Texas Department of Housing and Community Affairs
2019 9% Housing Tax Credit Pre-Application

Application Number: 19087
Submitted Date: 1/8/2019 3:16PM
Submitted By: Robbye Meyer

Contact Information
Primary Contact: Murray Calhoun
Phone: 504-561-1172
Email: murraycalhoun@mac-rellc.com
3224 26th Street
504-561-1172
Murray Calhoun
murraycalhoun@mac-rellc.com
Metairie, LA 70002

Secondary Contact: Jay Rabalais
Phone: 504-561-1172
Email: jrabalais@mac-rellc.com

Consultant Contact: Robbye Meyer
Phone: 512-963-2555
Email: robbye@arxadvantage.com

Development Information
Name of Proposed Entity: Sonora Elderly Housing, L.P.
Development Name: Sonora Seniors Apartments
Development Type: Acq/Rehab
Secondary Type: None
Previous TDHCA #: None
Initial Construction Year: 1901 Tayloe Ave
Units Demolished: Sonora, TX 76950
Units Reconstructed: 0
# of Non-Contiguous Sites: 1
# of Census Tracts: Elderly
Development Address: 1901 Tayloe Ave
ETJ?: Sutton
County: Sonora, TX 76950
Region: 12
Rural/Urban: Rural
Census Tracts: 48435950300
Total LI Units: 32
Total MR Units: 0
Total Units: 32
HTC Request: $303,061.00
Pre-App Fee Due: $320.00
Has Fee already been submitted?: No
Name on Check: 
Check Number: 
Set-Aside Election: USDA

Notifications
U.S. Representative: Will Hurd
District: 23
State Senator: Charles Perry
District: 28
State Representative: Andrew Murr
District: 53
School Superintendent: Ross Aschenbeck  
School District: Sonora ISD  
School District Address: 807 S Concho Ave Sonora, TX 76950

Presiding Officer of Board of Trustees: Dawn Cahill  
Address: 807 S Concho Ave Sonora, TX 76950

Elected Officials: Wanda Shurley  
Juanita Gomez  
Cody Gann  
Manuel Martinez  
Norm Rousselot  
Steve Smith  
Miguel Villanueva  
Bob Brockman  
Carl Teaff  
Fred Perez

Neighborhood Organizations: Sonora Resident Seniors Council  
1901 Tayloe Avenue Sonora, TX 76950

Competitive Housing Tax Credit Selection Self-Score

Criteria Promoting Development of High Quality Housing

- Unit Sizes: 6
- Unit Features: 9
- Sponsor Characteristics: 2
- High Quality Housing Total: 17

Criteria to Serve and Support Texans Most in Need

- Income Levels of Tenants: 16
- Rent Levels of Tenants: 11
- Tenant Services: 10
- Opportunity Index: 0
- Underserved Area: 2
- Tenant Populations with Special Housing Needs: 2
- Proximity to the Urban Core: 0
- Serve and Support Texans Most in Need Total: 41

Criteria Promoting Community Support and Engagement

- Commitment of Development Funding by Local Political Subdivision: 1
- Declared Disaster Area: 10
- Community Support and Engagement Total: 11
Criteria Promoting Efficient Use of Limited Resources and Applicant Accountability

Financial Feasibility: 18  
Cost of Development per Square Foot: 12  
Pre-Application Participation: 6  
Leveraging Private, State and Federal Resources: 3  
Extended Affordability: 2  
Historic Preservation: 0  
Right of First Refusal: 1  
Funding Request Amount: 1  
Efficient Use of Limited Resources and Applicant Accountability Total: 43  
Point Adjustment:  
Total Applicant Self-Score: 112

Intent to Request Points for Items not Included in the Applicant's Self-Score

Readiness to Proceed: 0 points  
Government Support: 17 points  
Quantifiable Community Participation: 4 points  
Support from State Representative: 8 points  
Input from Community Organizations: 4 points  
Concerted Revitalization Plan: 7 points  
Eligible to score at least 4 points under Opportunity Index?:

Attachments and Certifications

Site Control Documentation: Option.Sonora Seniors.pdf  
Census Tract Map: Sonora Seniors Census Tract.pdf  
Neighborhood Risk Factors:  
Other Pertinent Information:
OPTION

