

# **SUPPLEMENT FOR THE JULY 25, 2013 BOARD MEETING**



## **Item 1d**

Presentation, Discussion, and Possible Action on Program Year (PY) 2014  
Homeless Housing and Services Program Awards

**BOARD ACTION REQUEST**  
**COMMUNITY AFFAIRS DIVISION**  
**JULY 25, 2013**

Presentation, Discussion, and Possible Action on Program Year (PY) 2014 Homeless Housing and Services Program Awards

**RECOMMENDED ACTION**

**WHEREAS**, the Homeless Housing and Services Program (HHSP) was created during the 81<sup>st</sup> Legislative Session to be administered by the Texas Department of Housing and Community Affairs (the Department) to fund HHSP in the municipalities in Texas with a population of 285,500 or more;

**WHEREAS**, the continued funding of the HHSP has been identified by the Texas Legislature as a high priority, and

**WHEREAS**, the Texas Legislature has, through the enactment of Senate Bill 1 and Senate Bill 2 (83<sup>rd</sup> Legislature, 1<sup>st</sup> called session), provided General Revenue funds of \$10 million over the biennium.

**NOW, therefore, it is hereby**

**RESOLVED**, that the Executive Director, his designees, and each of them be and they hereby are authorized, empowered, and directed, for and on behalf of the Department, to take any and all such actions as they or any of them may deem necessary or advisable to effectuate the award of not less than \$5,000,000 in SFY 2014 HHSP contracts to the cities of Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, and San Antonio. Such actions will include, but not be limited to:

- 1) Use of the allocation formula shall be as set forth in 10 TAC Chapter 5, Subchapter J, §5.1004. Formula.
- 2) The award of contracts shall be based on allocations identified in Attachment A of this request.
- 3) The award of SFY2015 funds along with any unexpended 2014 funds is approved, with any significant allocation or program change to be brought before the Governing Board prior to allocation of funds.
- 4) Recipients will not be permitted to draw SFY2014-2015 funds until their prior year HHSP contracts have been fully expended.

**BACKGROUND**

In the 81<sup>st</sup> Legislative Session, the Texas Legislature created the Homeless Housing and Services Program (“HHSP”). The Legislature provided latitude with respect to the types of services and activities that are allowable under this program. Allowable activities include construction, development, or

procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at risk of homelessness; or other homelessness-related activity as approved by the Department. The Department administers the program in accordance with Texas Government Code §2306.2585 and 10 TAC Chapter 5, Subchapter J.

City	Biennial Award	SFY 2014 Award	Annual Admin	Annual "Program" Dollars
Arlington	\$ 577,824	\$ 288,912	\$7,223	\$281,689
Austin	\$ 979,730	\$ 489,865	\$12,247	\$477,619
Corpus Christi	\$ 399,657	\$ 199,828	\$4,996	\$194,833
Dallas	\$ 1,513,763	\$ 756,882	\$18,922	\$737,960
El Paso	\$ 829,319	\$ 414,660	\$10,368	\$404,293
Fort Worth	\$ 978,890	\$ 489,445	\$12,236	\$477,209
Houston	\$ 2,771,325	\$ 1,385,663	\$34,842	\$1,351,021
San Antonio	\$ 1,949,492	\$ 974,746	\$24,369	\$950,377
<b>Total</b>	<b>\$ 10,000,000</b>	<b>\$ 5,000,000</b>	<b>\$125,000</b>	<b>\$4,875,000</b>

1. Source: U.S. Census Bureau, Annual Estimates of the Resident Population, 4/1/2010 to 7/1/2012

2. Source: U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates DP03

3. Source: U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates DP02

4. Source: U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates DP02

5. Source: HUD's 2012 Continuum of Care Point-in-Time Count

City	Total Population (1)	Population Award	Population Below Poverty Level (2)	Poverty Award	Veterans Population (3)	Veteran's Award	Persons w/ disabilities (4)	PWD Award	2012 Homeless Point in Time Count (5)	PIT Award
Arlington	375,600	\$96,731	74,736	\$109,697	19,014	\$115,553	34,310	\$21,028	2,123	\$234,814
Austin	842,592	\$216,999	166,582	\$244,507	37,717	\$229,217	66,585	\$40,810	2,244	\$248,197
Corpus Christi	312,195	\$80,402	58,819	\$86,334	23,057	\$140,124	48,002	\$29,420	573	\$63,376
Dallas	1,241,162	\$319,646	309,515	\$454,303	47,782	\$290,385	111,234	\$68,175	3,447	\$381,255
El Paso	672,538	\$173,204	146,427	\$214,924	42,142	\$256,109	78,928	\$48,375	1,236	\$136,707
Fort Worth	777,992	\$200,362	165,845	\$243,425	41,315	\$251,083	80,283	\$49,205	2,123	\$234,814
Houston	2,160,821	\$556,493	510,732	\$749,647	89,411	\$543,376	207,038	\$126,893	7,187	\$794,917
San Antonio	1,382,951	\$356,162	270,586	\$397,163	110,930	\$674,153	189,418	\$116,094	3,670	\$405,920
<b>Total</b>	<b>7,765,851</b>	<b>\$2,000,000</b>	<b>1,703,242</b>	<b>\$2,500,000</b>	<b>411,368</b>	<b>\$2,500,000</b>	<b>815,798</b>	<b>\$500,000</b>	<b>22,603</b>	<b>\$2,500,000</b>
Weight	20%		25%		25%		5%		25%	

# **Item 1j (Revised)**

Presentation, Discussion, and Possible Action to approve a HOME (direct loan) Amendment for The Residences at Solms Village in New Braunfels (File No. 12336).

**BOARD ACTION REQUEST**  
**ASSET MANAGEMENT DIVISION**  
**JULY 25, 2013**

Presentation, Discussion, and Possible Action to approve a HOME (direct loan) Amendment for The Residences at Solms Village in New Braunfels (File No. 12336).

**RECOMMENDED ACTION**

**WHEREAS**, Residences at Solms Village received an award of \$1,900,000 in HOME funds and an award of 9% Housing Tax Credits in 2012 to construct 80 multifamily units in New Braunfels;

**WHEREAS**, the first lien lender has asserted a limit on total “must-pay” debt service for the development and the Development Owner is now requesting approval to restructure the previously approved financing plan by reducing the total debt on the project, changing the terms of the HOME loan and reducing the scheduled debt service on the HOME loan by more than 20%;

**WHEREAS**, Board approval is required for any change in amortization or interest rate prior to closing that would alter the scheduled debt service by more than 20%;

**WHEREAS**, the Owner has complied with the amendment requirements in 10 TAC §10.405(c)(4); and

**WHEREAS**, the changes to the financing plan have been re-underwritten and comply with the requirements established in 10 TAC §10.307, improve the pro forma viability of the transaction, and do not impact the amount of tax credits awarded;

**NOW, therefore, it is hereby**

**RESOLVED**, that the amendment of the HOME (direct loan) Loan for Residences at Solms Village is approved as presented to this meeting and the Executive Director and his designees are hereby, authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

**BACKGROUND**

Residences at Solms Village was approved in December 2012 to receive annual housing tax credits of \$735,887 (reduced from their original request based on the credits available at the end of the year) and a second lien HOME loan in the amount of \$1,900,000. The HOME loan was structured to

amortize over 30 years at a 2% interest rate. The Applicant's original request was for a 2% HOME loan amortized over 40 years with a 30-year term, but that structure was inconsistent with the Department's underwriting practice of matching the amortization and term of any TDHCA subordinate debt with the amortization and term of the first lien (in this case the first lien had a 30-year amortization term). The debt service payment as underwritten at the time of the award provided for a debt coverage ratio ("DCR") of 1.35 that would support an interest rate on the HOME loan at 2% over 30 years.

The Applicant has pursued closing both the first lien and TDHCA's HOME loan. However, the first lien lender's (Wells Fargo) income and expense assumptions differed from those used by the Applicant and in TDHCA underwriting. The lender's analysis provided a much lower net operating income ("NOI") which significantly limited the debt service to a figure that would not safely service the first lien of \$1,960,000 and the HOME loan. The Applicant has agreed to restructure and reduce the first lien to \$1,805,000 and the HOME loan to \$1,800,000 in order to reduce the debt service in an attempt to comply with the lender's requirement. In addition, the Applicant has been able to negotiate a slightly higher syndication rate and reduce some costs of the development to absorb the loss in debt financing.

The Department's re-underwriting of the transaction included consideration for some of the income and expense concerns made by the lender and now accepted by the Applicant but still concluded with a higher NOI and, therefore, slightly higher debt service capacity for the development than the lender. As a result, Staff recommends that repayment terms of the HOME loan be bifurcated into hard pay and cash flow portions to continue to meet the Department's underwriting requirements. It is recommended that the HOME loan continue to be structured with a 30-year amortization term at a 2% interest rate but have a hard repayment as if structured at 0% over 35 years or \$51,429 annually. The remainder of the payment (\$28,408 annually) would be made if there is sufficient cash flow after debt service but *pari passu*<sup>1</sup> to any provision for payment of deferred developer fee. The Department's underwriting based on revised assumptions provides net operating income to support the hard repayment at a 1.33 DCR, just under the 1.35 debt coverage ratio upper limit, while the cash flow payment results in a still acceptable DCR of 1.15.

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<sup>1</sup> Correction from original posting



## **Item 3b (Corrected)**

Presentation, Discussion, and Possible Action on Awards of Competitive 9% Low Income housing Tax Credits from the 2013 State Housing Tax Credit ceiling and Approval of the Waiting List for the 2013 Housing Tax Credit Application Round

Department staff identified an error in the previously posted reports associated with this agenda item. This error was specific to the award recommendations in Urban Region 13. In the previously posted report, staff recommended North Desert Palms (Application #13130) for an award based on an incorrect assessment that said Application wins the tiebreaker with Villas at West Mountain (Application #13099). However, upon further review staff determined that Villas at West Mountain wins the tiebreaker because it scored higher on the Opportunity Index than North Desert Palms. The tiebreaker was applied in accordance with §11.7 of the 2013 Qualified Allocation Plan. The revised report reflects a staff recommendation to award Villas at West Mountain. No other award recommendations were affected by this change.

**BOARD ACTION REQUEST**  
**MULTIFAMILY FINANCE DIVISION**  
**JULY 25, 2013**

Presentation, Discussion, and Possible Action regarding Awards from the 2013 State Housing Credit Ceiling and Approval of the Waiting List for the 2013 Housing Tax Credit Application Round

**RECOMMENDED ACTION**

**WHEREAS**, the Board is required, by Texas Government Code, §2306.6724(f), to “issue final commitments for allocations of housing tax credits each year in accordance with the qualified allocation plan not later than July 31;” and

**WHEREAS**, the Board is required by Texas Government Code, §2306.6711(c) to “establish a waiting list of additional Applications ranked by score in descending order of priority based on set-aside categories and regional allocation goals” concurrently with the initial issuance of commitments for Competitive Housing Tax Credits;

**NOW, therefore, it is hereby**

**RESOLVED**, that the list of recommended Applications for Final Commitments of Housing Tax Credits from the 2013 State Housing Credit Ceiling and the 2013 Housing Tax Credit Waiting List is hereby approved in the form presented at this meeting, and as amended by the Board for appeals previously heard and determined and

**FURTHER RESOLVED**, that the Board’s approval is conditioned upon completion of underwriting, all conditions of underwriting, completion of any other reviews required to ensure compliance with the applicable rules and requirements for the Competitive Housing Tax Credit Program, and any other special conditions the Board may consider appropriate.

