

MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

July 28, 2004

Action Items

Board Approval of Staff Recommendations of Final Commitments for the Allocation of Housing Tax Credits and Waiting List for the 2004 Housing Tax Credit Program Application Round.

Required Action

Approve, deny, or approve with amendments:

- ❖ the list of recommended applications for Final Commitments of Housing Tax Credits from the 2004 Housing Tax Credit Ceiling; and
- ❖ the 2004 Waiting List.

Background and Recommendations

The Board is required by §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.” Further, the Board is required by §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 housing tax credits. This agenda item satisfies these two requirements for the 2004 Housing Tax Credit (HTC) cycle.

The Housing Tax Credit recommendations for July 2004 are presented in a separate one-volume Board Book. The volume contains the following information that reflects the recommendations of the Executive Award and Review Advisory Committee:

1. Cumulative Recommendation List (only shows those applications recommended)
2. Recommendations for the Nonprofit Set-Aside (shows all active applications for the nonprofit set-aside)
3. Recommendation List by Region (shows all active applications)
4. Report on HTC Status and Recommendation Factors (lists all applications – including those withdrawn/terminated with their current status)
5. Summary Report for each Development (provided in Development number order for all active applications)
6. The Applicant Evaluations performed by the Portfolio Management and Compliance Division for recommended developments (provided in Development number order)

Please note that no recommendations are being made at this time for 2005 Forward Commitments. At the direction of the Board, staff anticipates recommending for 2005 Forward Commitment at the September 2004 Board Meeting.

I. REGIONAL ALLOCATION FORMULA AND SET ASIDES

For 2004, the Texas Department of Housing and Community Affairs’ (“the Department”) total Credit Ceiling is **\$40,366,280**. As required by §2306.111 of the Texas Government Code, and further codified in §50.7(a) of the 2004 Qualified Allocation Plan and Rules (QAP), the Department utilizes a regional allocation formula to distribute credits from the Credit Ceiling. There are thirteen (13) state service regions which receive varying portions of the Credit Ceiling based on the need in those regions. A map of those regions follows this write-up. Each region is further divided into two allocations – a Rural Regional Allocation and an Urban/Exurban Regional Allocation. Based on the formula, each of these twenty-six (26) geographic areas is targeted to receive a specific amount of housing tax credits.

As required by §50.7(b) of the QAP, several set-asides/allocations are also required to be met with the 2004 Housing Tax Credits. The only federally legislated set-aside is the Nonprofit Set-Aside, which requires that at least 10% of the Credit Ceiling be allocated to Qualified Nonprofit applications. This Nonprofit Set-Aside is evaluated on a statewide basis. An At-Risk Set-Aside, which is state legislated, also requires that at least 15% of every region’s allocation be awarded to existing developments that are at risk of losing their affordability. There is also a United States Department of Agriculture (USDA) Allocation which requires that at least 5% of every region’s allocation be awarded to developments that are also funded by the USDA. Both the At-Risk Set-Aside and the USDA Allocation are awarded on a regional basis, not statewide. Applicants were permitted to apply in all set-asides for which they were eligible.

The table below reflects the Total Regional Allocation, the amount of credits dedicated to the Rural Allocation and the Urban/Exurban Allocation, as well as the proportional amount of each of those regions that needs to be allocated to the At-Risk Set-Aside and the USDA Allocation. Because the Nonprofit Set-Aside is evaluated on a statewide basis, it is not reflected here.

Region Number	Regional Allocation	Rural Allocation	Urban/Exurban Allocation	USDA for Region	At-Risk for Region
1	\$1,704,279	\$805,212	\$899,067	\$85,214	\$255,642
2	\$1,122,652	\$511,597	\$611,055	\$56,132	\$168,398
3	\$7,362,180	\$480,034	\$6,882,146	\$368,109	\$1,104,327
4	\$1,947,249	\$1,201,626	\$745,623	\$97,362	\$292,087
5	\$1,562,356	\$845,109	\$717,247	\$78,117	\$234,353
6	\$9,788,743	\$894,228	\$8,894,515	\$489,437	\$1,468,311
7	\$2,036,696	\$444,394	\$1,592,302	\$101,834	\$305,504
8	\$2,180,011	\$457,956	\$1,722,055	\$109,000	\$327,002
9	\$3,156,143	\$885,772	\$2,270,371	\$157,807	\$473,421
10	\$1,729,075	\$723,114	\$1,005,961	\$86,453	\$259,361
11	\$4,725,727	\$1,919,277	\$2,806,450	\$236,286	\$708,859
12	\$1,120,138	\$377,861	\$742,277	\$56,006	\$168,020
13	\$1,931,031	\$288,481	\$1,642,550	\$96,551	\$289,654

II. APPLICATION SUBMISSIONS SUMMARY AS OF JULY 21, 2004

2004 was the third year that a pre-application process was utilized. There were 264 Pre-Applications submitted reflecting a total request for credits of \$194,140,537. Subsequently there were 182 full applications submitted with a total request for credits of \$100,182,732. At this time, 22 of those applications have been terminated and 14 applications were withdrawn by the applicant. Therefore, there are 146 applications currently competing for credits as of July 21, 2004. Additionally, five (5) developments were awarded 2004 funds as Forward Commitments last year.

III. DEVELOPMENT EVALUATION

The Board Book materials for June 28, 2004 outline for the Board the level of review applied to each application as well as some of the changes to the 2004 HTC Application cycle. While not restated here in detail, staff describes below the reviews and evaluations that have been made in the past few weeks in preparation for this Action Item.

- ❖ All Applications' scores have been adjusted for consistency with the 2004 Emergency QAP as approved by the Board on July 8, 2004.
- ❖ All Applications' scores have been adjusted for any applications that had successful appeals at either the Executive Director level or by the Board on July 8, 2004.
- ❖ Consistent with §50.6(h) of the QAP, "Developments will be ineligible if the Development is located on a site that is determined to be unacceptable by the Department." All sites have been inspected utilizing the Department's Application Site Inspection Report and none of the active applications were classified as "Unacceptable."
- ❖ Consistent with §50.5(b)(3) and (4) of the QAP, regarding the compliance history on existing properties associated with 2004 HTC applicants, the Portfolio Management and Compliance Division has reviewed all recommended applications for instances of material non-compliance. The allocating agencies of other states were contacted to request comments on the applicants' previous participation in their programs. No recommended applications have material non-compliance.
- ❖ Consistent with §50.5(a)(8) of the QAP, there are no existing violations of the "one mile – three year test." Essentially this rule prohibits the award of any application within one mile of any existing tax credit property approved in the past three years within Dallas, Harris, Tarrant, and Bexar counties. Those applications originally identified as having a potential violation of this rule have resolved this issue either through termination or withdrawal of the application, or by the application satisfying one of the exemptions which include having HOPE VI funds, serving a different population (family rather than elderly), or most commonly, having obtained a resolution from the local government which is a permitted exemption under the statute.
- ❖ Consistent with §50.6(f) of the QAP, staff is not making any recommendations that would cause a violation of the "one mile – one year test." This rule prohibits the Department from allocating to an application with a proposed site that is within one mile of any other application's proposed site awarded in the same calendar year. Any applications that might potentially violate this rule have been identified and duly noted in

the report provided. Staff has ensured that no recommendations are being made that would violate this rule.

