McIver:

Based on your correspondence dated April 12, 2013, you have appealed staff's decision to award no points for a letter of support from a state senator or representative on the proposed low income tax credit development known as 4320 Lofts. You specifically requested an extension of time, citing Representative Coleman's illness, and this request was submitted more or less contemporaneously with the submittal of his conditional letter of support. We viewed that as consistent with the fact that a conditional letter of support is not the same thing as an unqualified letter of support, and the extension was granted until April 4, 2013, as your request had sought. You then sought additional time, again citing Representative Coleman's continuing illness. Within the extended time granted you provided the Texas Department of Housing and Community Affairs with a letter from Senator Ellis.

All extensions granted were granted in clear and express contemplation of your obtaining a letter from Representative Coleman. As you acknowledge in your appeal, the first extension was limited to giving *Representative Coleman* an extension of time to remove the conditional language from the letter. The second extension cannot (and did not) expand the scope of that first extension, other than to grant additional time. Because the letter from Senator Ellis was sent in after the April 1st due date which had been extended solely to accommodate obtaining a letter from Rep. Coleman, I believe I am constrained to consideration of only the correspondence from Representative Coleman. His letter was clearly labeled as conditional pending due diligence. The Department never received anything within the extensions granted to indicate that whatever conditions existed that prompted the Representative to qualify his support had been fulfilled. For me to now accept the notion that the letter was not qualified or conditioned in any way is inconsistent with your prior representations to secure the extensions. For the foregoing reasons, your appeal is hereby denied.

An appeals process exists for the Housing Tax Credit Program. The restrictions and requirements relating to the filing of an appeal can be found in §10.902 of the 2013 Uniform Multifamily Rules. Should you choose to appeal this decision to the TDHCA Governing Board, you must file your appeal, with the Department not later than sever (7) calendar days after a response from the Executive Director. The appeal deadline for this decision is April 23, 2013. The next Board meeting is currently scheduled for May 9, 2013, at which such appeal would be heard.

If you have any questions, please feel free to contact Jean Latsha, Competitive Housing Tax Credit Manager, at 512.475.1676 or by email at jean.latsha@tdhca.state.tx.us.

Sincerely,

Timothy K. Irvine
Executive Director

TKI/ma

DMA DEVELOPMENT COMPANY, LLC

April 23, 2013

Chairman J. Paul Oxer
Texas Department of Housing & Community Affairs Governing Board
P.O. Box 13941
Austin, Texas 78711-3941

Re: Board Appeal of Scoring Notice for 4320 Lofts – TDHCA #13256
Community Support from State Representative or Senator

Dear Board Chair Oxer and Board Members:

Please accept this letter as appeal of the scoring notice dated April 10, 2013 granting the above-mentioned application zero (0) points for Community Support from State Representative or Senator. We appealed to the Executive Director on April 11, 2013, and were notified on April 16, 2013 that the Executive Director did not grant the appeal. We are now appealing the staff determination to this Board on two bases.

First, the letter submitted by Representative Garnet Coleman on April 1, 2013 meets the requirements of the Qualified Allocation Plan ("QAP"), and therefore the application should be granted the full 12 points on the basis of the April 1st letter from Representative Coleman alone. The QAP sets a very low threshold in terms of the content required in letters from State Senators or Representatives. To qualify for the points, the letter "must be on the State Representative or State Senator's letterhead, be signed by the State Representative or Senator, identify the specific Development, and *clearly state support for or opposition to the specific development"* (emphasis added). The letter from Representative Coleman meets all the requirements, including the last one because the letter *clearly* states: "I am in full support of this development and ask for your favorable consideration of DMA Development Company's application for funding for 4320 Lofts." This is crystal clear.

When staff called us on April 2, 2013 to tell us that this letter would not count, staff noted that the letter was internally inconsistent due to the fact that the Representative had added the word "conditional" before the words "letter of support." We respectfully disagree with this determination. The word conditional means "subject to one or more conditions or requirements being met." The use of the word "conditional" <u>does not</u> contradict the support clearly stated in this letter. It simply means that support was given based on the condition that we provide further information, a condition which we satisfied after the date of this letter by providing Representative Coleman's office additional information about our proposed development.