**BACKGROUND**

The Competitive Housing Tax Credit recommendations for July 25, 2013 awards and wait list are presented in the Board materials. The awards and wait list contains the following

information that reflects the recommendations of the Executive Award and Review Advisory Committee (“EARAC”).

### ***Reports located in the Board Book***

- Report 1: Recommended applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of Applications recommended for an award of Competitive Housing Tax Credits)
- Report 2: Active applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of all Applications recommended for an award and the waiting list of all active Applications not recommended for an award)
- Report 3: Summary of the Award Results, which includes funding amounts for the At-Risk, USDA, and Nonprofit Set-Asides
- Report 4: Board Summary of Public Input and Staff Recommendation for each Application (provided in Development number order for all active/eligible Applications)

## **REGIONAL ALLOCATION FORMULA AND SET-ASIDES**

The total amount of Housing Tax Credits available for the State of Texas to allocate in 2013 is currently \$59,104,798 (see Report 3). This figure includes the amount of annual allocation authorized to the state, based on population, of \$58,633,207 and returned credits from previously awarded applications of \$471,591. The state may receive additional credits to allocate prior to the end of the calendar year from the National Pool or from credit returned from previously awarded applicants. This credit would be allocated to applications on the waiting list described below.

As required by Texas Government Code, §2306.111, the Department utilizes a regional allocation formula to distribute 85 percent of the housing tax credits from the credit ceiling. There are 13 Uniform State Service Regions which receive varying portions of the credit ceiling based on need in those regions. Each region is further divided into two allocations: a Rural Regional Allocation and an Urban Regional Allocation, as required. Based on the regional allocation formula, each of these 26 geographic areas, or “sub-regions,” is to have available a specific amount of tax credits.

## **APPLICATION SUBMISSION**

There are currently 121 applications eligible for consideration, which are collectively requesting credits totaling more than \$113 million. Originally, 133 full applications requesting \$126 million were received, and 12 applications have been terminated or withdrawn. The applications being recommended for award are reflected in Report 1, attached. These same applications are also

reflected in Report 2 along with all other applications. Those recommended for awards are reflected in the “Recommended Awards” column of this report.

## **STAFF RECOMMENDATION PROCESS**

In making recommendations, staff relied on regional allocations, set-aside requirements and scores, and the allocation methodology as set out in §11.6 of the Qualified Allocation Plan (QAP). The recommended credit amounts are noted with an “X” if the Real Estate Analysis Division has completed underwriting. Otherwise, the credit amount reflected is the credit amount requested by the applicant after a Multifamily Finance Division review. If an underwriting report has not been completed for an application, the application may still be found to be infeasible, have the credit amount reduced and/or may have additional conditions placed on the allocation, but the credit award will not exceed the requested amount. **All recommendations made by staff are subject to underwriting conditions, application review conditions and any other special conditions the Board may consider appropriate.** Staff will review and confirm that such conditions are met unless otherwise directed by the Board.

## **WAITING LIST**

Consistent with Texas Government Code, §2306.6711, “...the Board shall generate, concurrently with the issuance of commitments, a Waiting List of additional Applications ranked by score in descending order of priority based on Set-Aside categories and regional allocation goals...”

Staff recommends that the Board consider the Waiting List to be composed of all Applications that have not been approved by the Board for a commitment of 2013 Housing Tax Credits, and have not been terminated by the Department or withdrawn by the Applicant. Staff further recommends that the applications that remain be approved or amended and approved by the Board today be accepted as the Waiting List “ranked by score in descending order of priority” and subject to the same allocation process as set out in §11.6 of the QAP.

Applications will be awarded from the waiting list as follows:

- If tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits causes the Department to achieve less than the required 10% Set-Aside, the next highest scoring Qualified Nonprofit Development will be recommended for a commitment to the Board, regardless of the region in which it is located. If tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits does not cause the Department to go below the required 10% Set-Aside, then the next highest scoring Application in the sub-region of the returned tax credits will be recommended for a commitment to the Board, regardless of Set-Aside. If no other Application exists in the sub-region or if the amount of the credit return is not sufficient to fund the next highest scoring Application in the sub-region of the returned credits, then the credits will go to the statewide collapse and fund the next eligible Application from the Waiting List.

- If tax credits are returned from the USDA Set-Aside, the next highest scoring USDA Application from the Waiting List will be recommended to the Board for a commitment. If there are no eligible USDA Applications available, then the next highest scoring At-Risk Application will be recommended for a commitment to the Board. If there are no eligible At-Risk Applications available, then the remaining ceiling will be added to the statewide collapse pool. Staff's recommendations provide for all eligible and active USDA and At-Risk Applications receiving awards, therefore any amounts returned from the USDA Set-Aside will go to the statewide collapse and fund the next eligible Application from the Waiting List.
- If tax credits are returned from the At-Risk Set-Aside and the return of tax credits causes the Department to achieve less than the required 15 percent At-Risk Set-Aside, the next highest scoring At-Risk Application from the Waiting List will be recommended for a commitment to the Board. If there are no eligible applications available in the At-Risk Set-Aside, then the remaining ceiling will be added to the statewide collapse pool. Staff's recommendations provide for all eligible and active At-Risk Applications receiving awards, therefore any amounts returned from the At-Risk Set-Aside will go to the statewide collapse and fund the next eligible Application from the Waiting List.
- For all other Applications, if tax credits are returned from an Application not associated with any set-aside, the next highest scoring Application from that sub-region's waiting list will be recommended for a commitment to the Board. If no other Application exists in the sub-region or if the amount of the credit return is not sufficient to fund the next highest scoring Application in the sub-region of the returned credits, then the credits will go to the statewide collapse and fund the next eligible Application from the Waiting List.

All applications on the Waiting List not yet reviewed by the Multifamily Finance or Real Estate Analysis divisions must still be found to meet the applicable rules and requirements. Credit amounts and conditions are subject to change based on underwriting and underwriting appeals. Awards from the Waiting List remain subject to a previous participation review by the Compliance Division to ensure no issues of Material Noncompliance or delinquencies exist. In the event that the credit amount returned is insufficient to fund the next appropriate application, staff may wait to determine if other return credits would make the application whole or offer the applicant an opportunity to adjust the size of their development. If the applicant declines the offer, staff will contact the next appropriate applicant on the Waiting List, continuing in this manner until the Waiting List is exhausted. Staff will also review to ensure that no awards from the Waiting List would cause a violation of any sections of the 2013 QAP (for example, the \$3 million credit limitation, the concentration rules, etc.).

# **Report 1**

Recommended Applications from the At-Risk, USDA, and  
Nonprofit Set-Asides and the Rural and Urban Regional  
Allocations



**Texas Department of Housing and Community Affairs**  
**2013 Competitive (9%) Housing Tax Credit (HTC) Program**  
**Award Recommendations**

The Application log is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by score rather than by region. Detailed instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website.

Version date: July 19, 2013

(revised from previously posted July 18 version)