- ❖ Consistent with §50.5(a)(7) of the QAP, the Department can not award credits to any development that is located in a municipality that has “more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds.” All potential violations of this rule have been resolved either through termination or withdrawal of the application, or by the applicant obtaining a resolution from the local government, which is the permitted exemption under the rule.
- ❖ Consistent with §50.6(d) of the QAP, the Department “shall not allocate more than \$2 million of tax credits in any given Application Round to any Applicant, Developer, Related Party or Guarantor.” Staff has reviewed all documentation provided in the applications to monitor this credit cap and have ensured that no recommendations are being made that would violate this rule.
- ❖ Consistent with §50.5(b)(5) of the QAP, an applicant is ineligible if they have “failed to pay in full any fees billed by the Department after the due date has passed”. On July 14, 2004, the Department identified ten 2004 HTC applications that would be ineligible due to outstanding fees. Notices were sent to each of those applicants. The Department has received payment from the applicants on 8 of the 10 applications; a fax copy of the payment was provided on the two remaining applications (04194 (Lexington Court) and 04210 (Westview Place), but the payment itself has not yet reached the Department. It is expected to be received by July 28, 2004. If, however, it has not been received, staff will notify the Board prior to the recommendations being approved.

IV. STAFF RECOMMENDATION – 2004 HTC COMMITMENTS

In making recommendations, staff relied on the regional allocations, set aside requirements and scores.

Applications have been reviewed for financial feasibility and those found to be infeasible or to have excessive inclusive capture rates have been or will be notified. The lists provided in this section reflect the requested credit amounts. Recommendations for commitments are being made in an amount not to exceed the requested amount with the exact amount being the amount recommended by staff in the Underwriting Analysis and subject to underwriting conditions and subsequent Board decisions on underwriting appeals.

It should be noted for the Board and the public that staff is still continuing to research issues on several applications. If any scoring adjustments occur after the posting of this book on July 21, 2004, a revised list reflecting those scoring adjustments will be provided as a handout at the Board meeting on July 28, 2004, to reflect the most current recommendations. Furthermore, on July 28, 2004, prior to approving a list of Recommended HTC allocations, the Board will hear appeals that were timely filed by 2004 HTC applicants. After those appeals have been acted upon by the Board, staff will reevaluate the list of recommendations to determine if the recommendations to the Board should change based on the impact of any successful appeals. If appeals affect the list, a revised list will be generated and provided for the Board to replace the list submitted behind this action item.

As staff was making its review, the Nonprofit Set-Aside was evaluated first since it is the only federally legislated set-aside and is the only set-aside that is evaluated on a statewide basis. All applications competing in the Nonprofit Set-Aside were reviewed based on their score and the highest scoring applications were recommended until the necessary credit amount for the set-aside was reached. Each of those Nonprofit applications was then attributed to the region in which it is located. Subsequently, each region was reviewed. The first evaluation within each region was to ensure that the highest scoring USDA applications from each region were selected to satisfy the USDA Allocation; this was followed by the selection of the highest scoring At-Risk Set-Aside applications to satisfy the required set-aside amount in each region. Because requested credit amounts for developments do not match perfectly with the regional amounts available, each allocation and/or region will be over or under by some amount. In general, those regions whose shortfall would have been a significant portion of their allocation are the ones that are recommended to be over-allocated.

The number of applications recommended is 69. Including the five (5) Forward Commitments awarded in 2003, this is a total of 74 developments recommended credits for 2004. The total amount recommended, including the Forward Commitments, is \$40,403,102. Note that the total Credit Ceiling available is \$40,366,280. The staff recommendation is therefore \$36,822 more than the amount available to allocate based on the requested credit amounts. It has been confirmed by the Real Estate Analysis Division that the amount of credit reductions being made to the requested credit amounts is in excess of the \$36,822 overage and the amounts reflected in the final Commitment Notices issued to applicants will not exceed the 2004 Credit Ceiling.

V. STAFF RECOMMENDATION – WAITING LIST

Consistent with §50.10(b) of the QAP:

“If the entire State Housing Credit Ceiling for the applicable calendar year has been committed or allocated in accordance with this chapter, 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. The Board may also apply discretionary factors in determining the Waiting List. If at any time prior to the end of the Application Round, one or more Commitment Notices expire and a sufficient amount of the State Housing Credit Ceiling becomes available, the Board shall issue a Commitment Notice to Applications on the waiting list subject to the amount of returned credits, the regional allocation goals and the Set-Aside categories, including the 10% Nonprofit Set-Aside allocation required under the Code, §42(h)(5). At the end of each calendar year, all Applications which have not received a Commitment Notice shall be deemed terminated. The Applicant may re-apply to the Department during the next Application Acceptance Period.”

Staff recommends that the Board consider the Waiting List to be composed of all applications that have not been approved to the Board for a Commitment of 2004 allocation of credits, and have not been terminated by the Department or withdrawn by the Applicant. This includes all of the 146 Applications considered active. Staff further recommends that the report entitled “2004 Housing Tax Credit Recommendations – July 28, 2004 Board Meeting, Sorted by Region, Allocation Status, Recommendation Status and Score” as approved or amended and approved by the Board today be accepted as the Waiting List “ranked by score in descending order of priority” for regional allocation purposes. Staff recommends that the report entitled “2004 Housing Tax Credit Recommendations for Nonprofit Set-Aside – July 28, 2004 Board Meeting,

Sorted by Recommendation Status and Score” be accepted as the Waiting List “ranked by score in descending order of priority” for the Nonprofit Set-Aside.