For and in consideration of a price and sum of Ten & No/100 ($10.00) Dollars, on this 15th day of December, 2018, receipt of the consideration is hereby acknowledged, Sonora Seniors Apartments, Ltd., a Texas limited partnership, whose address is 3224 26th Street, Metairie, Louisiana 70002 (“Seller”), hereby grants unto Sonora Elderly Housing, L.P., a Texas limited partnership, whose address is 3224 26th Street, Metairie, Louisiana 70002 (“Purchaser”), the right and option through December 31, 2020, to purchase from Seller the following described property (the “Property”):

Being 3.00 acres of land out of H.E. & W.T.R.R. Co., Survey 54, Block B, Sutton County, Texas, said 3.00 acres identified as Abstract No. 809 and that part of said Survey 54 identified as Abstract No. 1762; said 3.00 acres, also being out of a “9.65” acre tract described in a Warranty Deed with Vendor’s Lien from H.S. Clarkson and wife, Caroline Clarkson to H. & H. Feed and Trucking Company dated May 8, 1974 and recorded in Volume 105 at page 731 of the Deed Records of Sutton County, Texas, is described by metes and bounds as follows:

Beginning at a 5/8’ iron rod set under fence for the N.W. corner of this 3.00 acres, in the N.W. line of said “9.65” acre tract and in the S.E. line of a “14.86” acre tract described in Warranty Deed with Vendor’s Lien from Joe R. Valera and wife, Virginia Valera to Sonora Independent School District dated December 29, 1982 and recorded in Volume 140 at page 128 of said Deed Records. A plat of said “14.86” acre tract is recorded in Volume 123 pages 633 to 637 of said Deed Records. From said 5/8” iron rod an angle point in the N.W. line of said “9.65” acre tract and the S.E. line of said “14.86” acre tract bears N 47º 59’ 12” E 65.77 feet and a found fence corner post bears N 10º 24’ 23” E 868.53 feet. (According to said plat recorded in Volume 123 at pages 633 to 637 this fence post taken to be in the N.E. corner of said Abstract No. 309 and the N.W. corner of said Abstract No. 1762. Y=324,479.84 feet and X=1,904,819.26 feet.)

Thence S 85º 31’ 45” E crossing the East line of said part of Survey 54 identified as Abstract No. 809 and the West line of said part of Survey 54 identified as Abstract No. 1762 at 270.70 feet found 5/8” rebar, in all 384.27 feet to a 5/8” iron rod set for the East corner of this 3.00 acres;

Thence S 46º 04’ 52” W re-crossing the West line of said Abstract No. 1762 and the East line of said Abstract No. 809, in all 586.42 feet to a 5/8” iron rod set for the South corner of this 3.00 acres in a curve in the N.E. line of State Highway No. 1691 and the N.E. line of Parcel B described in an instrument styled A.F. Clarkson to The State of Texas, dated August 27, 1952 and recorded in Volume 34 at page 263 of said Deed Records; said curve having a radius of 1096.30 feet, a central angle for the part

Sonora Seniors Apartments
thereof to be traversed herein of 14º 29’ 44” and a long chord course and distance for said part of N 38º 03’ 02” W 276.62 feet;

Thence with the N.E. line of State Highway No. 1691 and with said curve, being a curve to the right, and passing the N.W. corner of Parcel B, in all a curve length distance of 277.36 feet to a 5/8” iron rod set for the end of said curve;

Thence continuing with the N.E. line of State Highway No. 1691, N 30º 48’ 10” W 22.64 feet to a point for the West corner of this 3.00 acre tract in the N.W. line of said “9.65” acre tract from which a point on the Southwest side of a found concrete highway right-of-way monument bears N 30º 48’ 10” W 127.00 feet and S 59º 11’ 50” W 100.00 feet and a found 5/8” iron rebar bears S 15º 44’ 16” E 0.37 foot;

Thence with the N.W. line of said “9.65” acre tract and the S.E. line of said “14.86” acre tract and along or near a fence, N 47º 59’ 12” E at 247.24 feet a found ½” iron pipe bears S 42º 00’ 49” E 0.43 foot, in all 297.98 feet to the place of beginning and containing 3.00 acres of land.

1. The property will be conveyed for the price and sum of Seven Hundred Twenty Seven Thousand Five Hundred Eighty Six & no/100 Dollars ($727,586.00) (the “Purchase Price”), calculated on an amortization schedule running through June 31, 2020, which shall be paid as follows:

(a) The assumption by Purchaser of the balance as of the date of the act of sale of a certain loan made by the Farmers Home Administration, United States Department of Agriculture in favor of the Seller, and secured by a Deed of Trust dated May 9, 1991, in the original principal amount of $856,489, together with furnishing, fixtures and equipment, replacement reserve account, tax and insurance escrow account, general operating account and security deposit accounts

The Purchase Price shall be adjusted based upon the principal amount due on the mortgage at closing.