Application Number	Development Name	Development Address	City	Zip Code	County	Region	Urban/Rural	At-Risk Set-Aside	USDA Set-Aside	Nonprofit Set-Aside	Construction Type	Low Income Units	Market Rate Units	Total Units	Target Population	HTC Request or Recommend.*	REA review complete*	Applicant Contact	Second Contact	Review Status: C = complete; UR = under review; N = not reviewed										Basic Demographic Information for Census Tract		
																				(1) Points Requested / Awarded	(2) Adjustments (CRP / Reductions)	(3) Development Cost/Ft	(4) Senator/Rep letters	(5) QCP	(6) Other than QCP	Total Possible Score	Review Status	Recommended Awards	Census Tract	Quartile of Median HH Income	Poverty Rate	
<b>At-Risk Set-Aside</b>																																
13004	Stone Creek Apartments	400 Pine Burr	Kilgore	75662	Gregg	4	Rural	X	X		Acq/Rhb	56	0	56	General	\$290,711	X	James W. Fieser	Melissa Baughman	107	10	12	10	4	143	C	Recommended	48183010600	1st Q	10.0%		
13207	Pecan Creek Village	205 Riverview Dr	Lampasas	76550	Lampasas	8	Rural	X	X		Acq/Rhb	40	0	40	Elderly	\$327,223		Dennis Hoover	Kim Youngquist	101	10	12	10	4	137	C	Recommended	48281950400	4th Q	23.4%		
13212	Prairie Village	1915 N Wharton St	El Campo	77437	Wharton	6	Rural	X			Acq/Rhb	37	1	38	Elderly	\$332,500	X	Matt Rule	Suzann Cunningham	101	8	12	14	0	135	C	Recommended	48481740800	2nd Q	19.0%		
13252	Oak Creek Village	2324 Wilson St	Austin	78704	Travis	7	Urban	X			NC	173	0	173	General	\$2,000,000		Rene Campos	Mark Rogers	98	10	12	14	0	134	C	Recommended	48453001305	3rd Q	26.7%		
13119	Emma Finke Villas	1101 E Kennedy St	Beeville	78102	Bee	10	Rural	X	X	X	Rehab	76	0	76	General	\$391,709	X	Adrian Iglesias	Viola Salazar	100	8	12	10	4	134	C	Recommended	48025950300	3rd Q	15.6%		
13003	Crossing at Oak Grove	200 Daniels Dr	Kerens	75144	Navarro	3	Rural	X	X		Acq/Rhb	32	0	32	General	\$226,432	X	James W. Fieser	Melissa Baughman	99	8	12	10	4	133	C	Recommended	48349970600	4th Q	17.4%		
13048	Shepherd Seniors Apartments	1791 S Byrd Ave	Shepherd	77371	San Jacinto	5	Rural	X	X		Acq/Rhb	32	0	32	Elderly	\$212,376		Shepherd Seniors Housing, Ltd.	James E. Washburn	99	-1	8	12	10	4	132	C	Recommended	48407200101	3rd Q	22.5%	
13234	Wynnewood Family Housing	Appr 2048 S Zang Boulevard	Dallas	75224	Dallas	3	Urban	X	X		NC	160	0	160	General	\$2,000,000		Brian L. Roop	Tamea A. Dula	96	8	12	10	4	130	C	Recommended	48113006200	3rd Q	24.1%		
13047	GardenWalk of La Grange, Schulenburg, and Weimar	1018 N Madison, 104 Simpson, 303 N Smith	La Grange, Schulenburg, Weimar	78945, 78956, 78962	Fayette, Fayette, Colorado		Rural	X	X		Acq/Rhb	40	0	40	General	\$306,739		Shawn Smith	Corey Farmer	92	10	12	10	4	128	C	Recommended					
13006	Country Place Apartments	1300 Courtland Road	Atlanta	75551	Cass	4	Rural	X	X		Acq/Rhb	72	0	72	General	\$456,288	X	Marlon Sullivan	Winston Sullivan	94	-3	10	12	10	4	127	C	Recommended	48067950400	4th Q	26.6%	
13089	Pinewood Park	120 Kirksey Dr	Lufkin	75904	Angelina	5	Rural	X	X		Acq/Rhb	94	0	94	General	\$860,855	X	Tracy Ambridge	Tamea Dula	89	8	12	14	0	123	C	Recommended	48005000500	4th Q	36.7%		
13007	Spring Creek Apartments	305 Hwy 8 N	Linden	75563	Cass	4	Rural	X	X		Acq/Rhb	24	0	24	General	\$190,179	X	Marlon Sullivan	Winston Sullivan	93	-8	10	12	10	4	121	C	Recommended	48067950600	3rd Q	18.4%	
13001	Sunset Place Apartments	100 Sunset	Malakoff	75148	Henderson	4	Rural	X	X		Acq/Rhb	36	0	36	General	\$240,606	X	James W. Fieser	Melissa Baughman	87	-1	8	12	10	4	120	C	Recommended	48213951000	4th Q	18.2%	
13232	Pine Lake Estates	2012 Durst St	Nacogdoches	75964	Nacogdoches	5	Rural	X			Acq/Rhb	100	0	100	Elderly	\$714,418	X	Rick J. Deyoe	Juli Gonzalez	85	8	12	10	4	119	C	Recommended	48347950700	4th Q	50.7%		
13069	Grand Manor Apartments	2700 N Grand Ave	Tyler	75702	Smith	4	Urban	X			Acq/Rhb	120	0	120	General	\$1,194,270	X	Melissa Adami	Dewey Stevens	88	8	0	14	0	110	C	Recommended	48423000201	4th Q	33.9%		
<b>Estimated Amount Available to Allocate</b>												<b>\$8,800,591</b>																				
<b>Amount Available in USDA Set-Aside</b>												<b>\$2,937,270</b>																				
														<b>Total HTCs Requested</b>										<b>\$9,744,306</b>								
<b>Region 1 / Rural</b>																																
13245	The Reserves at Sawgrass	SEQ of Navajo Rd & Laguna Dr	Pampa	79065	Gray	1	Rural				NC	38	10	48	General	\$525,830		Brett Johnson	Matt Gillam	110	-1	10	0	10	4	133	C	Recommended	48179950300	1st Q	5.2%	
13139	Stonebridge of Plainview	NEC of Mesa Dr & 16th St	Plainview	79072	Hale	1	Rural				NC	53	27	80	General	\$647,000		Victoria W. Spicer	Dru Childre	108		10	0	10	4	132	C	Recommended	48189950300	1st Q	5.3%	
<b>Estimated Amount Available to Allocate</b>												<b>\$656,943</b>		<b>Total HTCs Requested</b>										<b>\$1,172,830</b>								
<b>Region 1 / Urban</b>																																
13247	The Reserves at South Plains	SE Corner of Ave U & 98th St Lubbock	Lubbock	79423	Lubbock	1	Urban				NC	83	25	108	General	\$1,101,991	X	Brett Johnson	Matt Gillam	105		10	12	10	4	141	C	Recommended	48303010511	1st Q	6.7%	
<b>Estimated Amount Available to Allocate</b>												<b>\$1,149,932</b>		<b>Total HTCs Requested</b>										<b>\$1,101,991</b>								
<b>Region 2 / Rural</b>																																
13128	Winchester Arms Apartments	SWC of W Summit Ave & State Hwy 16	Comanche	79118	Comanche	2	Rural				NC	38	10	48	General	\$434,000	X	Justin Zimmerman	Ben Mitchell	112		10	12	10	4	148	C	Recommended	48093950200	2nd Q	16.8%	
<b>Estimated Amount Available to Allocate</b>												<b>\$511,612</b>		<b>Total HTCs Requested</b>										<b>\$434,000</b>								
<b>Region 2 / Urban</b>																																
13246	The Reserves at Maplewood	S side of N Regent Dr, E of McNiel Ave	Wichita Falls	76308	Wichita	2	Urban				NC	36	0	36	General	\$571,912	X	Brett Johnson	Matt Gillam	96		10	12	10	4	132	C	Recommended	48485012600	2nd Q	8.7%	
<b>Estimated Amount Available to Allocate</b>												<b>\$601,283</b>		<b>Total HTCs Requested</b>										<b>\$571,912</b>								
<b>Region 3 / Rural</b>																																
13115	Abbingdon Meadows	SWC of Hall Cemetery Rd & S Collins Freeway	Howe	75459	Grayson	3	Rural				NC	39	25	64	General	\$500,000	X	William J. Rea, Jr.	Sean Brady	118		10	12	10	4	154	C	Recommended	48181001801	1st Q	11.3%	
<b>Estimated Amount Available to Allocate</b>												<b>\$544,496</b>		<b>Total HTCs Requested</b>										<b>\$500,000</b>								

Application Number	Development Name	Development Address	City	Zip Code	County	Region	Urban/Rural	At-Risk Set-Aside	USDA Set-Aside	Nonprofit Set-Aside	Construction Type	Low Income Units	Market Rate Units	Total Units	Target Population	HTC Request or Recommend.*	REA review complete*	Applicant Contact	Second Contact	(1) Points Requested / Awarded	(2) Adjustments (CRP / Reductions)	(3) Development Cost/Ft	(4) Senator/Rep letters	(5) QCP	(6) Other than QCP	Total Possible Score	Review Status	Recommended Awards	Census Tract	Quartile of Median HH Income	Poverty Rate	
<b>Region 3 / Urban</b>																																
13152	KIRON at Aubrey	5700 Hwy 377 S	Aubrey	76227	Denton	3	Urban				NC	100	50	150	General	\$1,238,447		Thomas Huth	Dru Childre	113		10	12	10	4	149	C	Recommended	48121020103	2nd Q	7.4%	
13240	Summit Place	SW Corner of Merit Dr & Hwy 635	Dallas	75251	Dallas	3	Urban				NC	75	23	98	General	\$1,487,000	X	Lisa Stephens	Mitchell Friedman	109		10	12	10	4	145	C	Recommended	48113013200	1st Q	8.3%	
13214	Flora Street Lofts	2121 Flora	Dallas	75201	Dallas	3	Urban				NC	39	8	47	General	\$500,000		Graham Green	Ben Reavis	108		10	12	14	0	144	C	Recommended	48113002100	1st Q	4.6%	
13259	The Millennium - McKinney	NEQ of McKinney Ranch Prky & Stacy Rd	McKinney	75070	Collin	3	Urban				NC	130	34	164	General	\$1,500,000	X	Brandon Bolin	Alan McDonald	108		10	12	10	4	144	C	Recommended	48085030513	1st Q	12.3%	
13102	Reserve at McAlister	N of McAlister Rd & E of Hemphill St	Fort Worth	76028	Tarrant	3	Urban				NC	112	12	124	Elderly	\$1,238,974	X	Chris Applequist	Brian M. McGeady	107		10	12	10	4	143	C	Recommended	48439111016	1st Q	1.9%	
13058	Evergreen at Hebron Senior Community	2200 Block of Parker Road	Hebron	75010	Denton	3	Urban			X	NC	136	0	136	Elderly	\$1,500,000		Brad Forslund	Becky Villanueva	106		10	12	10	4	142	C	Recommended	48121021625	1st Q	0.4%	
13145	Mariposa at Elk Drive	Appr 100 block Elk Dr, NWQ Elk Dr & SE John Jones Dr	Burleson	78676	Johnson	3	Urban				NC	117	63	180	Elderly	\$1,395,438	X	Stuart Shaw	Casey Bump	106		10	12	10	4	142	C	Recommended	48251130215	1st Q	1.1%	
13044	Villas of Vanston Park	4540 Gus Thomasson Road	Mesquite	75150	Dallas	3	Urban				NC	113	47	160	General	\$1,500,000		Joseph Agumadu	Vanessa Hardy	106		10	12	14	0	142	C	Recommended	48113018001	3rd Q	12.3%	
<b>Estimated Amount Available to Allocate</b>		<b>\$10,479,003</b>												<b>Total HTCs Requested</b>	<b>\$10,359,859</b>																	
<b>Region 4 / Rural</b>																																
13173	Canton Village Homes	SW intersection of IH-20 & Edgewood Rd (aka FM 859)	Canton	75103	Van Zandt	4	Rural				NC	65	15	80	General	\$619,000	X	Doak Brown	Leslie Holleman	116		10	12	10	4	152	C	Recommended	48467950600	1st Q	14.0%	
13032	StoneLeaf at Eustace	320 FM 316	Eustace	75124	Henderson	4	Rural				NC	45	4	49	General	\$656,094		Victoria Sugrue	Ben Dempsey	114		10	12	10	4	150	C	Recommended	48213950500	1st Q	12.1%	
<b>Estimated Amount Available to Allocate</b>		<b>\$1,274,924</b>												<b>Total HTCs Requested</b>	<b>\$1,275,094</b>																	
<b>Region 4 / Urban</b>																																
13242	Saige Meadows	SEQ of Hwy 69 & Experimental Station Rd/James Fair Pkwy	Tyler	75706	Gregg	4	Urban				NC	82	10	92	General	\$1,163,876	X	Lisa Stephens	Michael Wohl	100		8	12	10	4	134	C	Recommended	48423001601	4th Q	29.8%	
<b>Estimated Amount Available to Allocate</b>		<b>\$1,182,302</b>												<b>Total HTCs Requested</b>	<b>\$1,163,876</b>																	
<b>Region 5 / Rural</b>																																
13005	Tower Village	Tower Rd & Park St	Nacogdoches	75961	Nacogdoches	5	Rural				NC	36	0	36	General	\$805,000	X	Mark Musemeche	Ofelia Elizondo	100	-1	8	12	10	4	133	C	Recommended	48347951000	4th Q	34.9%	
<b>Estimated Amount Available to Allocate</b>		<b>\$867,188</b>												<b>Total HTCs Requested</b>	<b>\$805,000</b>																	
<b>Region 5 / Urban</b>																																
13203	Providence on Major	SWQ of N Major Dr & Westfield, Appr 3900 N Major Dr	Beaumont	77713	Jefferson	5	Urban				NC	108	20	128	Elderly	\$1,245,259	X	Miranda Ashline	Tamea Dula	100		10	12	10	4	136	C	Recommended	48245000307	1st Q	12.0%	
<b>Estimated Amount Available to Allocate</b>		<b>\$842,972</b>												<b>Total HTCs Requested</b>	<b>\$1,245,259</b>																	
<b>Region 6 / Rural</b>																																
13183	Newport Village	SWQ of S Diamondhead Blvd & N Main St (FM 2100)	Crosby	77532	Harris	6	Rural				NC	80	0	80	General	\$750,000		Justin Hartz	Chris Dischinger	113		10	12	10	4	149	C	Recommended	48201251902	1st Q	4.9%	
<b>Estimated Amount Available to Allocate</b>		<b>\$500,000</b>												<b>Total HTCs Requested</b>	<b>\$750,000</b>																	
<b>Region 6 / Urban</b>																																
13026	The Huntington at Sienna Plantation	4200 block Trammel Fresno Road	Missouri City	77459	Fort Bend	6	Urban				NC	105	27	132	Elderly	\$1,300,000		Mark Musemeche	Ofelia Elizondo	104		10	12	10	4	140	C	Recommended	48157674501	1st Q	4.2%	
13062	The Retreat at Westlock	W side of 24000 block of SH 249, just S of Westlock	Houston ETJ	77377	Harris	6	Urban				NC	99	41	140	Elderly	\$1,260,904		Marcialete Voller	Ann Duggin	103		10	12	10	4	139	C	Recommended	48201555502	1st Q	4.7%	
13042	The Cottages at South Acres	E side of the Appr 11300 block of Scott St	Houston	77047	Harris	6	Urban				NC	102	42	144	General	\$1,425,351	X	Marcy H. Voller	Ann Duggin	102		10	12	14	0	138	C	Recommended	48201331500	4th Q	23.3%	
13110	El Dorado Green Apartments	Appr 240 W El Dorado Blvd	Houston	77546	Harris	6	Urban				NC	88	20	108	Elderly	\$1,364,364	X	Gary Brinkley	Donna Rickenbacker	105		10	12	10	0	137	C	Recommended	48201350601	1st Q	1.6%	
13144	Mariposa at Pecan Park	Approx the 3600 block of Canada 0.2 miles N of W Fairmont Pkwy	La Porte	77571	Harris	6	Urban				NC	120	60	180	Elderly	\$1,405,352	X	Stuart Shaw	Casey Bump	101		8	12	10	4	135	C	Recommended	48201343000	2nd Q	11.5%	
13151	Lafayette Plaza	Appr NEC of Clarewood Dr & Bonhomme Rd	Houston	77036	Harris	6	Urban				NC	98	24	122	Elderly	\$1,439,550		William D. Henson	Cheryl L. Henson	102		8	12	10	2	134	C	Recommended	48201432802	4th Q	29.6%	
13117	Red Bluff Apartment Homes	NEC of Strawberry Rd & Genoa Red Bluff Rd	Houston	77034	Harris	6	Urban				NC	50	22	72	General	\$650,000		Adrian Iglesias	Rick J. Deyoe	107		10	0	10	4	131	C	Recommended	48201324000	1st Q	6.8%	
<b>Estimated Amount Available to Allocate</b>		<b>\$9,414,495</b>												<b>Total HTCs Requested</b>	<b>\$8,845,521</b>																	
<b>Region 7 / Rural</b>																																
13201	The Trails at Carmel Creek	West of FM 685, S of Carl Stern Dr extension	Hutto	78634	Williamson	7	Rural				NC	50	11	61	Elderly	\$500,000		Janine Sisak	Teresa Bowyer	112		10	12	10	4	148	C	Recommended	48491020804	1st Q	6.3%	
<b>Estimated Amount Available to Allocate</b>		<b>\$500,000</b>												<b>Total HTCs Requested</b>	<b>\$500,000</b>																	
<b>Region 7 / Urban</b>																																
13112	Liberty Trails Townhomes	Appr 95 acres; NEC of Hwy 29 & Hwy 1869	Liberty Hill	78642	Williamson	7	Urban				NC	75	25	100	General	\$1,090,000	X	Jorge A. Aguirre	Donna Rickenbacker	109		10	12	10	4	145	C	Recommended	48491020202	1st Q	7.6%	
13071	Windy Ridge Apartments	10910 Ranch Rd 620	Austin	78726	Travis	7	Urban				NC	120	0	120	General	\$1,080,918	X	Adrian Iglesias	Rick Deyoe	108		10	12	10	4	144	C	Recommended	48453001765	1st Q	6.2%	
<b>Estimated Amount Available to Allocate</b>		<b>\$3,362,682</b>												<b>Total HTCs Requested</b>	<b>\$2,170,918</b>																	
<b>Region 8 / Rural</b>																																
13033	StoneLeaf at Fairfield	113 W Reunion St	Fairfield	75840	Freestone	8	Rural				NC	45	4	49	General	\$500,000	X	Victoria Sugrue	Ben Dempsey	116		10	12	10	4	152	C	Recommended	48161000200	1st Q	8.1%	
<b>Estimated Amount Available to Allocate</b>		<b>\$543,746</b>												<b>Total HTCs Requested</b>	<b>\$500,000</b>																	
<b>Region 8 / Urban</b>																																