Indeed, subsequent to this determination, we met with Representative Coleman in person and advised him that his letter was not accepted for points by TDHCA staff because of

the use of the word "conditional." He was surprised by this, because he has previously added this exact conditional language to similar support letters submitted to TDHCA, and believes that they were all accepted for points, despite the conditional language. He added that language because he wanted to help this development in terms of providing a support letter for points by the due date, but also wanted to continue discussions with us in terms of ongoing community outreach. *We are hopeful that Representative Coleman will reiterate his support for this development, either in person or in writing, prior to or at the Board meeting where you will hear this appeal. As soon as we receive such support, assuming it is in writing, we will forward to staff for inclusion in your board packets so that you have sufficient time to review.*

The second basis for the appeal is that we requested and were given an extension to submit a letter expressing Community Support from State Representative or Senator. Section 11.2 of the QAP allows for non-statutory deadlines to be extended for good cause. On April 1, 2013, we cited this rule in a letter to TDHCA, clearly stating "we respectfully request an extension of the Input from State Senator or Representative Delivery Date until April 4, 2013." We did not, as the scoring notice contends, request additional time to enable Representative Coleman to supplement his letter. Indeed, our extension request letter makes no mention of Representative Coleman's April 1st letter. Nevertheless, because our first extension letter did not request the full 5 days permitted under the QAP, we sent a second letter dated April 4, 2013, which again clearly stated "we respectfully request an additional extension of the Input from State Senator or Representative Delivery date until midnight April 8, 2013, which constitutes the 5 business day extension allowed for by the QAP." In response to this second letter, we received an e-mail response from the Executive Director stating: "Receipt acknowledged and request granted for the reasons stated in the letter." At that point, we had an extension to submit a letter of support from a State Representative or State Senator until April 8th. Senator Rodney Ellis submitted a letter of support dated April 8th.

We recognize that the justification we used as the basis for the extension request was Representative Coleman's illness. In fact, Representative Coleman's illness was also preventing us from getting a letter from Senator Ellis whose staff advised that the Senator would not provide a letter of support prior to receiving Representative Coleman's support. Based on that fact, we did not <u>in either extension request letter</u> specifically request an extension for Representative Coleman alone and instead requested an extension to submit a letter from a State Representative <u>or</u> a State Senator. The second extension was in place when Senator Ellis decided to offer his support.

In closing, receiving 0 points for this point item is an unjust result given that *we have been working for months with both the Senator and the Representative to garner their support and given that at the end of the day, they both offered their <u>explicit</u> <u>support</u>*, with the Representative providing a support letter prior to the April 1 deadline, and the Senator providing a support letter prior to the extended deadline. We requested an extension

based on sufficient justification and it was granted, and prior to the expiration of the extended deadline received not one but two letters of explicit support.

Based on the foregoing, we respectfully appeal the zero (0) score for this scoring category, and request an award of the full twelve (12) points for Input from a State Representative or State Senator.

Sincerely,

DMA DEVELOPMENT COMPANY, LLC

Diana McIver
President

4101 PARKSTONE HEIGHTS DRIVE SUITE 310 AUSTIN, TEXAS 78746
TEL: 512.328.3232 WWW.DMACOMPANIES.COM FAX: 512.328.4584

STATE of TEXAS
HOUSE of REPRESENTATIVES

GARNET F. COLEMAN

STATE REPRESENTATIVE
DISTRICT 147

April 1, 2013

Please accept this letter as a conditional letter of support pending further due diligence.

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Tim.irvine@tdhca.state.tx.us

Re: Letter of Support for 4320 Lofts (TDHCA #13256); 4320 Old Spanish Trail in Houston, TX

Dear Mr. Irvine:

Please accept this letter as a conditional demonstration of my support for 4320 Lofts, TDHCA #13256. 4320 Lofts is proposed as a mixed-use, mixed-income, general population multifamily community located in within my district and sponsored by DMA Development Company, LLC.

The Old Spanish Trail neighborhood in Houston is experiencing revitalization, including improvements to Old Spanish Trail itself as part of a TIRZ #7 improvement project, and also the extension of rail service in the area, which once completed will include a rail stop at the OST/MLK station within ¾ mile of 4320 Lofts. The development plan for 4320 Lofts includes the demolition of several buildings from a former car dealership which have fallen into disrepair, and the creation of an urban design-style mixed-use community that will be an asset to the community.