Developments will be “pulled” from the Waiting List as follows below:

- ❖ If credits are returned from the Nonprofit Set-Aside, and the return of credits causes the Department to achieve less than the required 10% Set-Aside, the next highest scoring nonprofit development from the Nonprofit Waiting List will be recommended for a Commitment to the Board, regardless of the region in which it is located. If credits are returned from the Nonprofit Set-Aside, and the return of credits does not cause the Department to go below the required 10% Set-Aside, then the next highest scoring development in the region of the returned credits will be recommended for a Commitment to the Board.
- ❖ If credits are returned from the USDA Set-Aside (which is applied only regionally), and the return of credits causes the Department to achieve less than the required 5% Set-Aside within that region, the next highest scoring USDA development from that region’s Waiting List will be recommended for a Commitment to the Board. If credits are returned from the USDA Set-Aside, and the return of credits does not cause the Department to go below the required 5% Set-Aside within that region, then the next highest scoring development in the region of the returned credits will be recommended for a Commitment to the Board, regardless of set-aside.
- ❖ If credits are returned from the At-Risk Set-Aside (which is applied only regionally), and the return of credits causes the Department to achieve less than the required 15% Set-Aside within that region, the next highest scoring At-Risk development from that region’s Waiting List will be recommended for a Commitment to the Board. If credits are returned from the At-Risk Set-Aside, and the return of credits does not cause the Department to go below the required 15% Set-Aside within that region, then the next highest scoring development in the region of the returned credits will be recommended for a Commitment to the Board, regardless of set-aside.
- ❖ For all other developments, if credits are returned from a development not associated with any set-aside, the next highest scoring development from that region’s Waiting List, regardless of inclusion in a set-aside or not, will be recommended for a Commitment to the Board.

As was done in 2003, staff will bring the potential allocation of credits to any Development from the Waiting List to the Board for consideration and possible approval prior to issuance of a Commitment Notice.

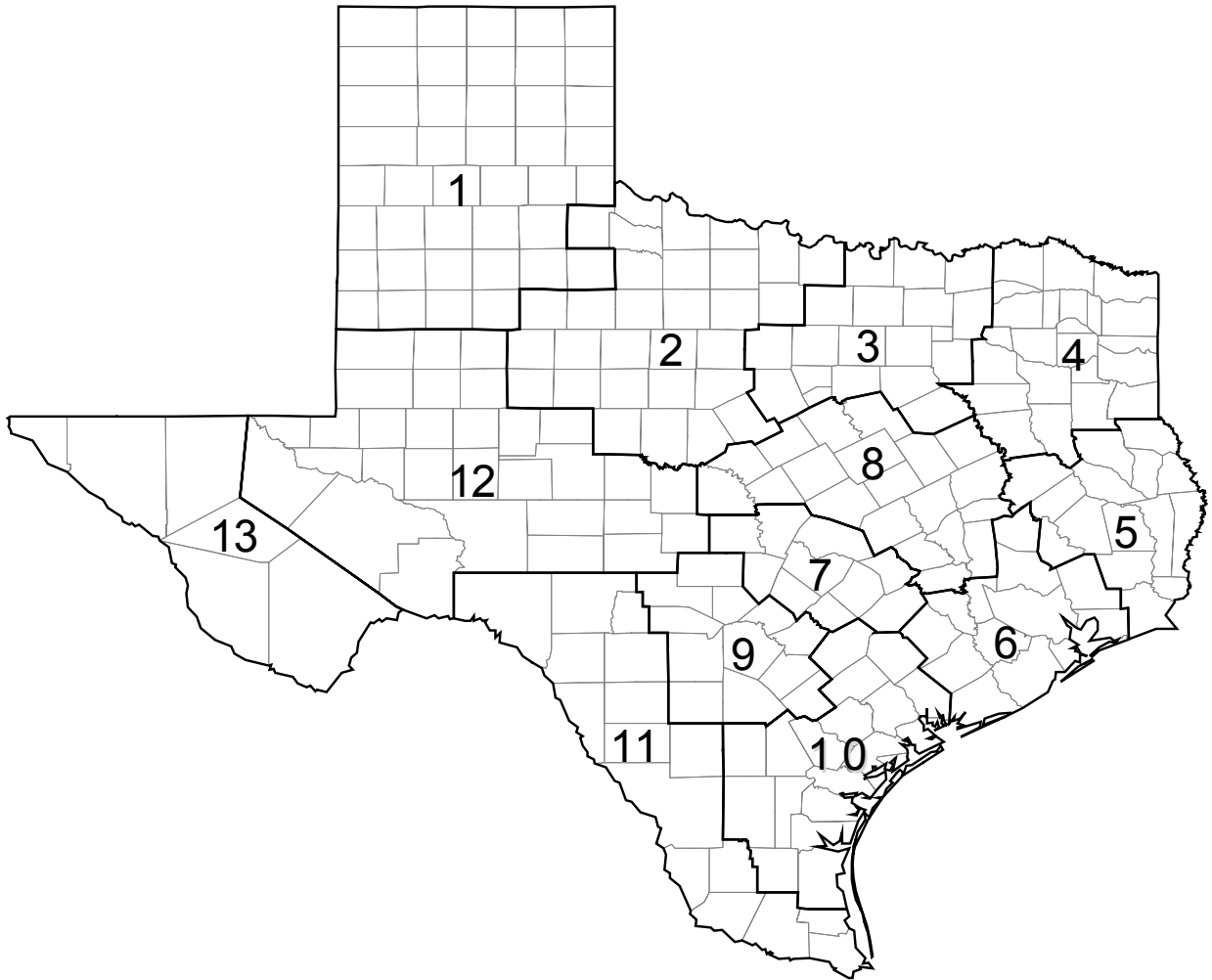
Developments not yet underwritten must still be found to be Acceptable, or Acceptable with Conditions, by Real Estate Analysis. Credit amounts and conditions are subject to change based on underwriting and underwriting appeals. Allocations from the Waiting List remain subject to review by the Compliance Division to ensure no issues of Material Non-Compliance exist. In the event that the credit amount returned is insufficient to fund the full credit recommendation, the Applicant will be offered an opportunity to adjust the size of their development, and if they decline staff will contact the application that is next on the Waiting List. Staff will also review to ensure that no awards from the Waiting List would cause a violation of any sections of the QAP (for example, the \$2 million credit cap, the one mile rule, etc.)

VI. REQUESTED BOARD ACTION

In summary, staff is seeking action on the following:

- 1. Approval of the Recommendation to Issue Commitments for Allocations of Housing Tax Credits to Applications under the 2004 Application Cycle; and**
- 2. Approval of a Waiting List that is composed of all applications that have not been recommended for an allocation or a Forward Commitment and have not been terminated or withdrawn. The recommended prioritization of the waiting list for approval is as discussed above.**

Uniform State Service Regions



2004 Housing Tax Credit Recommendations - July 28, 2004 Board Meeting
Only Recommended Applications - Sorted by Region, Allocation Status and Score

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act. ²	Set-Asides ³			Units	Pop. ⁴	Credits Rec. ⁵	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

Region: 1

Allocation Information for Region 1:	Total Credits Available for Region: \$1,704,279	Rural Allocation: \$805,212	Urban/Exurban Allocation: \$899,067
		5% Required for USDA: \$85,214	15% Required for At-Risk: \$255,642

Applications Submitted in Region 1:

U/E⁶

04057	1	A	Stone Hollow Village	E. Cornell & Martin Luther King Jr. Blvd.	Lubbock	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	F	\$845,849	Ron Hance	145	NA	High Score Nonprofit
04088	1	A	South Plains Apartments	5520 58th Street	Lubbock	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144	144	F	\$379,812	Gary Hall	113	NA	At-Risk
Total:										256	284		\$1,225,661				

Applications Submitted in Region 1:

R⁶

04154	1	A	Plainview Vistas	3200 Block of Lexington	Plainview	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60	76	F	\$668,428	Cathy Graugnard	142	NA	Competitive in Region
04295	1	A	La Mirage Villas	309 SE 15th	Perryton	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	47	47	F	\$173,281	Patrick Barbolla	94	NA	USDA
Total:										107	123		\$841,709				

4 Applications in Region

Region Total: 363 407 \$2,067,370

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³			Units	Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

Region: 2																
Allocation Information for Region 2:																
Total Credits Available for Region:							\$1,122,652	Rural Allocation:			\$511,597	Urban/Exurban Allocation:			\$611,055	
							5% Required for USDA	\$56,132	15% Required for At-Risk:			\$168,398				

Applications Submitted in Region 2: U/E⁶

04241	2	A	Anson Park II	3102 Old Anson Road	Abilene	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	80	F	\$535,250	R.J. Collins	147	NA	Competitive in Region. Wins Tie with 04172
										Total:	64	80	\$535,250				

Applications Submitted in Region 2: R⁶

04246	2	A	Wildwood Trails Apartments	McClain & Looney Street	Brownwood	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	75	75	F	\$558,403	Justin Zimmerman	130	NA	Competitive in Region
										Total:	75	75	\$558,403				
2 Applications in Region										Region Total:	139	155	\$1,093,653				

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³			Units	Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

Region: 3

Allocation Information for Region 3:	Total Credits Available for Region: \$7,362,180	Rural Allocation: \$480,034	Urban/Exurban Allocation: \$6,882,146
		5% Required for USDA \$368,109	15% Required for At-Risk: \$1,104,327

Applications Submitted in Region 3:

U/E⁶

04026	3	A	Oak Timbers-White Settlement II	8301 Tumbleweed Trail	White Settlement	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$417,280	Vaughan Mitchell	150	NA	High Score Nonprofit
04028	3	A	Heritage Park	1916 N. S.H. 91	Denison	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$501,577	Steve Rumsey	147	NA	Competitive in Region
04105	3	A	Preston Trace Apartments	8660 Preston Trace Blvd	Frisco	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	38	40	F	\$140,298	Dan Allgeier	146	NA	At-Risk
04058	3	A	Spring Oaks Apartments	4317 & 4321 Shepherd Ln.	Balch Springs	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128	160	F	\$850,235	Ron Pegram	141	NA	Competitive in Region
04109	3	A	Frazier Fellowship	Blocks 4700-4900 Hatcher St.	Dallas	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60	76	F	\$547,378	Lester Nevels	140	NA	At-Risk
04089	3	A	Villas of Forest Hill	7400 Block of Forest Hill Drive	Forest Hill	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78	100	E	\$424,859	Deborah Griffin	138	NA	Competitive in Region
04157	3	A	Samaritan House	929 Hemphill Ave.	Fort Worth	NC/AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	126	126	F	\$819,331	Thomas Scott	137	NA	Competitive in Region
04093	3	A	Villas of Seagoville	600 Block of East Malloy Bridge Rd.	Seagoville	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78	100	E	\$428,270	Deborah Griffin	137	NA	Competitive in Region
04151	3	A	Renaissance Courts	308 S. Ruddell Street	Denton	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	F	\$993,822	Shirley Hensley	129	NA	Competitive in Region
04222	3	A	Primrose at Highland	2100 Block of Highland Avenue	Dallas	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	120	150	E	\$935,153	Deepak Sulakhe	129	NA	Competitive in Region
04147	3	A	Shiloh Village Apartments	8702 Shiloh Road	Dallas	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	168	168	F	\$800,000	Chad Cooley	112	04223	At-Risk

Total: 1,096 1,270 \$6,858,203

Applications Submitted in Region 3:

R⁶

04288	3	A	Briarwood Apartment	513 E. 6th Street	Kaufman	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	48	48	F	\$173,148	Patrick Barbolla	91	NA	USDA
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Total: 48 48 \$173,148

12 Applications in Region

Region Total: 1,144 1,318 \$7,031,351

Dev. #	Reg.	A	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
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Region: 4

Allocation Information for Region 4:	Total Credits Available for Region:	\$1,947,249	Rural Allocation:	\$1,201,626	Urban/Exurban Allocation:	\$745,623
			5% Required for USDA	\$97,362	15% Required for At-Risk:	\$292,087

Applications Submitted in Region 4: U/E⁶

04012	4	A	Tyler Square Apartments	1007 NNW Loop 323	Tyler	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	160	160	F	\$652,315	Doug Gurkin	109	NA	At-Risk
Total:										160	160		\$652,315				

Applications Submitted in Region 4: R⁶

04170	4	A	Gardens of Athens	314 N Wood Street	Athens	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32	36	E	\$245,888	George Hopper	136	NA	Competitive in Region	
04194	4	A	Lexington Court	3407 U.S. Highway 259 North	Kilgore	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	76	80	F	\$549,640	Emanuel Glockzin	136	NA	Competitive in Region	
04285	4	A	Ole Town Apartments	501 MLK Drive	Jefferson	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24	24	F	\$117,328	Jim Fieser	36	NA	USDA	
Total:										132	140		\$912,856					
4 Applications in Region										Region Total:	292	300		\$1,565,171				

Region: 5

Allocation Information for Region 5:	Total Credits Available for Region:	\$1,562,356	Rural Allocation:	\$845,109	Urban/Exurban Allocation:	\$717,247
			5% Required for USDA	\$78,117	15% Required for At-Risk:	\$234,353

Applications Submitted in Region 5: U/E⁶

04228	5	A	Stone Hearst	1650 East Lucas Drive	Beaumont	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	83	104	F	\$685,739	R.J. Collins	138	NA	Competitive in Region
04100	5	A	O.W. Collins Apartments	4440 Gulfway Drive	Port Arthur	R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	200	200	E	\$406,999	Ike Akbari	127	NA	At-Risk
Total:										283	304		\$1,092,738				

Applications Submitted in Region 5: R⁶

04030	5	A	Park Estates	1200 Block	Nacogdoches	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	F	\$393,033	Mark Musemeche	147	NA	Competitive in Region	
04066	5	A	Pineywoods Community Orange	36 Scattered Sites in East Orange	Orange	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	36	36	F	\$411,155	Douglas Dowler	137	NA	Competitive in Region	
Total:										70	72		\$804,188					
4 Applications in Region										Region Total:	353	376		\$1,896,926				