Application Number	Development Name	Development Address	City	Zip Code	County	Region	Urban/Rural	At-Risk Set-Aside	USDA Set-Aside	Nonprofit Set-Aside	Construction Type	Low Income Units	Market Rate Units	Total Units	Target Population	HTC Request or Recommend.*	REA review complete*	Applicant Contact	Second Contact	(1) Points Requested / Awarded	(2) Adjustments (CRP / Reductions)	(3) Development Cost/Ft	(4) Senator/Rep letters	(5) QCP	(6) Other than QCP	Total Possible Score	Review Status	Recommended Awards	Census Tract	Quartile of Median HH Income	Poverty Rate
13118	Oak Ridge Apartments	W of 10th St & Nolan Ridge Dr	Nolanville	76559	Bell	8	Urban				NC	48	0	48	General	\$500,000	X	Chris Applequist	Brian M. McGeady	109	10	12	10	4	145	C	Recommended	48027021800	1st Q	12.8%	
13187	Barron's Branch	N 9th St & Colcord Ave (Appr 1323 N 9th st)	Waco	76707	McLennan	8	Urban				NC	77	15	92	General	\$963,900	X	Lisa Stephens	David Deutch	105	8	12	14	0	139	C	Recommended	48309001200	4th Q	58.1%	
<b>Estimated Amount Available to Allocate</b>		<b>\$1,541,697</b>												<b>Total HTCs Requested</b>	<b>\$1,463,900</b>																
<b>Region 9 / Rural</b>																															
13167	Freedoms Path at Kerrville	3600 Block of Memorial Blvd	Kerrville	78028	Kerr	9	Rural		X		NC	49	0	49	Supp. Hsg.	\$717,000	X	Donald Paxton	Craig Taylor	114	10	12	10	4	150	C	Recommended	48265960100	2nd Q	6.9%	
<b>Estimated Amount Available to Allocate</b>		<b>\$500,000</b>												<b>Total HTCs Requested</b>	<b>\$717,000</b>																
<b>Region 9 / Urban</b>																															
13262	Paso Fino Apartment Homes	10729 Shaenfield Rd	San Antonio	78254	Bexar	9	Urban				NC	149	11	160	General	\$1,500,000		Manish Verma	Walter Martinez	108	10	12	10	4	144	C	Recommended	48029181726	1st Q	5.3%	
13273	Richland Meadows Apartments	+/- 9.31 Acres on Richland Hills Dr	San Antonio	78251	Bexar	9	Urban				NC	140	0	140	General	\$1,324,827	X	Ezequiel P. Elizondo	Enrique Flores	108	10	12	10	4	144	C	Recommended	48029171924	1st Q	2.1%	
13193	Balcones Lofts	SC of Gentleman Rd & Hillcrest Dr	Balcones Heights	78201	Bexar	9	Urban		X		NC	50	34	84	General	\$711,849		Balcones Lofts Ltd.	Debra Guerrero	107	10	12	10	4	143	C	Recommended	48029180800	4th Q	31.1%	
<b>Estimated Amount Available to Allocate</b>		<b>\$3,992,496</b>												<b>Total HTCs Requested</b>	<b>\$3,536,676</b>																
<b>Region 10 / Rural</b>																															
13213	Bailey Square	SEQ of N Valley St & E Bailey St	Cuero	77954	DeWitt	10	Rural				NC	48	8	56	General	\$500,000	X	Audrey Martin	Teresa Bowyer	113	10	12	10	4	149	C	Recommended	48123970300	2nd Q	12.6%	
<b>Estimated Amount Available to Allocate</b>		<b>\$500,000</b>												<b>Total HTCs Requested</b>	<b>\$500,000</b>																
<b>Region 10 / Urban</b>																															
13082	Woodland Creek Apartments	11641 Leopard St	Corpus Christi	78410	Nueces	10	Urban		X	Recon		94	0	94	General	\$1,356,998		Gilbert M. Piette	Roger H. Canales	103	10	12	14	0	139	C	Recommended	48355003601	1st Q	10.0%	
<b>Estimated Amount Available to Allocate</b>		<b>\$1,231,390</b>												<b>Total HTCs Requested</b>	<b>\$1,356,998</b>																
<b>Region 11 / Rural</b>																															
13087	Villas del Rio	N Hwy 83 & 300' W of Hernandez Rd & Corrales Rd	Rio Grande City	78582	Starr	11	Rural				NC	50	30	80	General	\$860,000		Kyndel Bennett	Matthew Long	117	10	12	10	4	153	C	Recommended	48427950104	1st Q	17.0%	
<b>Estimated Amount Available to Allocate</b>		<b>\$1,042,926</b>												<b>Total HTCs Requested</b>	<b>\$860,000</b>																
<b>Region 11 / Urban</b>																															
13100	Villages of Penitas	10 acres out of Diamond Commercial Park Subdivision	Penitas	78576	Hidalgo	11	Urban				NC	116	12	128	General	\$1,383,000		Steve Lollis	Donna Rickenbacker	112	10	12	10	4	148	C	Recommended	48215024203	2nd Q	17.0%	
13081	River Bank Village	202 Aquero Boulevard	Laredo	78045	Webb	11	Urban				NC	114	38	152	General	\$1,225,000		Apolonio ("Nono") Flores	Doak Brown	109	10	12	10	4	145	C	Recommended	48479001711	1st Q	11.7%	
13068	Mayorca Villas	8.75 acres W Marcelo Blvd at Jose Marti Blvd	Brownsville	78575	Cameron	11	Urban				NC	48	72	120	General	\$500,000		Melissa Adams	Dewey Stevens	109	10	12	10	4	145	C	Recommended	48061012613	1st Q	22.2%	
13281	Sunquest Apartments	23850 Stuart Place Road	Primera	78552	Cameron	11	Urban		X		NC	100	28	128	General	\$1,400,000		Mr. Sunny K. Philip	Michelle Grandt	108	10	12	10	4	144	C	Recommended	48061010302	1st Q	30.5%	
<b>Estimated Amount Available to Allocate</b>		<b>\$4,913,492</b>												<b>Total HTCs Requested</b>	<b>\$4,508,000</b>																
<b>Region 12 / Rural</b>																															
13180	Mission Village of Pecos	SEC of Texas St & W Washington St	Pecos	79772	Reeves	12	Rural				NC	49	11	60	General	\$500,000		Michael Ash	Marissa Downs	115	10	12	10	4	151	C	Recommended	48389950400	1st Q	23.3%	
<b>Estimated Amount Available to Allocate</b>		<b>\$500,000</b>												<b>Total HTCs Requested</b>	<b>\$500,000</b>																
<b>Region 12 / Urban</b>																															
13016	Westridge	5100 Blk of Graceland	Midland	79703	Midland	12	Urban		X		NC	84	12	96	Elderly	\$739,061	X	Granger MacDonald	Carrie Adams	94	10	12	10	4	130	C	Recommended	48329001300	2nd Q	9.0%	
<b>Estimated Amount Available to Allocate</b>		<b>\$750,323</b>												<b>Total HTCs Requested</b>	<b>\$739,061</b>																
<b>Region 13 / Rural</b>																															
13131	Montana Vista Palms	Off of Montana Ave at Peggy Hopkins & Oshea Dr	El Paso	79938	El Paso	13	Rural				NC	48	0	48	General	\$474,000	X	R.L. "Bobby" Bowling, IV	Demetrio Jimenez	95	10	12	10	4	131	C	Recommended	48141010340	1st Q	14.1%	
<b>Estimated Amount Available to Allocate</b>		<b>\$500,000</b>												<b>Total HTCs Requested</b>	<b>\$474,000</b>																
<b>Region 13 / Urban</b>																															
13133	Verde Palms	Btwn Joe Battle & Pine Springs Dr on Loma Verde Dr	El Paso	79936	El Paso	13	Urban				NC	100	52	152	General	\$1,254,000	X	R.L. "Bobby" Bowling, IV	Demetrio Jimenez	103	10	12	10	4	139	C	Recommended	48141010338	1st Q	6.5%	
13099	Villas at West Mountain	NWQ Helen of Troy & New Harvest (fka Export)	El Paso	79912	El Paso	13	Urban				NC	76	0	76	General	\$813,434		Ike J. Monty	Maria Espinoza	100	10	12	10	4	136	C	Recommended	48141010215	1st Q	9.8%	
<b>Estimated Amount Available to Allocate</b>		<b>\$2,400,306</b>												<b>Total HTCs Requested</b>	<b>\$2,067,434</b>																
<b>TOTALS</b>																															
<b>Total Estimated 2013 HTC Ceiling</b>		<b>\$59,104,798</b>	<b>Total Active Applications</b>			<b>64</b>	<b>Total HTCs Requested</b>			<b>\$57,863,635</b>																					