DMA Development Company has filed an application for funding to the City of Houston for CDBG-Disaster Recovery funds and Affordable Rental Housing funds, and also to the Texas Department of Housing and Community Affairs for Housing Tax Credits for this development. 4320 Lofts will be an asset to the OST community by providing safe and decent housing to people at a mix of income levels, incorporating a commercial component, and improving the appearance of Old Spanish Trail by eliminating a currently blighted property. I am in full support of this development and ask for your favorable consideration of DMA Development Company's application for funding for 4320 Lofts.

Please feel free to contact me at (512) 463-0524 or garnet.coleman@house.state.tx.us with questions.

Sincerely,

Representative Garnet Coleman

Texas State House of Representatives, District 147

Cc: Senator Rodney Ellis, Senate District 13
Mayor Annise Parker, City of Houston
Council Member Wanda Adams, District D, City of Houston
Neal Rackleff, Director, Houston Housing and Community Development Department
Diana McIver, President, DMA Development Company, LLC

The Senate of
The State of Texas

SENATOR RODNEY ELLIS
District 13

PRESIDENT PRO TEMPORE
1999 - 2000

COMMITTEES:

Chair, Open Government
Natural Resources
Transportation
State Affairs

April 8, 2013

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Tim.irvine@tdhca.state.tx.us

Re: Letter of Support for 4320 Lofts (TDHCA #13256); 4320 Old Spanish Trail in Houston, TX

Dear Mr. Irvine:

As a state senator and resident of the City of Houston, it is my pleasure to provide a letter of support for DMA Development in their application to provide mixed income housing for 4320 Lofts, TDHCA #13256.

In reviewing their preliminary application, I believe this housing project would be of tremendous benefit to the City of Houston and this area. The Lofts will offer economic enrichment and have a positive impact for businesses and families in the community.

I strongly support DMA Development Company, LLC and the affordable housing project 4320 Lofts, TDHCA#13256.

Sincerely,

Rodney Ellis

Senator Rodney Ellis
Texas Senate, District 13

Cc: Diana McIver, President, DMA Development Company, LLC

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E-Mail: rodney.ellis@senate.state.tx.us

DMA DEVELOPMENT COMPANY, LLC

April 1, 2013

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Tim.irvine@tdhca.state.tx.us

Re: Request for Extension of Submission Deadline for Community Support from State Representative or Senator, §11.9(d)(4) of the 2013 QAP
4320 Lofts (TDHCA #13256); 4320 Old Spanish Trail in Houston, TX

Dear Mr. Irvine:

Please accept this letter as a request for extension of the Input from State Senator or Representative Delivery Date as identified in §11.2, Program Calendar for Competitive Housing Tax Credits. Pursuant to §11.2, "Non-statutory deadlines specifically listed in the Program Calendar may be extended for good cause by the Executive Director for a period of not more than five (5) business days provided."

Representative Garnet Coleman, State Representative for District 147 has been ill and out of the office and has been unable to review the materials provided to him by his staff related to the 4320 Lofts development. We respectfully request an extension of the Input from State Senator or Representative Delivery Date until 5pm on April 4, 2013.

Please feel free to contact me at (512) 328-3232 or dianam@dmacompanies.com with questions.

Sincerely,

Diana McIver
President

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DMA DEVELOPMENT COMPANY, LLC

April 4, 2013

Mr. Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941
Tim.irvine@tdhca.state.tx.us

Re: Request for Extension of Submission Deadline for Community Support from State Representative or Senator, §11.9(d)(4) of the 2013 QAP
4320 Lofts (TDHCA #13256); 4320 Old Spanish Trail in Houston, TX

Dear Mr. Irvine:

Please accept this letter as a request for an extension of the Input from State Senator or Representative Delivery Date as identified in §11.2, Program Calendar for Competitive Housing Tax Credits. Pursuant to §11.2, "Non-statutory deadlines specifically listed in the Program Calendar may be extended for good cause by the Executive Director for a period of not more than five (5) business days provided."