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 6

Allocation Information for Region 6:	Total Credits Available for Region: \$9,788,743	Rural Allocation: \$894,228	Urban/Exurban Allocation: \$8,894,515
		5% Required for USDA \$489,437	15% Required for At-Risk: \$1,468,311

Applications Submitted in Region 6: **U/E⁶**

04268	6	A	Lansborough Apartments	10050 Cullen Blvd.	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	141	176	F	\$1,084,983	Margie Bingham	157	NA	Competitive in Region
04160	6	A	Village on Hobbs Road	6000 Hobbs Road	League City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$552,528	Thomas Scott	153	NA	Competitive in Region
04079	6	A	Baybrook Park Retirement Center	500 Texas Avenue West	Webster	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$450,043	Barry Kahn	152	NA	Competitive in Region
04200	6	A	Alvin Manor Estates	917 E. Hwy 6	Alvin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$251,978	Elizabeth Young	151	NA	Competitive in Region
04203	6	A	Alvin Manor	837 E. Highway 6	Alvin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$177,273	Elizabeth Young	151	NA	Competitive in Region
04213	6	A	Village at Morningstar	3401 Magnolia Avenue	Texas City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$537,331	Diana McIver	149	NA	Competitive in Region
04206	6	A	Lake Jackson Manor	100 Garland	Lake Jackson	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$409,155	Elizabeth Young	145	NA	Competitive in Region
04224	6	A	Commons of Grace Senior	8900 Block of Tidwell	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86	108	ET	\$759,068	Deepak Sulakhe	145	04041	Competitive in Region
04024	6	A	South Union Place	7210 Scott Street	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100	125	ET	\$739,345	John Barineau, III	142	NA	Competitive in Region
04085	6	A	Redwood Heights Apartments	7300 Block of Jensen Driven	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	96	F	\$600,146	Rick Deyoe	141	NA	Competitive in Region
04167	6	A	Oxford Place	605 Berry Road	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	200	250	F	\$1,200,000	Ernie Etuk	141	04188	At-Risk and Nonprofit
04255	6	A	Freeport Oaks Apartments	NE Corner of Avenue J & Skinner St.	Freeport	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$721,599	Les Kilday	140	NA	Competitive in Region
04098	6	A	Copperwood Apartments	4407 South Panther Creek Dr.	The Woodlands	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	300	300	E	\$1,057,335	Paul Patierno	137	NA	At-Risk
							Total:	1,369	1,627				\$8,540,784				

Dev. #	Reg.	A	Development Name	Development Address	Dev. City	2 Act.	3 Set-Asides			4 Units		4 Pop.	5 Credits Rec.	5 Owner Contact	Final Score	1 Mile Conflict	Comment		
							USDA	NP	AR	LI	Total								
Applications Submitted in Region 6:			R⁶																
04002	6	A	Cricket Hollow Apartments	9700 FM 1097	Willis	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	150	176	0	\$871,110	Brian Cogburn	200	NA	2003 Forward Commitment		
04294	6	A	Lantana Ridge Apartments	2200 N. Adams St.	Beeville	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	55	55	F	\$66,535	James Brawner	90	NA	USDA		
04293	6	A	Lantana Ridge Apartments South	2200 N. Adams St.	Beeville	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	35	35	F	\$51,980	James Brawner	86	NA	USDA		
04283	6	A	Shady Oaks Apartments	506 Ellen Powell Dr.	Prairie View	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	40	40	E	\$128,636	Keridi Cameron	40	NA	USDA		
04284	6	A	Katy Manor Apartments	5360 E. 5th Street	Katy	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	48	48	F	\$123,768	Keridi Cameron	39	NA	USDA		
04279	6	A	Golden Manor Apartments	800 Avenue H	Bay City	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	40	40	E	\$116,099	Melissa Baughman	38	NA	USDA		
Total:										368	394						\$1,358,128		
19 Applications in Region										Region Total:		1,737	2,021						\$9,898,912

Region: 7

Allocation Information for Region 7:	Total Credits Available for Region: \$2,036,696	Rural Allocation: \$444,394	Urban/Exurban Allocation: \$1,592,302
	5% Required for USDA \$101,834	15% Required for At-Risk: \$305,504	

Applications Submitted in Region 7:			U/E⁶																
04003	7	A	Villas on Sixth Street	1900 Block of E. Sixth Street	Austin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	136	160	0	\$1,072,039	Martin Gonzalez	200	NA	2003 Forward Commitment		
04101	7	A	Pleasant Hill Apartments	2501 Anken Dr.	Austin	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	F	\$493,633	Paul Patierno	132	NA	At-Risk		
Total:										236	260						\$1,565,672		
Applications Submitted in Region 7:			R⁶																
04004	7	A	Kingsland Trail Apartments	4800 Block of 2900	Kingsland	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	60	76	0	\$444,394	Mark Mayfield	200	NA	2003 Forward Commitment		
Total:										60	76						\$444,394		
3 Applications in Region										Region Total:		296	336						\$2,010,066

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 8

Allocation Information for Region 8:	Total Credits Available for Region: \$2,180,011	Rural Allocation: \$457,956	Urban/Exurban Allocation: \$1,722,055
		5% Required for USDA: \$109,000	15% Required for At-Risk: \$327,002

Applications Submitted in Region 8: U/E⁶

04052	8	A	Chisholm Trail Senior Village	9th Street at Harris Street	Belton	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54	60	E	\$415,000	Leslie Holleman	149	NA	Competitive in Region
04018	8	A	Terrace Pines	819 Krenek Tap Road	College Station	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$589,664	Michael Lankford	149	NA	Competitive in Region
04145	8	A	Village at Meadowbend Apartments II	Case Road at Martin Luther King Blvd.	Temple	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	79	99	F	\$656,486	Robert Joy	149	NA	Competitive in Region
							Total:			213	259		\$1,661,150				

Applications Submitted in Region 8: R⁶

04152	8	A	Bluffview Villas	2800 Hwy 36 South	Brenham	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	E	\$453,021	Samuel Tijerina	112	NA	Competitive in Region
							Total:			76	76		\$453,021				
4 Applications in Region							Region Total:			289	335		\$2,114,171				

Dev. #	Reg.	A	1	Development Name	Development Address	Dev. City	2	Act.	3			Units	4	5	Owner Contact	Final Score	1 Mile	Conflict	Comment
									USDA	NP	AR	LI	Total	Pop.	Credits Rec.				