\* For those Applications with a complete REA review, the HTC Request reflected on the log is the recommended credit amount from the Real Estate Analysis division. These recommendations may be subject to appeal.

## **Report 2**

Active applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations



**Texas Department of Housing and Community Affairs**  
**2013 Competitive (9%) Housing Tax Credit (HTC) Program**  
**Award and Waiting List Recommendations**

The Application log is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by score rather than by region. Detailed instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website.

Version date: July 19, 2013

(revised from previously posted July 18 version)

Application Number	Development Name	Development Address	City	Zip Code	County	Region	Urban/Rural	At-Risk Set-Aside	USDA Set-Aside	Nonprofit Set-Aside	Construction Type	Low Income Units	Market Rate Units	Total Units	Target Population	HTC Request or Recommend.*	REA review complete*	Applicant Contact	Second Contact	Review Status: C = complete; UR = under review; N = not reviewed										Basic Demographic Information for Census Tract		
																				(1) Points Requested / Awarded	(2) Adjustments (CRP / Reductions)	(3) Development Cost/Ft	(4) Senator/Rep letters	(5) QCP	(6) Other than QCP	Total Possible Score	Review Status	Recommended Awards	Census Tract	Quartile of Median HH Income	Poverty Rate	
<b>At-Risk Set-Aside</b>																																
13004	Stone Creek Apartments	400 Pine Burr	Kilgore	75662	Gregg	4	Rural	X	X		Acq/Rhb	56	0	56	General	\$290,711	X	James W. Fieser	Melissa Baughman	107	10	12	10	4	143	C	Recommended	48183010600	1st Q	10.0%		
13207	Pecan Creek Village	205 Riverview Dr	Lampasas	76550	Lampasas	8	Rural	X	X		Acq/Rhb	40	0	40	Elderly	\$327,223		Dennis Hoover	Kim Youngquist	101	10	12	10	4	137	C	Recommended	48281950400	4th Q	23.4%		
13212	Prairie Village	1915 N Wharton St	El Campo	77437	Wharton	6	Rural	X			Acq/Rhb	37	1	38	Elderly	\$332,500	X	Matt Rule	Suzann Cunningham	101	8	12	14	0	135	C	Recommended	48481740800	2nd Q	19.0%		
13252	Oak Creek Village	2324 Wilson St	Austin	78704	Travis	7	Urban	X			NC	173	0	173	General	\$2,000,000		Rene Campos	Mark Rogers	98	10	12	14	0	134	C	Recommended	48453001305	3rd Q	26.7%		
13119	Emma Finke Villas	1101 E Kennedy St	Beeville	78102	Bee	10	Rural	X	X	X	Rehab	76	0	76	General	\$391,709	X	Adrian Iglesias	Viola Salazar	100	8	12	10	4	134	C	Recommended	48025950300	3rd Q	15.6%		
13003	Crossing at Oak Grove	200 Daniels Dr	Kerens	75144	Navarro	3	Rural	X	X		Acq/Rhb	32	0	32	General	\$226,432	X	James W. Fieser	Melissa Baughman	99	8	12	10	4	133	C	Recommended	48349970600	4th Q	17.4%		
13048	Shepherd Seniors Apartments	1791 S Byrd Ave	Shepherd	77371	San Jacinto	5	Rural	X	X		Acq/Rhb	32	0	32	Elderly	\$212,376		Shepherd Seniors Housing, Ltd.	James E. Washburn	99	-1	8	12	10	4	132	C	Recommended	48407200101	3rd Q	22.5%	
13234	Wynnewood Family Housing	Appr 2048 S Zang Boulevard	Dallas	75224	Dallas	3	Urban	X	X		NC	160	0	160	General	\$2,000,000		Brian L. Roop	Tamea A. Dula	96	8	12	10	4	130	C	Recommended	48113006200	3rd Q	24.1%		
13047	GardenWalk of La Grange, Schulenburg, and Weimar	1018 N Madison, 104 Simpson, 303 N Smith	La Grange, Schulenburg, Weimar	78945, 78956, 78962	Fayette, Fayette, Colorado		Rural	X	X		Acq/Rhb	40	0	40	General	\$306,739		Shawn Smith	Corey Farmer	92	10	12	10	4	128	C	Recommended					
13006	Country Place Apartments	1300 Courtland Road	Atlanta	75551	Cass	4	Rural	X	X		Acq/Rhb	72	0	72	General	\$456,288	X	Marlon Sullivan	Winston Sullivan	94	-3	10	12	10	4	127	C	Recommended	48067950400	4th Q	26.6%	
13089	Pinewood Park	120 Kirksey Dr	Lufkin	75904	Angelina	5	Rural	X	X		Acq/Rhb	94	0	94	General	\$860,855	X	Tracy Ambridge	Tamea Dula	89	8	12	14	0	123	C	Recommended	48005000500	4th Q	36.7%		
13007	Spring Creek Apartments	305 Hwy 8 N	Linden	75563	Cass	4	Rural	X	X		Acq/Rhb	24	0	24	General	\$190,179	X	Marlon Sullivan	Winston Sullivan	93	-8	10	12	10	4	123	C	Recommended	48067950600	3rd Q	18.4%	
13001	Sunset Place Apartments	100 Sunset	Malakoff	75148	Henderson	4	Rural	X	X		Acq/Rhb	36	0	36	General	\$240,606	X	James W. Fieser	Melissa Baughman	87	-1	8	12	10	4	120	C	Recommended	48213951000	4th Q	18.2%	
13232	Pine Lake Estates	2012 Durst St	Nacogdoches	75964	Nacogdoches	5	Rural	X			Acq/Rhb	100	0	100	Elderly	\$714,418	X	Rick J. Deyoe	Juli Gonzalez	85	8	12	10	4	119	C	Recommended	48347950700	4th Q	50.7%		
13069	Grand Manor Apartments	2700 N Grand Ave	Tyler	75702	Smith	4	Urban	X			Acq/Rhb	120	0	120	General	\$1,194,270	X	Melissa Adami	Dewey Stevens	88	8	0	14	0	110	C	Recommended	48423000201	4th Q	33.9%		
<b>Estimated Amount Available to Allocate</b>												<b>\$8,800,591</b>																				
<b>Amount Available in USDA Set-Aside</b>												<b>\$2,937,270</b>																				
														<b>Total HTCs Requested</b>										<b>\$9,744,306</b>								
<b>Region 1 / Rural</b>																																
13245	The Reserves at Sawgrass	SEQ of Navajo Rd & Laguna Dr	Pampa	79065	Gray	1	Rural				NC	38	10	48	General	\$525,830		Brett Johnson	Matt Gillam	110	-1	10	0	10	4	133	C	Recommended	48179950300	1st Q	5.2%	
13139	Stonebridge of Plainview	NEC of Mesa Dr & 16th St	Plainview	79072	Hale	1	Rural				NC	53	27	80	General	\$647,000		Victoria W. Spicer	Dru Childre	108	10	0	10	4	132	C	Recommended	48189950300	1st Q	5.3%		
13129	Rose Meadows Apartments	SWC of Alamo Rd & Holly St	Levelland	78336	Hockley	1	Rural				NC	38	10	48	General	\$442,000		Justin Zimmerman	Ben Mitchell	106	10	0	10	4	130	N		48219950500	2nd Q	14.9%		
<b>Estimated Amount Available to Allocate</b>												<b>\$656,943</b>		<b>Total HTCs Requested</b>										<b>\$1,614,830</b>								
<b>Region 1 / Urban</b>																																
13247	The Reserves at South Plains	SE Corner of Ave U & 98th St Lubbock	Lubbock	79423	Lubbock	1	Urban				NC	83	25	108	General	\$1,101,991	X	Brett Johnson	Matt Gillam	105	10	12	10	4	141	C	Recommended	48303010511	1st Q	6.7%		
13106	Playa Lake Apartments	Ave U, 1 block S of 82nd St	Lubbock	79423	Lubbock	1	Urban				NC	97	23	120	General	\$1,075,000		Justin Zimmerman	Ben Mitchell	103	10	12	10	4	139	N		48303010506	2nd Q	8.5%		
13010	Plum Creek Estates	Plum Creek Dr E of Tascosa Rd	Amarillo	79124	Potter	1	Urban				NC	96	0	96	General	\$1,132,040		Tim Lang	Brenda Given	102	10	12	10	4	138	N		48375013300	1st Q	6.4%		
<b>Estimated Amount Available to Allocate</b>												<b>\$1,149,932</b>		<b>Total HTCs Requested</b>										<b>\$3,309,031</b>								
<b>Region 2 / Rural</b>																																
13128	Winchester Arms Apartments	SWC of W Summit Ave & State Hwy 16	Comanche	79118	Comanche	2	Rural				NC	38	10	48	General	\$434,000	X	Justin Zimmerman	Ben Mitchell	112	10	12	10	4	148	C	Recommended	48093950200	2nd Q	16.8%		
<b>Estimated Amount Available to Allocate</b>												<b>\$511,612</b>		<b>Total HTCs Requested</b>										<b>\$434,000</b>								
<b>Region 2 / Urban</b>																																
13246	The Reserves at Maplewood	S side of N Regent Dr, E of McNeil Ave	Wichita Falls	76308	Wichita	2	Urban				NC	36	0	36	General	\$571,912	X	Brett Johnson	Matt Gillam	96	10	12	10	4	132	C	Recommended	48485012600	2nd Q	8.7%		
<b>Estimated Amount Available to Allocate</b>												<b>\$601,283</b>		<b>Total HTCs Requested</b>										<b>\$571,912</b>								
<b>Region 3 / Rural</b>																																