Representative Garnet Coleman, State Representative for District 147 has been ill and out of the office and has been unable to review the materials provided to him by his staff related to the 4320 Lofts development. TDHCA granted our previous request for an extension to clarify the Representative's position until 5pm on April, 4, 2013; this extension was for a shorter period than the five business days allowed under §11.2. Representative Coleman remains ill and unable to provide additional correspondence to supplement his April 1, 2013 support letter. Therefore, we respectfully request an additional extension of the Input from State Senator or Representative Delivery Date until midnight April 8, 2013, which constitutes the 5 business day extension allowed for by the QAP.

Please feel free to contact me at (512) 328-3232 or dianam@dmacompanies.com with questions.

Sincerely,

Diana McIver
President

4101 PARKSTONE HEIGHTS DRIVE, SUITE 310 AUSTIN, TEXAS 78746
TEL: 512.328.3232 WWW.MCIVER.COM FAX: 512.328.4584

Audrey Martin

From: Tim Irvine <tim.irvine@tdhca.state.tx.us>
Sent: Thursday, April 04, 2013 4:11 PM
To: Audrey Martin; Cameron Dorsey; Jean Latsha
Cc: Diana McIver; Janine Sisak
Subject: RE: 4320 Lofts TDHCA #13256 - Extension Request

Receipt acknowledged and request granted for the reasons stated in the letter.

Tim

From: Audrey Martin [mailto:AudreyM@dmacompanies.com]
Sent: Thursday, April 04, 2013 4:04 PM
To: Cameron Dorsey; tim.irvine@tdhca.state.tx.us; Jean Latsha
Cc: Diana McIver; Janine Sisak
Subject: 4320 Lofts TDHCA #13256 - Extension Request

Tim, Cameron, and Jean,

Please see attached an extension request letter for the Input from State Senator or Representative Delivery Date.

Please confirm receipt.

Thank you,

Audrey Martin

Director of Real Estate Development

DMA Development Company, LLC

Diana McIver & Associates, Inc.

Ph: (512) 328-3232 ext. 4502 *(please note new extension)*

Fax: (512) 328-4584

audreym@dmacompanies.com

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BOARD ACTION REQUEST

COMMUNITY AFFAIRS DIVISION

MAY 9, 2013

Presentation, Discussion and Possible Action relating to the status of Community Services Agency of South Texas (CSA) contracts for the CSBG program in Dimmit and LaSalle Counties; Comprehensive Energy Assistance Program (CEAP) in Dimmit, LaSalle and Maverick Counties; and Weatherization Assistance Program (WAP) services for a nine county area including Dimmitt, Edwards, Kinney, LaSalle, Maverick, Real, Uvalde, Val Verde and Zavala Counties.

RECOMMENDED ACTION

WHEREAS, Community Services Agency of South Texas (CSA) is the designated Eligible Entity for the CSBG program in Dimmit and LaSalle Counties as authorized under the Community Services Block Grant Act; and

WHEREAS, CSA is the designated network provider for the Comprehensive Energy Assistance Program (CEAP) in Dimmit, LaSalle and Maverick Counties; and for the Weatherization Assistance Program (WAP) services for a nine county area including Dimmitt, Edwards, Kinney, LaSalle, Maverick, Real, Uvalde, Val Verde and Zavala Counties; and

WHEREAS, the Department suspended funding to CSA in November 2010 for all programs and services to clients have not been provided by CSA since that time; and

WHEREAS, provision of services to low-income households in these counties are of critical importance and removal of eligible entity status at this time would result in protracted administrative proceedings further harming the clients, particularly during the forthcoming months of highest need; and

WHEREAS, CSA is in a position to restart the programs for CEAP and CSBG so long as under strengthened oversight and monitoring, however, CSA no longer employs staff with the technical resources or trained expertise relating to the WAP;

NOW, therefore, it is hereby

RESOLVED, that any suspensions or cost reimbursement designations for the CSBG and CEAP contracts or network designations for CSA will be conditionally removed, and the Department will not seek alternate providers at this time; and

FURTHER RESOLVED, that by the end of the current program year term, and upon the satisfactory resolution of all findings from the 2010 Meliora Partners, Inc. Assessment (including those findings that may have previously been considered resolved), CSA will have its conditional status removed as a CEAP provider;

FURTHER RESOLVED, the Department is removing cost reimbursement status for CSBG on the condition that by the end of the current program year term, and upon the satisfactory resolution of all findings from the 2010 Meliora Partners, Inc. Assessment (including those findings that may have previously been considered resolved); and

FURTHER RESOLVED, that the 2012 and 2013 contracts for CSBG ($150,000 and $150,000, respectively), and the 2013 contract for CEAP ($706,410) will be issued to CSA with an increased monitoring presence by the Department; and

FURTHER RESOLVED, that CSA is being requested to permanently voluntarily relinquish their WAP network designation status so that the Department can promptly find a long-term alternative provider to serve clients in the designated counties.