Region: 9							
Allocation Information for Region 9:		Total Credits Available for Region:	\$3,156,143	Rural Allocation:	\$885,772	Urban/Exurban Allocation:	\$2,270,371
		5% Required for USDA	\$157,807	15% Required for At-Risk:	\$473,421		

Applications Submitted in Region 9: U/E⁶

04005	9	A	Palacio del Sol	400 North Frio	San Antonio	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	160	200	0	\$1,096,828	Fernando Godinez	200	NA	2003 Forward Commitment
04047	9	A	Stratton Oaks	Stratton Ave. & Zunker St.	Seguin	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$590,539	Colby Denison	149	NA	High Score Nonprofit
04131	9	A	Alhambra	7100 Block of New Laredo Hwy.	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	E	\$932,296	Laura Wingfield	148	NA	High Score Nonprofit
04107	9	A	Whitefield Place Apartments	4622 Clark Avenue	San Antonio	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80	80	F	\$430,196	Paul Patierno	133	04073/04139	At-Risk
Total:										452	520	\$3,049,859					

Applications Submitted in Region 9: R⁶

04007	9	A	Oaks Of Bandera	400 Block of Old San Antonio Highway	Bandera	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	F	\$473,144	Lucille Jones	119	NA	Competitive in Region	
04260	9	A	Towne Park in Fredericksburg II	1100 Block of S. Adams	Fredericksburg	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39	44	E	\$257,151	Mark Mayfield	118	NA	Competitive in Region	
Total:										115	120	\$730,295						
6 Applications in Region										Region Total:	567	640	\$3,780,154					

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 10

Allocation Information for Region 10:	Total Credits Available for Region: \$1,729,075	Rural Allocation: \$723,114	Urban/Exurban Allocation: \$1,005,961
		5% Required for USDA: \$86,453	15% Required for At-Risk: \$259,361

Applications Submitted in Region 10:

U/E⁶

04290	10	A	L.U.L.A.C. Village Park	1417 Home Road	Corpus Christi	R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	152	152	F	\$899,429	David Marquez	102	NA	At-Risk
							Total:			152	152		\$899,429				

Applications Submitted in Region 10:

R⁶

04050	10	A	San Diego Creek Apartments	1499 Easterling Drive	Alice	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	72	F	\$490,000	Doak Brown	139	NA	Competitive in Region
04291	10	A	Saltgrass Landing Apartments	1602 South Church Street	Rockport	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	55	56	F	\$95,218	James Brawner	90	NA	USDA
							Total:			119	128		\$585,218				
3 Applications in Region							Region Total:			271	280		\$1,484,647				

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 11

Allocation Information for Region 11:	Total Credits Available for Region: \$4,725,727	Rural Allocation: \$1,919,277	Urban/Exurban Allocation: \$2,806,450
	5% Required for USDA \$236,286	15% Required for At-Risk: \$708,859	

Applications Submitted in Region 11:

U/E⁶

04037	11	A	Las Canteras Apartments	400 Block of East Thomas Road	Pharr	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$577,000	William Skeen	158	NA	High Score Nonprofit
04036	11	A	Villa del Sol	700 East St. Charles Street	Brownsville	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	189	200	E	\$485,000	William Skeen	151	NA	Competitive in Region
04014	11	A	La Villita Apartments II	2828 Rockwell Dr.	Brownsville	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	72	F	\$453,311	Mark Musemeche	147	NA	Competitive in Region
04191	11	A	Providence at Boca Chica	Intersection of Ash Street & Elm Street	Brownsville	ACQ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	150	158	F	\$1,034,927	Saleem Jafar	128	NA	At-Risk
Total:										503	530		\$2,550,238				

Applications Submitted in Region 11:

R⁶

04226	11	A	Arbor Cove	2805 Fordyce Avenue	Donna	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	108	120	F	\$1,152,552	Anita Kegley	145	NA	Competitive in Region
04146	11	A	Casa Korima	SW Corner - Mile 8 Rd. at Baseline Rd.	Mercedes	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156	196	F	\$1,182,999	Robert Joy	143	NA	Competitive in Region
04287	11	A	Vista Hermosa Apartments	820 N. Bibb	Eagle Pass	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20	20	F	\$63,097	Patrick Barbolla	104	NA	USDA
04275	11	A	Bahia Palms Apartments	1303 Pino Dr.	LaGuna Vista	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	64	64	F	\$123,922	Patrick Barbolla	96	NA	USDA
Total:										348	400		\$2,522,570				
8 Applications in Region										Region Total:	851	930		\$5,072,808			

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 12

Allocation Information for Region 12:	Total Credits Available for Region: \$1,120,138	Rural Allocation: \$377,861	Urban/Exurban Allocation: \$742,277
		5% Required for USDA \$56,006	15% Required for At-Risk: \$168,020

Applications Submitted in Region 12: U/E⁶

04120	12	A	Sedona Springs Village	920 W. University	Odessa	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	85	100	F	\$652,451	Ron Hance	147	NA	Competitive in Region
							Total:			85	100		\$652,451				

Applications Submitted in Region 12: R⁶

04250	12	A	Knollwood Heights Apartments	NE corner of MLK Blvd & West Mercy Dr.	Big Spring	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63	64	F	\$457,678	Justin Zimmerman	117	NA	Competitive in Region
							Total:			63	64		\$457,678				

2 Applications in Region **Region Total: 148 164 \$1,110,129**

Region: 13

Allocation Information for Region 13:	Total Credits Available for Region: \$1,931,031	Rural Allocation: \$288,481	Urban/Exurban Allocation: \$1,642,550
		5% Required for USDA \$96,551	15% Required for At-Risk: \$289,654

Applications Submitted in Region 13: U/E⁶

04001	13	A	Diana Palms	4700 Block of Diana Street	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	0	\$211,474	Bobby Bowling IV	200	NA	2003 Forward Commitment
04196	13	A	Americas Palms	12300 Lorenzo Ruiz Drive	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	112	112	F	\$635,064	Bobby Bowling IV	132	NA	Competitive in Region
							Total:			146	148		\$846,538				

Applications Submitted in Region 13: R⁶

04197	13	A	Horizon Palms	West of Darrington Rd.	Horizon City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	F	\$431,206	Bobby Bowling IV	132	NA	Competitive in Region
							Total:			76	76		\$431,206				

3 Applications in Region **Region Total: 222 224 \$1,277,744**

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³			Units	Pop.		Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment	
							USDA	NP	AR	LI	Total							
74 Total Applications							6,672				7,486		\$40,403,102					

1. Award: A = recommended for an allocation, N = not recommended for an allocation
2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction
3. Set-Asides: USDA=U.S. Department of Agriculture, NP = Nonprofit, AR = At-Risk
4. Population: E = Elderly, F = Family, ET = Elderly Transitional, FT = Family Transitional
5. Credit amounts reflected are those requested. The awarded amount will not exceed this amount. Developments approved will be conditioned on a final underwriting amount and conditions. The credit amount underwritten may be less than the credits reflected on this list.
6. Allocation: R = Rural Regional Allocation, U/E = Urban/ Exurban Regional Allocation

2004 Housing Tax Credit Recommendations for Nonprofit Set-Aside - July 28, 2004 Board Meeting
Sorted by Recommendation Status and Score