Application Number	Development Name	Development Address	City	Zip Code	County	Region	Urban/Rural	At-Risk Set-Aside	USDA Set-Aside	Nonprofit Set-Aside	Construction Type	Low Income Units	Market Rate Units	Total Units	Target Population	HTC Request or Recommend.*	REA review complete*	Applicant Contact	Second Contact	(1) Points Requested / Awarded	(2) Adjustments (CRP / Reductions)	(3) Development Cost/Ft	(4) Senator/Rep letters	(5) QCP	(6) Other than QCP	Total Possible Score	Review Status	Recommended Awards	Census Tract	Quartile of Median HH Income	Poverty Rate	
13115	Abbingdon Meadows	SWC of Hall Cemetery Rd & S Collins Freeway	Howe	75459	Grayson	3	Rural				NC	39	25	64	General	\$500,000	X	William J. Rea, Jr.	Sean Brady	118	10	12	10	4	154	C	Recommended	48181001801	1st Q	11.3%		
13184	The Village at Forney Crossing	E side of FM 460, N of US Hwy 80	Forney	75126	Kaufman	3	Rural				NC	57	9	66	General	\$710,000		Stacy Kaplowitz	Mike Rodriguez	115	10	0	10	4	139	N		48257050201	1st Q	3.6%		
<b>Estimated Amount Available to Allocate</b>		<b>\$544,496</b>														<b>Total HTCs Requested</b>	<b>\$1,210,000</b>															
<b>Region 3 / Urban</b>																																
13152	KIRON at Aubrey	5700 Hwy 377 S	Aubrey	76227	Denton	3	Urban				NC	100	50	150	General	\$1,238,447		Thomas Huth	Dru Childre	113	10	12	10	4	149	C	Recommended	48121020103	2nd Q	7.4%		
13240	Summit Place	SW Corner of Merit Dr & Hwy 635	Dallas	75251	Dallas	3	Urban				NC	75	23	98	General	\$1,487,000	X	Lisa Stephens	Mitchell Friedman	109	10	12	10	4	145	C	Recommended	48113013200	1st Q	8.3%		
13214	Flora Street Lofts	2121 Flora	Dallas	75201	Dallas	3	Urban				NC	39	8	47	General	\$500,000		Graham Green	Ben Reavis	108	10	12	14	0	144	C	Recommended	48113002100	1st Q	4.6%		
13259	The Millennium - McKinney	NEQ of McKinney Ranch Pkwy & Stacy Rd	McKinney	75070	Collin	3	Urban				NC	130	34	164	General	\$1,500,000	X	Brandon Bolin	Alan McDonald	108	10	12	10	4	144	C	Recommended	48085030513	1st Q	12.3%		
13102	Reserve at McAlister	N of McAlister Rd & E of Hemphill St	Fort Worth	76028	Tarrant	3	Urban				NC	112	12	124	Elderly	\$1,238,974	X	Chris Applequist	Brian M. McGeedy	107	10	12	10	4	143	C	Recommended	48439111016	1st Q	1.9%		
13058	Evergreen at Hebron Senior Community	2200 Block of Parker Road	Hebron	75010	Denton	3	Urban		X		NC	136	0	136	Elderly	\$1,500,000		Brad Forslund	Becky Villanueva	106	10	12	10	4	142	C	Recommended	48121021625	1st Q	0.4%		
13145	Mariposa at Elk Drive	Appr 100 block Elk Dr, NWQ Elk Dr & SE John Jones Dr	Burleson	78676	Johnson	3	Urban				NC	117	63	180	Elderly	\$1,395,438	X	Stuart Shaw	Casey Bump	106	10	12	10	4	142	C	Recommended	48251130215	1st Q	1.1%		
13044	Villas of Vanston Park	4540 Gus Thomasson Road	Mesquite	75150	Dallas	3	Urban				NC	113	47	160	General	\$1,500,000		Joseph Agumadu	Vanessa Hardy	106	10	12	14	0	142	C	Recommended	48113018001	3rd Q	12.3%		
13023	Patriot's Crossing (fka Veteran's Place)	4623 S Lancaster Road	Dallas	75216	Dallas	3	Urban		X		NC	150	0	150	General	\$1,499,292		Yigal Lelah	Claire Palmer	106	10	12	10	4	142	C		48113005700	4th Q	41.1%		
13140	Villas at Justin	18 acres off of FM 156 adjacent & S of Bishop Park	Justin	76247	Denton	3	Urban				NC	130	28	158	General	\$1,500,000		Kecia Boulware	Donna Rickenbacker	111	-6	10	12	10	4	141	N		48121020308	2nd Q	5.4%	
13186	Desoto Senior Living	SW Corner of S Westmoreland Rd & W Belt Line Rd	Desoto	75115	Dallas	3	Urban				NC	120	12	132	Elderly	\$1,500,000		Deepak P. Sulakhe	Jason Lain	104	10	12	10	4	140	N		48113016612	1st Q	1.7%		
13138	Mariposa at Woodbridge	Appr S of intersection of McCreary Rd & W Kirby (aka FM 544) on McCreary Rd (East Side)	Wylie	75098	Collin	3	Urban				NC	120	60	180	General	\$1,500,000		Stuart Shaw	Casey Bump	106	10	12	10	0	138	N		48085031317	1st Q	3.3%		
13091	Heritage Park Vista - Phase Two	8729 Ray White Rd	Fort Worth	76244	Tarrant	3	Urban				NC	80	5	85	Elderly	\$1,095,676		Therese Allgeier	Robert G. Hoskins	99	8	12	14	0	133	N		48439113921	1st Q	7.8%		
13064	HomeTowne on Magnolia	NWC of US 380 & FM 1385	Savannah	76227	Denton	3	Urban				NC	117	45	162	General	\$1,500,000		Kenneth W. Fambro, II	Christina Schwartz	107	10	0	10	4	131	N		48121020105	2nd Q	7.6%		
13045	Evergreen at Murphy Senior Community	401 W FM 544	Murphy	75094	Collin	3	Urban		X		NC	132	0	132	Elderly	\$1,500,000		Brad Forslund	Becky Villanueva	106	10	0	10	4	130	N		48085031313	1st Q	3.0%		
13249	Old Town Plaza Apartments	Leonard St & E Walters St	Lewisville	75057	Denton	3	Urban				NC	112	28	140	General	\$1,500,000		Deepak P. Sulakhe	Jason Lain	102	10	0	10	4	126	N		48121021618	3rd Q	13.7%		
13090	Residences at Caruth Lake	1049 Williams St	Rockwall	75087	Rockwall	3	Urban		X		NC	57	3	60	General	\$998,472		Dan Allgeier	Monique Allen	104	10	-12	10	4	116	N		48397040200	1st Q	0.6%		
<b>Estimated Amount Available to Allocate</b>		<b>\$10,479,003</b>														<b>Total HTCs Requested</b>	<b>\$22,953,298</b>															
<b>Region 4 / Rural</b>																																
13173	Canton Village Homes	SW intersection of IH-20 & Edgewood Rd (aka FM 859)	Canton	75103	Van Zandt	4	Rural				NC	65	15	80	General	\$619,000	X	Doak Brown	Leslie Holleman	116	10	12	10	4	152	C	Recommended	48467950600	1st Q	14.0%		
13032	StoneLeaf at Eustace	320 FM 316	Eustace	75124	Henderson	4	Rural				NC	45	4	49	General	\$656,094		Victoria Sugrue	Ben Dempsey	114	10	12	10	4	150	C	Recommended	48213950500	1st Q	12.1%		
13011	Villas at Henderson	W Fordall St	Henderson	75652	Rusk	4	Rural				NC	80	0	80	General	\$1,254,960		Jay Collins	Brenda Given	109	10	12	10	4	145	C		48401950800	2nd Q	12.7%		
13235	Pinecrest Park	Lots 6 & 7 off Whipporwill, Pinecrest Addition #1	Kilgore	75662	Gregg	4	Rural		X		NC	52	4	56	Elderly	\$747,187		Emanuel H. Glockzin, Jr.	Pixie Stracener	108	10	12	14	0	144	N		48183010600	1st Q	10.0%		
13073	Lakeland Villas	1390 CR 4628	Athens	75751	Henderson	4	Rural				NC	49	0	49	General	\$482,650		Jay Milam	Jack Jenks	114	10	0	14	0	138	N		48213950300	1st Q	11.9%		
<b>Estimated Amount Available to Allocate</b>		<b>\$1,274,924</b>														<b>Total HTCs Requested</b>	<b>\$3,759,891</b>															
<b>Region 4 / Urban</b>																																
13242	Saige Meadows	SEQ of Hwy 69 & Experimental Station Rd/James Fair Pkwy	Tyler	75706	Gregg	4	Urban				NC	82	10	92	General	\$1,163,876	X	Lisa Stephens	Michael Wohl	100	8	12	10	4	134	C	Recommended	48423001601	4th Q	29.8%		
13037	The Preserve at the Crossing	SWQ of Three Lakes Pkwy & Crosswater Dr, TBD Crosswater Dr	Tyler	75703	Smith	4	Urban				NC	124	20	144	Elderly	\$1,409,847		Tracy Ambridge	Tamea Dula	88	10	0	10	4	112	N		48423001905	1st Q	6.1%		
<b>Estimated Amount Available to Allocate</b>		<b>\$1,182,302</b>														<b>Total HTCs Requested</b>	<b>\$2,573,723</b>															
<b>Region 5 / Rural</b>																																
13005	Tower Village	Tower Rd & Park St	Nacogdoches	75961	Nacogdoches	5	Rural				NC	36	0	36	General	\$805,000	X	Mark Musemeche	Ofelia Elizondo	100	-1	8	12	10	4	133	C	Recommended	48347951000	4th Q	34.9%	
13018	Hudson Providence	NWQ of Hwy 94 W of Hudson Heights	Hudson	75904	Angelina	5	Rural				NC	80	0	80	Elderly	\$871,803		Miranda Ashline	Tamea Dula	96	-1	10	12	10	4	131	C		48005000301	1st Q	13.8%	
<b>Estimated Amount Available to Allocate</b>		<b>\$867,188</b>														<b>Total HTCs Requested</b>	<b>\$1,676,803</b>															
<b>Region 5 / Urban</b>																																
13203	Providence on Major	SWQ of N Major Dr & Westfield, Appr 3900 N Major Dr	Beaumont	77713	Jefferson	5	Urban				NC	108	20	128	Elderly	\$1,245,259	X	Miranda Ashline	Tamea Dula	100	10	12	10	4	136	C	Recommended	48245000307	1st Q	12.0%		
<b>Estimated Amount Available to Allocate</b>		<b>\$842,972</b>														<b>Total HTCs Requested</b>	<b>\$1,245,259</b>															
<b>Region 6 / Rural</b>																																
13183	Newport Village	SWQ of S Diamondhead Blvd & N Main St (FM 2100)	Crosby	77532	Harris	6	Rural				NC	80	0	80	General	\$750,000		Justin Hartz	Chris Dischinger	113	10	12	10	4	149	C	Recommended	48201251902	1st Q	4.9%		
13059	Timberbrook Village	11899 Old Montgomery Rd	Willis	77318	Montgomery	6	Rural				NC	62	18	80	General	\$750,000		David Mark Koogler	Keith Richards	113	10	12	10	4	149	N		48339694202	1st Q	2.8%		
13254	Rice Senior Housing	862 acres Southwest from the corner of Loop 2765 & Hwy	El Campo	77437	Wharton	6	Rural		X		NC	52	4	56	Elderly	\$749,360		Emanuel H. Glockzin, Jr.	Pixie Stracener	102	10	12	14	0	138	N		48481740900	1st Q	13.3%		
<b>Estimated Amount Available to Allocate</b>		<b>\$500,000</b>														<b>Total HTCs Requested</b>	<b>\$2,249,360</b>															
<b>Region 6 / Urban</b>																																
13026	The Huntington at Sienna Plantation	4200 block Trammel Fresno Road	Missouri City	77459	Fort Bend	6	Urban				NC	105	27	132	Elderly	\$1,300,000		Mark Musemeche	Ofelia Elizondo	104	10	12	10	4	140	C	Recommended	48157674501	1st Q	4.2%		
13062	The Retreat at Westlock	W side of 24000 block of SH 249, just S of Westlock	Houston ETJ	77377	Harris	6	Urban				NC	99	41	140	Elderly	\$1,260,904		Marcialete Voller	Ann Duggin	103	10	12	10	4	139	C	Recommended	48201555502	1st Q	4.7%		