BACKGROUND

The Community Services Agency of South Texas (CSA) is the eligible entity for the Community Services Block Grant (CSBG) program in Dimmit and LaSalle Counties and also has been the designated network provider for the Comprehensive Energy Assistance Program (CEAP) in Maverick County as well as the previously mentioned counties, and of the Weatherization Assistance Program (WAP) for a nine county area south and west of San Antonio.

In February 2010, TDHCA staff monitored the WAP program at CSA and could not complete the monitoring due to insufficient document availability and poor organization of files and records. Subsequently, staff returned to CSA in March 2010 and monitored all programs (CEAP, WAP and CSBG). This comprehensive monitoring led the Department to believe that a more comprehensive assessment was required; therefore, the Department (at the Department's expense) procured a third party consultant to perform an assessment of CSA in order to strengthen adherence to program guidelines and to enhance the delivery of services for the residents of the service area.

Meliora Partners Inc., the organization procured for the assessment, focused on five areas in their review: Governance, Financial Management, Human Resources, Administration and Services. The weeklong engagement, which occurred May 3-7, 2010, resulted in an assessment report which detailed 27 findings and recommendations for implementation. The unaltered assessment was forwarded to CSA management and their Board Chair on June 2, 2010 for CSA's response. On July 30, 2010, TDHCA was provided a response from CSA; the response did not fully address all of TDHCA's concerns. In November 2010, the Department provided CSA with a comprehensive review of each finding, CSA's response, and identified what additional steps or documentation was needed to consider that finding resolved. It was at this point that TDHCA felt the prudent course of action was to place CSA on a cost reimbursement status until those remaining items could be resolved.

Since that initial assessment in 2010, TDHCA has continued to work with CSA staff in an attempt to resolve many of the identified issues. To date, some issues still remain unresolved, and much time has passed since the assessment. At this time, services are not being delivered to the residents of the area, and little progress is being made on the resolution of the identified issues that remain unresolved from the original assessment.

At the April TDHCA Board meeting, Mr. Ojeda requested the opportunity to address the Board and the Board directed staff to place an item on the May agenda. Staff believes this background information will provide context to the deliberation and discussion, and the recommendation offers a resolution that will facilitate the provision of services to low-income households in these counties in a timely manner.

CONCERNS

The following synopsis is provided to the Board in response to what we anticipate may be some of Mr. Ojeda's concerns about this matter.

Since 2010, CSA has expressed concerns with TDHCA's review process for cost reimbursement, indicating that a uniform process should be followed. TDHCA does not have a uniform process because the reasons organizations are on cost reimbursement are themselves not uniform, and usually require a plan and process tailored to address the unique issues specific to each organization. For example, a cost reimbursement review for an organization that has only had findings related to WAP and specifically to unit quality would have a very different review process, than one that has had incomplete or unclear accounting records for CSBG or CEAP. Each agency placed on cost reimbursement is evaluated and a process is recommended and refined in order to best accommodate both the subrecipient and TDHCA in a manner which provides services to clients as expeditiously as possible.

CSA has also expressed concern with the perceived sporadic communication from TDHCA concerning their requests for reimbursement. Staff acknowledges that the communication process with CSA was not ideal. Unfortunately, significant periods of time passed where both TDHCA and CSA were very delayed in attempting to resolve issues relating to trying to sufficiently satisfy the required documentation for cost reimbursements. However, from early 2010 through April 2012, the Department spent more than 35 days, with 12 different staff, onsite at CSA offices in Carrizo Springs to identify solutions, provide training, and determine if appropriate documentation could be assembled. Additionally, during this timeframe, the Department committed significant staff hours for email and phone calls providing technical assistance, requesting documentation, and reminding CSA of documentation needed in order to complete monitoring reviews and cost reimbursements.