2. The act of sale conveying said property from Seller to Purchaser shall be passed on or before sixty (60) days after the exercise of this option, on a date to be designated by Purchaser. The Seller and Purchase understand and agree that the transfer of title requires the consent of the mortgage holder, Rural Development-USDA, and that the act of sale shall be extended during such time for Rural Development-USDA written approval. Said act of sale shall be passed before a Notary Public selected by Purchaser at Purchaser’s expense. Purchaser shall pay for closing fees and the cost of obtaining and issuing all mortgages, conveyance and other appropriate certificates.
3. Notwithstanding any of the foregoing provisions, if, after this option is exercised, the title of Seller to said property is determined by Purchaser not to be good and merchantable, the date for passing said act of sale shall be automatically extended for an additional period of thirty (30) days for the purpose of performing any bona fide curative work that may be necessary. Purchaser may waive any title defects.

4. If Seller is unable to deliver to Purchaser good and merchantable title to said property, this option and the exercise thereof shall be deemed null and void and all amounts paid to Seller under or pursuant to this option, shall be refunded to Purchaser, without further obligation or liability of either party to the other.

5. Notice to Seller shall be provided as follows:

   Sonora Seniors Apartments, Ltd.
   Attention: Murray A. Calhoun
   3224 26th Street
   Metairie, Louisiana 70002
   Telephone No. 504-561-1172
   Fax No. 504-561-1182
   e-mail: murraycalhoun@mac-rellc.com

   Notice to Purchaser shall be provided as follows:

   Sonora Elderly Housing, L.P.
   Attention: Murray A. Calhoun
   3224 26th Street
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6. Purchase shall have the option to extend this option for an additional one hundred eighty (180) days from December 31, 2020, by payment of the sum of $25.00 to Seller.

8. The provisions of this instrument shall be binding upon and shall inure to the benefit of Seller and Purchaser and their heirs, executors, administrators, successors and assigns (as the case may be).

9. This option may be assigned by Purchaser.
EXECUTED this 15th day of December, 2018.

SELLER:  
SONORA SENIORS APARTMENTS, LTD.
By: RD 2000 Development Company, LLC
Its: General Partner
By: [Signature]

PURCHASER:  
SONORA ELDERLY HOUSING, L.P.
By: RD 2014 General Partner, LLC
Its: General Partner
By: [Signature]

EXERCISE OF OPTION

To the above named Seller:

The undersigned hereby exercises the foregoing option.

Dated: ________________

PURCHASER:
SONORA ELDERLY HOUSING, L.P.

By: Murray A. Calhoun, Manager
Due to the lapse in Congressional Appropriations for Fiscal Year 2019, the U.S. Department of Housing and Urban Development (HUD) is closed. HUD websites will not be updated until further notice. For more information, see [HUD Contingency Plan for Possible Lapse in Appropriations](#).

The 2019 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2019. The 2019 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014; 2011-2015; and 2012-2016. The designation methodology is explained in the federal Register notice published October 22, 2018.

**Map Options**
- Current Zoom Level
- Show Difficult Development Areas (Zoom 7+)
- Color QCT Qualified Tracts (Zoom 7+)
- Show Tracts Outline (Zoom 11+)
- Show FMR Outlines (Zoom 4+)
- Show LIHTC Projects (Zoom 11+)

**Select Year**
- 2019
- 2018

**QCT for 2019**
- Tract: 9503.00
- County: Sutton County
- State: TX
- Status (2019): Not Qualified
- Poverty Rate: 11.6%
- Ratio of Tract Median Income to Tract Income Limit: 0.541
- Full Tract Number: 48415950300

*NOTE*
Full census tract boundaries include all of Sutton County and zoom limits on HUD User do not allow for full boundary display
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Map Options: Clear | Reset | Full Screen

QCT Legend:
- Tract Outline
- LIHTC Project
- FMR Boundary
- SADDA Boundary
- 2019 Qualified Census Tracts
- 2019 Small DDA

SADDA Legend (%):
- FMR Boundary
- SADDA Boundary
- 2019 Small DDA

Hide the overview

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Sonora Seniors Apartments Site