Application Number	Development Name	Development Address	City	Zip Code	County	Region	Urban/Rural	At-Risk Set-Aside	USDA Set-Aside	Nonprofit Set-Aside	Construction Type	Low Income Units	Market Rate Units	Total Units	Target Population	HTC Request or Recommend.*	REA review complete*	Applicant Contact	Second Contact	(1) Points Requested / Awarded	(2) Adjustments (CRP / Reductions)	(3) Development Cost/Ft	(4) Senator/Rep letters	(5) QCP	(6) Other than QCP	Total Possible Score	Review Status	Recommended Awards	Census Tract	Quartile of Median HH Income	Poverty Rate															
<b>Region 10 / Rural</b>																																														
13213	Bailey Square	SEQ of N Valley St & E Bailey St	Cuero	77954	DeWitt	10	Rural				NC	48	8	56	General	\$500,000	X	Audrey Martin	Teresa Bowyer	113	10	12	10	4	149	C	Recommended	48123970300	2nd Q	12.6%																
<b>Estimated Amount Available to Allocate</b>		<b>\$500,000</b>														<b>Total HTCs Requested</b>	<b>\$500,000</b>																													
<b>Region 10 / Urban</b>																																														
13082	Woodland Creek Apartments	11641 Leopard St	Corpus Christi	78410	Nueces	10	Urban			X	Recon	94	0	94	General	\$1,356,998		Gilbert M. Piette	Roger H. Canales	103	10	12	14	0	139	C	Recommended	48355003601	1st Q	10.0%																
<b>Estimated Amount Available to Allocate</b>		<b>\$1,231,390</b>														<b>Total HTCs Requested</b>	<b>\$1,356,998</b>																													
<b>Region 11 / Rural</b>																																														
13087	Villas del Rio	N Hwy 83 & 300' W of Hernandez Rd & Corrales Rd	Rio Grande City	78582	Starr	11	Rural				NC	50	30	80	General	\$860,000		Kyndel Bennett	Matthew Long	117	10	12	10	4	153	C	Recommended	48427950104	1st Q	17.0%																
13051	Royal Gardens	Eisenhower St (SW of Eisenhower St & Charco Blanco Rd)	Rio Grande City	78582	Starr	11	Rural			X	NC	80	0	80	General	\$586,271		Noorallah Joorna	Robert Wilson	117	10	12	10	4	153	UR		48427950104	1st Q	17.0%																
13046	La Esperanza Del Rio	W of FM 3167 & S of Eisenhower Rd	Rio Grande City ETJ	78582	Starr	11	Rural				NC	50	10	60	General	\$500,000		Sara Reidy	Linda S. Brown	116	10	12	10	4	152	C		48427950104	1st Q	17.0%																
13154	Trosper Apartments	Near 5 mile Rd & Trosper	Alton	78573	Hidalgo	11	Rural				NC	80	0	80	General	\$1,138,000		Mike Lopez	Tim Smith	102	8	0	10	4	124	N		48215024113	3rd Q	41.3%																
<b>Estimated Amount Available to Allocate</b>		<b>\$1,042,926</b>														<b>Total HTCs Requested</b>	<b>\$3,084,271</b>																													
<b>Region 11 / Urban</b>																																														
13100	Villages of Penitas	10 acres out of Diamond Commercial Park Subdivision	Penitas	78576	Hidalgo	11	Urban				NC	116	12	128	General	\$1,383,000		Steve Lollis	Donna Rickenbacker	112	10	12	10	4	148	C	Recommended	48215024203	2nd Q	17.0%																
13081	River Bank Village	202 Aquero Boulevard	Laredo	78045	Webb	11	Urban				NC	114	38	152	General	\$1,225,000		Apolonio ("Nono") Flores	Doak Brown	109	10	12	10	4	145	C	Recommended	48479001711	1st Q	11.7%																
13068	Mayorca Villas	8.75 acres W Marcelo Blvd at Jose Marti Blvd	Brownsville	78575	Cameron	11	Urban				NC	48	72	120	General	\$500,000		Melissa Adami	Dewey Stevens	109	10	12	10	4	145	C	Recommended	48061012613	1st Q	22.2%																
13281	Sunquest Apartments	23850 Stuart Place Road	Primera	78552	Cameron	11	Urban			X	NC	100	28	128	General	\$1,400,000		Mr. Sunny K. Philip	Michelle Grandt	108	10	12	10	4	144	C	Recommended	48061010302	1st Q	30.5%																
13270	Bella Terra Apartments	+/- 10.5 acres at SEQ of Morrison Rd & Pablo Kisel Blvd	Brownsville	78526	Cameron	11	Urban				NC	120	0	120	General	\$1,420,889		Enrique Flores	Enrique Flores, IV	108	10	12	10	4	144	C		48061012612	1st Q	12.9%																
13263	Sunland Apartments	19000 FM 508	Combes	78550	Cameron	11	Urban				NC	100	40	140	General	\$1,500,000		Mr. Sunny K. Philip	Michelle Grandt	107	10	12	14	0	143	C		48061010203	1st Q	25.0%																
13275	Bella Vista Apartments	+/- 8.5 acres at SWQ of McColl Rd & Sprague St	Edinburg	78539	Hidalgo	11	Urban				NC	120	0	120	General	\$1,210,263		Enrique Flores	Enrique Flores, IV	107	10	12	10	4	143	N		48215023904	1st Q	12.3%																
<b>Estimated Amount Available to Allocate</b>		<b>\$4,913,492</b>														<b>Total HTCs Requested</b>	<b>\$8,639,152</b>																													
<b>Region 12 / Rural</b>																																														
13180	Mission Village of Pecos	SEC of Texas St & W Washington St	Pecos	79772	Reeves	12	Rural				NC	49	11	60	General	\$500,000		Michael Ash	Marissa Downs	115	10	12	10	4	151	C	Recommended	48389950400	1st Q	23.3%																
13211	Mustang Springs Apartments	NWC of Quail Ridge Dr & NE Mustang Dr	Andrews	79714	Andrews	12	Rural				NC	49	11	60	General	\$500,000		Michelle Den Bleyker	Joseph Ortega	115	10	12	10	4	151	N		48003950100	1st Q	16.9%																
13160	Sands Terrace Apartments	IH-20 Business Appr 3,000' E of S James Ave	Monahans	79756	Ward	12	Rural				NC	38	10	48	General	\$453,000		Justin Zimmerman	Ben Mitchell	112	10	12	10	4	148	N		48475950200	2nd Q	9.1%																
<b>Estimated Amount Available to Allocate</b>		<b>\$500,000</b>														<b>Total HTCs Requested</b>	<b>\$1,453,000</b>																													
<b>Region 12 / Urban</b>																																														
13016	Westridge	5100 Blk of Graceland	Midland	79703	Midland	12	Urban			X	NC	84	12	96	Elderly	\$739,061	X	Granger MacDonald	Carrie Adams	94	10	12	10	4	130	C	Recommended	48329001300	2nd Q	9.0%																
13043	Progress Senior Living	NEC of W Loop 338 & W 8th St	Odessa	79763	Ector	12	Urban			X	NC	80	0	80	Elderly	\$817,898		Bernadine Spears	Sharon Laurence	93	8	12	10	4	127	N		48135001100	3rd Q	22.4%																
13136	Concho Villas	2001 S Concho Dr	San Angelo	76904	Tom Green	12	Urban				NC	49	0	49	General	\$638,000		Jay Milam	Jack Jenks	89	10	0	10	4	113	N		48451001708	1st Q	2.2%																
<b>Estimated Amount Available to Allocate</b>		<b>\$750,323</b>														<b>Total HTCs Requested</b>	<b>\$2,194,959</b>																													
<b>Region 13 / Rural</b>																																														
13131	Montana Vista Palms	Off of Montana Ave at Peggy Hopkins & Oshea Dr	El Paso	79938	El Paso	13	Rural				NC	48	0	48	General	\$474,000	X	R.L."Bobby" Bowling, IV	Demetrio Jimenez	95	10	12	10	4	131	C	Recommended	48141010340	1st Q	14.1%																
13132	San Elizario Palms II	A parcel directly behind 13850 Socorro Rd	San Elizario	79849	El Paso	13	Rural				NC	48	0	48	General	\$415,000		R.L."Bobby" Bowling, IV	Demetrio Jimenez	87	10	12	10	4	123	N		48141010501	4th Q	57.5%																
13096	Laureles del Este	SWQ Fabens St & Citizen Transfer Station Rd	Fabens	79838	El Paso	13	Rural				NC	42	0	42	General	\$460,396		Ike J. Monty	Maria Espinoza	85	10	12	10	4	121	N		48141010505	4th Q	42.4%																
<b>Estimated Amount Available to Allocate</b>		<b>\$500,000</b>														<b>Total HTCs Requested</b>	<b>\$1,349,396</b>																													
<b>Region 13 / Urban</b>																																														
13133	Verde Palms	Btwn Joe Battle & Pine Springs Dr on Loma Verde Dr	El Paso	79936	El Paso	13	Urban				NC	100	52	152	General	\$1,254,000	X	R.L."Bobby" Bowling, IV	Demetrio Jimenez	103	10	12	10	4	139	C	Recommended	48141010338	1st Q	6.5%																
13099	Villas at West Mountain	NWQ Helen of Troy & New Harvest (fka Export)	El Paso	79912	El Paso	13	Urban				NC	76	0	76	General	\$813,434		Ike J. Monty	Maria Espinoza	100	10	12	10	4	136	C	Recommended	48141010215	1st Q	9.8%																
13130	North Desert Palms	11001 Dyer St	El Paso	79934	El Paso	13	Urban				NC	100	52	152	General	\$1,254,000		R.L."Bobby" Bowling, IV	Demetrio Jimenez	100	10	12	10	4	136	C		48141010207	2nd Q	10.2%																
13098	Meadow Heights	11620 Pellicano	El Paso	79936	El Paso	13	Urban				NC	50	0	50	General	\$500,000		Ike J. Monty	Maria Espinoza	100	10	12	10	2	134	C		48141004309	1st Q	12.5%																
13097	Eastpointe Estates	NEQ Zaragoza & Pebble Hills	El Paso	79938	El Paso	13	Urban				NC	104	0	104	General	\$1,135,364		Ike J. Monty	Maria Espinoza	96	-1	10	12	10	4	131	C		48141010341	2nd Q	18.9%															
13166	Artspace El Paso Lofts	601 N Oregon St	El Paso	79901	El Paso	13	Urban				NC	51	0	51	General	\$1,077,426		Sarah White	Cathryn Vandenbrink	102	0	12	14	0	128	C		48141001600	4th Q	46.3%																
<b>Estimated Amount Available to Allocate</b>		<b>\$2,400,306</b>														<b>Total HTCs Requested</b>	<b>\$6,034,224</b>																													
<b>TOTALS</b>																																														
<b>Total Estimated 2013 HTC Ceiling</b>		<b>\$59,104,798</b>	<b>Total Active Applications</b>													<b>121</b>	<b>Total HTCs Requested</b>													<b>\$113,843,765</b>																

\* For those Applications with a complete REA review, the HTC Request reflected on the log is the recommended credit amount from the Real Estate Analysis division. These recommendations may be subject to appeal.