10% of State Ceiling Required to be Allocated to Qualified Nonprofits: \$4,036,628

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act. ²	Set-Asides ³			Units		Pop. ⁴	Credits Rec. ⁵	Owner Contact	Final Score	1 Mile Conflict	Comment	
							USDA	NP	AR	LI	Total							
04004	7	A	Kingsland Trail Apartments	4800 Block of 2900	Kingsland	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	60	76	0	\$444,394	Mark Mayfield	200	NA	2003 Forward Commitment	
04037	11	A	Las Canteras Apartments	400 Block of East Thomas Road	Pharr	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$577,000	William Skeen	158	NA	High Score Nonprofit	
04026	3	A	Oak Timbers-White Settlement II	8301 Tumbleweed Trail	White Settlement	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$417,280	Vaughan Mitchell	150	NA	High Score Nonprofit	
04047	9	A	Stratton Oaks	Stratton Ave. & Zunker St.	Seguin	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$590,539	Colby Denison	149	NA	High Score Nonprofit	
04131	9	A	Alhambra	7100 Block of New Laredo Hwy.	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	E	\$932,296	Laura Wingfield	148	NA	High Score Nonprofit	
04057	1	A	Stone Hollow Village	E. Cornell & Martin Luther King Jr. Blvd.	Lubbock	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	F	\$845,849	Ron Hance	145	NA	High Score Nonprofit	
04167	6	A	Oxford Place	605 Berry Road	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	200	250	F	\$1,200,000	Ernie Etuk	141	04188	At-Risk and Nonprofit	
04066	5	A	Pineywoods Community Orange	36 Scattered Sites in East Orange	Orange	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	36	36	F	\$411,155	Douglas Dowler	137	NA	Competitive in Region	
04157	3	A	Samaritan House	929 Hemphill Ave.	Fort Worth	NC/AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	126	126	F	\$819,331	Thomas Scott	137	NA	Competitive in Region	
04194	4	A	Lexington Court	3407 U.S. Highway 259 North	Kilgore	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	76	80	F	\$549,640	Emanuel Glockzin	136	NA	Competitive in Region	
04222	3	A	Primrose at Highland	2100 Block of Highland Avenue	Dallas	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	120	150	E	\$935,153	Deepak Sulakhe	129	NA	Competitive in Region	
04260	9	A	Towne Park in Fredericksburg II	1100 Block of S. Adams	Fredericksburg NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39	44	E	\$257,151	Mark Mayfield	118	NA	Competitive in Region	
04290	10	A	L.U.L.A.C. Village Park	1417 Home Road	Corpus Christi	R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	152	152	F	\$899,429	David Marquez	102	NA	At-Risk	
							1,313			1,494		\$8,879,217						

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act. 2	Set-Asides ³			Units		Pop. 4	Credits Rec. 5	Owner Contact	Final Score	1 Mile		Comment
							USDA	NP	AR	LI	Total					Conflict		
04149	9	N	Seton Home Center for Teen Moms	1115 Mission Road	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24	24	F	\$368,360	Margaret Starkey	148	NA	Insufficient credits in Region 9 U/E to award. Loses Tie with 04131.	
04258	9	N	Vista Del Sol-The Rudy C Perez, Sr.	400 Block of SW 36th Street	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$700,000	David Starr	147	04074	Insufficient credits in Region 9 U/E to award	
04210	6	N	Westview Place	Westview Blvd and Montgomery Park Blvd.	Conroe	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$228,852	Emanuel Glockzin	143	NA	Not Financially Feasible	
04259	12	N	Villa del Arroyo Apartments	1200 Block of Elm Street	Midland	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	46	52	F	\$385,000	David Diaz	141	NA		
04118	3	N	Churchill at Commerce	731 Culver	Commerce	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	F	\$727,212	Brad Forslund	139	NA		
04218	9	N	Converse Village Apartments	500 S. Sequin Rd.	Converse	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$458,035	Tina Brooks	137	NA		
04214	6	N	Las Villas de Magnolia	7123 Capitol Street	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	104	116	E	\$681,856	Rogelio Santos	137	NA		
04082	10	N	Fenner Square	Burke at Campbell Street	Goliad	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32	32	F	\$195,062	Gary Driggers	135	NA		
04060	6	N	Providence Place Apartments	20300 Saums Road	Katy	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	139	174	E	\$772,798	Chris Richardson	135	NA		
04156	6	N	College Street Apartments	College Street near FM 2218	Richmond	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$507,651	Lucy Hancock	134	NA		
04074	9	N	Las Palmas Garden Apartments	1014 S. San Eduardo	San Antonio	R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	F	\$639,786	David Marquez	132	04258		
04261	9	N	Gruene Oaks Apartments	NE Corner of Common St. and Gruene Rd.	New Braunfels	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$534,693	Les Kilday	128	NA		
04071	10	N	Sea Breeze	7220 Staples	Corpus Christi	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	200	200	E	\$943,037	Richard Franco	128	NA		
04235	6	N	Crescent Moon	7720 Emmett Lowry Expressway	Texas City	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	140	180	F	\$754,845	Manish Verma	122	NA		
04187	7	N	Chandler's Cove Retirement	Sunrise Drive and Old Settler's Boulevard	Round Rock	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72	90	E	\$457,724	David Saling	121	NA		
04059	6	N	Asbury Commons Apartments	8526 Pitner Road	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	83	104	F	\$706,862	Chris Richardson	116	NA		
04067	5	N	Beverly Place Apartments	5307 Gulfway Drive	Groves	ACQ/R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	124	124	F	\$185,762	Madison Hopson	113	NA		

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	2	Set-Asides ³			Units		4	5	Owner Contact	Final Score	1 Mile Conflict	Comment
							Act.	USDA	NP	AR	LI						
04096	5	N	Villa Main Apartments	901 Main Avenue	Port Arthur	ACQ/R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	140	140	F	\$192,811	Madison Hopson	110	NA	
04193	11	N	Providence at Edinburg	201 North 13th Ave	Edinburg	NC/AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	E	\$445,854	Saleem Jafar	110	NA	
										1,768	1,992		\$9,886,200				
32 Total Nonprofit Applications										3,081	3,486		\$18,765,417				

1. Award: A = recommended for an allocation, N = not recommended for an allocation
2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction
3. Set-Asides: USDA=U.S. Department of Agriculture, NP = Nonprofit, AR = At-Risk
4. Population: E = Elderly, F = Family, ET = Elderly Transitional, FT = Family Transitional
5. Credit amounts reflected are those requested. The awarded amount will not exceed this amount. Developments approved will be conditioned on a final underwriting amount and conditions. The credit amount underwritten may be less than the credits reflected on this list.
6. Allocation: R = Rural Regional Allocation, U/E = Urban/ Exurban Regional Allocation