CSA also believes they are owed funds from the Department for services CSA provided to eligible households. After a meeting in late October 2012, TDHCA's Executive Director instructed staff to review the status of each contract and provide a letter to CSA summarizing the fund disposition of each grant. In each of the four contracts, significant time had passed since the last activity. Unfortunately, due to the timeline on the federal funds expiring, the Department is unable to access any funds under these expired contracts.

CURRENT STATUS

Low Income Home Energy Assistance Program grant #58100000904

CSA's last expenditure report submitted within the timeframes required in the applicable contract was February 2010 and payment of allowable expenditures has been made. On September 5, 2012, CSA submitted an additional report requesting funds from this contract; however, the federal funding for this program year had already expired on September 30, 2011 and could no longer be accessed by TDHCA. Therefore, the Department is unable to provide any additional payment. TDHCA provided $65,599.72 to CSA on this LIHEAP contract***. No additional funds can be paid because the federal deadline to access these funds has passed.***

Comprehensive Energy Assistance Program grant #58100000804

CSA's final expenditure report submitted within the timeframes required in the applicable contract was December 2010 and payment of allowable expenditures has been made. TDHCA provided $836,744.14 to CSA under this CEAP contract. CSA has reported allowable expenditures of $836,162.90. As a result CSA owes the Department $581.24 for reimbursements in excess of the reported allowable expenditures. ***Upon receipt of these funds, TDHCA must return the funds to the US Treasury, as the federal grant period has expired.***

DOE Weatherization grant #56100000948

CSA's last expenditure report submitted that was within the timeframes required in the applicable contract was February 2010 and payment of allowable expenditures has been made. On September 5, 2012, CSA submitted an additional report requesting funds from this contract; however, the federal funding for this program year already expired on September 30, 2011. Therefore, the Department is unable to provide any additional payment.

TDHCA provided $17,465.25 to CSA on this DOE contract. ***No additional funds can be paid because the federal deadline to access these funds has passed.***

ARRA Weatherization grant #16090000769

CSA's last expenditure report submitted that was within the timeframes required in the applicable contract was August 2011 and payment of allowable expenditures has been made. TDHCA provided $1,469,516.29 to CSA under this ARRA WAP contract. ***No additional funds can be paid because the federal deadline to access these funds has passed.***

CSBG grant #61100000854

CSA's last expenditure report submitted that was within the timeframes required in the applicable contract was November 2010 which was submitted on December 6, 2010. This report was approved by Department staff; however, no payment was issued to CSA due to excessive cash on hand which would sufficiently cover the allowable expenditures. TDHCA has provided $125,055.46 under this CSBG contract. The federal funding for this program year already expired on September 30, 2011. Therefore the Department is unable to provide any additional payment. ***No additional funds can be paid because the federal deadline to access these funds has passed.***

Each of the federal grants above has stringent guidelines that allow for a reasonable period to submit and receive request for reimbursements. For each of the grants listed above, TDHCA provided CSA a significant time period to satisfy requests for information. The federal time periods have now long expired. Therefore, TDHCA cannot release funds to CSA, nor is TDHCA able to request reimbursement from our federal funding sources of any additional funds to CSA.

RECOMMENDATION

Staff is concerned with the lack of availability of services in the area to the low income residents we serve. Therefore, based on the need for services and the extended administrative process that would be required to pursue alternate options, staff recommends that:

1) For CEAP and CSBG, CSA be removed from any suspension or delays on their programs, and returned to **an advance status** (remove the cost reimbursement sanction), conditioned on an increased monitoring presence to document that corrective actions are in fact working. TDHCA Staff would provide extensive training to resolve the unaddressed significant issues from the Meliora Assessment and any newly identified issues from subsequent monitoring visits. This would allow the residents of the area to possibly begin receiving services within 60 -90 days. CSA released most of their personnel that administered the TDHCA grants. It is reasonable to assume they will need some lead time to hire and train staff to operate CEAP and CSBG.

2) For WAP, because of the technical program requirements and in depth knowledge required to administer WAP, staff recommends that CSA permanently and voluntarily relinquish this program. Staff has already previously requested, and received, Board approval to issue a Request for Applications (RFA) for the areas served by CSA in order to prepare for next steps should this course of action be selected.