## **Report 3**

2013 State of Texas Competitive Housing Tax Credit Ceiling  
Accounting Summary



**2013 STATE OF TEXAS, COMPETITIVE HOUSING TAX CREDIT CEILING ACCOUNTING SUMMARY**

2013 COMPETITIVE (9%) HOUSING TAX CREDIT FUNDING ALLOCATION											APPLICATION LIMITS	AWARDS SUMMARY BY SUB-REGION							
Region	Geography	Initial Sub-region amount	Returned during 2013 Calendar Year	Sub-region amount after returned credit	Amount needed to reach \$500,000	Amount over \$500,000 that can be reallocated	Proportion of amount available to be reallocated	Amount to be reallocated	Final Funding Amount	Allocation %	Max Funding Request/Award Limits (150%)	Initial Funding	(over)/under	Rank	Rural Collapse	(over)/under	SW Collapse	(over)/under	Notes
Urban	1 Lubbock	\$ 1,173,030		\$ 1,173,030	\$ -	\$ 673,030	2%	\$ (23,097.89)	\$ 1,149,932	2.29%	\$ 1,500,000	1 \$ 1,101,991.00	4.17%	10		4.17%	\$ -	4.17%	
	2 Abilene	\$ 583,212	\$ 21,671	\$ 604,883	\$ -	\$ 104,883	0%	\$ (3,599.49)	\$ 601,283	1.20%	\$ 857,868	2 \$ 571,912.00	4.88%	9		4.88%	\$ -	4.88%	
	3 Dallas/Fort Worth	\$ 10,583,457	\$ 250,189	\$ 10,833,646	\$ -	\$ 10,333,646	27%	\$ (354,643.14)	\$ 10,479,003	20.83%	\$ 1,500,000	3 \$ 10,359,858.84	1.14%	13		1.14%	\$ -	1.14%	
	4 Tyler	\$ 1,206,550		\$ 1,206,550	\$ -	\$ 706,550	2%	\$ (24,248.28)	\$ 1,182,302	2.35%	\$ 1,500,000	4 \$ 1,163,876.00	1.56%	11		1.56%	\$ -	1.56%	
	5 Beaumont	\$ 855,161		\$ 855,161	\$ -	\$ 355,161	1%	\$ (12,188.86)	\$ 842,972	1.68%	\$ 1,245,260	5 \$ -	100.00%	1		100.00%	\$ 1,245,259.00	-47.72%	
	6 Houston	\$ 9,703,075	\$ 28,232	\$ 9,731,307	\$ -	\$ 9,231,307	24%	\$ (316,811.68)	\$ 9,414,495	18.72%	\$ 1,500,000	6 \$ 8,845,521.00	6.04%	7		6.04%	\$ -	6.04%	
	7 Austin/Round Rock	\$ 3,464,419		\$ 3,464,419	\$ -	\$ 2,964,419	8%	\$ (101,736.69)	\$ 3,362,682	6.68%	\$ 1,500,000	7 \$ 2,170,918.00	35.44%	3		35.44%	\$ -	35.44%	
	8 Waco	\$ 1,578,717		\$ 1,578,717	\$ -	\$ 1,078,717	3%	\$ (37,020.79)	\$ 1,541,697	3.06%	\$ 1,500,000	8 \$ 1,463,900.00	5.05%	8		5.05%	\$ -	5.05%	
	9 San Antonio	\$ 4,116,616		\$ 4,116,616	\$ -	\$ 3,616,616	9%	\$ (124,119.60)	\$ 3,992,496	7.94%	\$ 1,500,000	9 \$ 3,536,676.00	11.42%	5		11.42%	\$ -	11.42%	
	10 Corpus Christi	\$ 1,221,566	\$ 35,817	\$ 1,257,383	\$ -	\$ 757,383	2%	\$ (25,992.82)	\$ 1,231,390	2.45%	\$ 1,500,000	10 \$ -	100.00%	1		100.00%	\$ 1,356,998.00	-10.20%	
	11 Brownsville/Harlingen	\$ 5,070,343		\$ 5,070,343	\$ -	\$ 4,570,343	12%	\$ (156,850.81)	\$ 4,913,492	9.77%	\$ 1,500,000	11 \$ 4,508,000.00	8.25%	6		8.25%	\$ -	8.25%	
	12 San Angelo	\$ 759,220		\$ 759,220	\$ -	\$ 259,220	1%	\$ (8,896.23)	\$ 750,323	1.49%	\$ 1,108,591	12 \$ 739,061.00	1.50%	12		1.50%	\$ -	1.50%	
	13 El Paso	\$ 2,467,841		\$ 2,467,841	\$ -	\$ 1,967,841	5%	\$ (67,534.85)	\$ 2,400,306	4.77%	\$ 1,500,000	13 \$ 2,067,434.00	13.87%	4		13.87%	\$ -	13.87%	
Rural	1 Lubbock	\$ 662,521		\$ 662,521	\$ -	\$ 162,521	0%	\$ (5,577.59)	\$ 656,943	1.31%	\$ 970,844	1 \$ 525,830.00	19.96%	4	\$ 647,000.00	-78.53%	26	\$ -	-78.53%
	2 Abilene	\$ 505,404	\$ 6,620	\$ 512,024	\$ -	\$ 12,024	0%	\$ (412.67)	\$ 511,612	1.02%	\$ 750,000	2 \$ 434,000.00	15.17%	6	\$ -	15.17%	\$ -	15.17%	
	3 Dallas/Fort Worth	\$ 546,077		\$ 546,077	\$ -	\$ 46,077	0%	\$ (1,581.34)	\$ 544,496	1.08%	\$ 804,970	3 \$ 500,000.00	8.17%	7	\$ -	8.17%	\$ -	8.17%	
	4 Tyler	\$ 1,302,464		\$ 1,302,464	\$ -	\$ 802,464	2%	\$ (27,539.98)	\$ 1,274,924	2.53%	\$ 1,500,000	4 \$ 619,000.00	51.45%	3	\$ 656,094.00	-0.01%	23	\$ -	-0.01%
	5 Beaumont	\$ 880,237		\$ 880,237	\$ -	\$ 380,237	1%	\$ (13,049.46)	\$ 867,188	1.72%	\$ 1,280,981	5 \$ 805,000.00	7.17%	9	\$ -	7.17%	\$ -	7.17%	
	6 Houston	\$ 336,392		\$ 336,392	\$ 163,608	\$ -	0%	\$ 163,607.80	\$ 500,000	0.99%	\$ 750,000	6 \$ -	100.00%	1	\$ 750,000.00	-50.00%	25	\$ -	-50.00%
	7 Austin/Round Rock	\$ 188,828		\$ 188,828	\$ 311,172	\$ -	0%	\$ 311,172.33	\$ 500,000	0.99%	\$ 750,000	7 \$ 500,000.00	0.00%	11	\$ -	0.00%	\$ -	0.00%	
	8 Waco	\$ 545,300		\$ 545,300	\$ -	\$ 45,300	0%	\$ (1,554.67)	\$ 543,746	1.08%	\$ 803,863	8 \$ 500,000.00	8.05%	8	\$ -	8.05%	\$ -	8.05%	
	9 San Antonio	\$ 216,391		\$ 216,391	\$ 283,609	\$ -	0%	\$ 283,609.26	\$ 500,000	0.99%	\$ 750,000	9 \$ -	100.00%	1	\$ 717,000.00	-43.40%	24	\$ -	-43.40%
	10 Corpus Christi	\$ 449,742		\$ 449,742	\$ 50,258	\$ -	0%	\$ 50,257.58	\$ 500,000	0.99%	\$ 750,000	10 \$ 500,000.00	0.00%	11	\$ -	0.00%	\$ -	0.00%	
	11 Brownsville/Harlingen	\$ 938,769	\$ 123,452	\$ 1,062,221	\$ -	\$ 562,221	1%	\$ (19,295.01)	\$ 1,042,926	2.07%	\$ 1,364,360	11 \$ 860,000.00	17.54%	5	\$ -	17.54%	\$ -	17.54%	
	12 San Angelo	\$ 412,202		\$ 412,202	\$ 87,798	\$ -	0%	\$ 87,797.85	\$ 500,000	0.99%	\$ 750,000	12 \$ 500,000.00	0.00%	11	\$ -	0.00%	\$ -	0.00%	
	13 El Paso	\$ 70,693		\$ 70,693	\$ 429,307	\$ -	0%	\$ 429,307.05	\$ 500,000	0.99%	\$ 750,000	13 \$ 474,000.00	5.20%	10	\$ -	5.20%	\$ -	5.20%	
Urban Totals		\$ 42,783,204	\$ 335,909	\$ 43,119,113				\$ 41,862,372		83.2%									
Rural Totals		\$ 7,055,021	\$ 130,072	\$ 7,185,093				\$ 8,441,834		16.8%									
Regional Total		\$ 49,838,226	\$ 465,981	\$ 50,130,852				\$ 50,304,207		85.11%									
At-Risk Total		\$ 8,794,981	\$ 5,610	\$ 8,800,591				\$ 8,800,591		14.89%									
USDA (from At-Risk)		\$ 2,931,660	\$ 5,610	\$ 2,937,270				\$ 2,937,270		4.97%									
Grand Total		\$ 58,633,207	\$ 471,591	\$ 59,104,798				\$ 59,104,798		100.00%									

Regional Awards	\$ 48,119,329	81.41%
USDA Awards	\$ 2,642,263	4.47%
At Risk (non-USDA) Awards	\$ 7,102,043	12.02%
Total New Awards	\$ 57,863,635	97.90%
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Total Awards	\$ 57,863,635	97.90%
Nonprofit total	\$ 9,677,472	16.37%
Remaining Funds	\$ 1,241,163	2.10%
**National Pool		
Total Remaining	\$ 1,241,163	
Total Funds	\$ 59,104,798	100.00%

\*\*National Pool is received subsequent to July awards and goes directly to Statewide Collapse.



Public Comment  
(See Board Book)