**2004 Housing Tax Credit Recommendations - July 28, 2004 Board Meeting
Sorted by Region, Allocation Status, Recommendation Status and Score**

State Ceiling to be Allocated: \$40,366,280

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act. ²	Set-Asides ³ Units				Pop. ⁴	Credits Rec. ⁵	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

Region: 1

Allocation Information for Region 1:	Total Credits Available for Region: \$1,704,279	Rural Allocation: \$805,212	Urban/Exurban Allocation: \$899,067
		5% Required for USDA \$85,214	15% Required for At-Risk: \$255,642

Applications Submitted in Region 1:

U/E⁶

04057	1	A	Stone Hollow Village	E. Cornell & Martin Luther King Jr. Blvd.	Lubbock	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	F	\$845,849	Ron Hance	145	NA	High Score Nonprofit
04088	1	A	South Plains Apartments	5520 58th Street	Lubbock	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144	144	F	\$379,812	Gary Hall	113	NA	At-Risk
Subtotal:										256	284		\$1,225,661				
04162	1	N	Travis Place Apartments	Corner of E 4th St. & Guava Ave.	Lubbock	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$764,539	Tim Smith	142	NA	
04123	1	N	Amarillo Apartment Community	2000 W. Amarillo Blvd.	Amarillo	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$676,605	Brad Forslund	132	NA	
04033	1	N	Bethany Gates Apartments	6300 43rd Street	Lubbock	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	160	200	F	\$887,418	Ketinna Livingston	116	NA	
Subtotal:										352	440		\$2,328,562				
Total:										608	724		\$3,554,223				

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	2 Act.	Set-Asides ³			Units		4 Pop.	5 Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment		
							USDA	NP	AR	LI	Total								
Applications Submitted in Region 1:			R⁶																
04154	1	A	Plainview Vistas	3200 Block of Lexington	Plainview	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60	76	F	\$668,428	Cathy Graugnard	142	NA	Competitive in Region		
04295	1	A	La Mirage Villas	309 SE 15th	Perryton	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	47	47	F	\$173,281	Patrick Barbolla	94	NA	USDA		
Subtotal:										107	123		\$841,709						
04240	1	N	Deer Creek Apartments	West Ellis Street & Martin Luther King	Levelland	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63	63	F	\$454,573	Justin Zimmerman	126	NA			
04244	1	N	Camden Crossing Apartments	NE Corner of North Avenue D & Stewart St.	Brownfield	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63	63	F	\$455,296	Justin Zimmerman	123	NA			
04054	1	N	Vista Serena Court	24th and Date Street	Plainview	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	112	120	F	\$828,278	Ron Hance	123	NA			
Subtotal:										238	246		\$1,738,147						
Total:										345	369		\$2,579,856						
10 Applications in Region										Region Total:		953	1,093		\$6,134,079				

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 2

Allocation Information for Region 2:	Total Credits Available for Region:	\$1,122,652	Rural Allocation:	\$511,597	Urban/Exurban Allocation:	\$611,055
			5% Required for USDA	\$56,132	15% Required for At-Risk:	\$168,398

Applications Submitted in Region 2: U/E⁶

04241	2	A	Anson Park II	3102 Old Anson Road	Abilene	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	80	F	\$535,250	R.J. Collins	147	NA	Competitive in Region. Wins Tie with 04172
Subtotal:										64	80		\$535,250				
04172	2	N	Gardens of Tye	601 Scott Street	Tye	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32	36	E	\$245,557	George Hopper	147	NA	Loses Tie with 04241
04095	2	N	Green Briar Village	601 Airport Drive	Wichita Falls	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	126	140	F	\$851,219	Randy Stevenson	146	NA	
04094	2	N	Big Country Senior Village	700 East Stamford	Abilene	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	108	120	E	\$611,410	Randy Stevenson	145	NA	
04051	2	N	Frontier Trail Senior Village	Wildlife Trail Pkwy at Glen Eagles Court	Abilene	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	72	80	E	\$530,000	Beverly Funderburgh	143	NA	
04211	2	N	Arbors at Rose Park	2702 South 7th Street	Abilene	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	72	80	E	\$542,577	Diana McIver	129	NA	
Subtotal:										410	456		\$2,780,763				
Total:										474	536		\$3,316,013				

Applications Submitted in Region 2: R⁶

04246	2	A	Wildwood Trails Apartments	McClain & Looney Street	Brownwood	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	75	75	F	\$558,403	Justin Zimmerman	130	NA	Competitive in Region	
Subtotal:										75	75		\$558,403					
04174	2	N	Gardens of Early	401 Old Comanche Road	Early	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	36	E	\$230,137	George Hopper	132	NA	Excessive Inclusive Capture Rate	
04173	2	N	Gardens of Burkburnett	105 Williams Street	Burkburnett	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	36	E	\$229,311	George Hopper	127	NA		
Subtotal:										60	72		\$459,448					
Total:										135	147		\$1,017,851					
9 Applications in Region										Region Total:	609	683		\$4,333,864				

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 3

Allocation Information for Region 3:	Total Credits Available for Region: \$7,362,180	Rural Allocation: \$480,034	Urban/Exurban Allocation: \$6,882,146
		5% Required for USDA \$368,109	15% Required for At-Risk: \$1,104,327

Applications Submitted in Region 3:

U/E⁶

04026	3	A	Oak Timbers-White Settlement II	8301 Tumbleweed Trail	White Settlement	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$417,280	Vaughan Mitchell	150	NA	High Score Nonprofit
04028	3	A	Heritage Park	1916 N. S.H. 91	Denison	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$501,577	Steve Rumsey	147	NA	Competitive in Region
04105	3	A	Preston Trace Apartments	8660 Preston Trace Blvd	Frisco	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	38	40	F	\$140,298	Dan Allgeier	146	NA	At-Risk
04058	3	A	Spring Oaks Apartments	4317 & 4321 Shepherd Ln.	Balch Springs	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128	160	F	\$850,235	Ron Pegram	141	NA	Competitive in Region
04109	3	A	Frazier Fellowship	Blocks 4700-4900 Hatcher St.	Dallas	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60	76	F	\$547,378	Lester Nevels	140	NA	At-Risk
04089	3	A	Villas of Forest Hill	7400 Block of Forest Hill Drive	Forest Hill	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78	100	E	\$424,859	Deborah Griffin	138	NA	Competitive in Region
04157	3	A	Samaritan House	929 Hemphill Ave.	Fort Worth	NC/AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	126	126	F	\$819,331	Thomas Scott	137	NA	Competitive in Region
04093	3	A	Villas of Seagoville	600 Block of East Malloy Bridge Rd.	Seagoville	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78	100	E	\$428,270	Deborah Griffin	137	NA	Competitive in Region
04151	3	A	Renaissance Courts	308 S. Ruddell Street	Denton	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	F	\$993,822	Shirley Hensley	129	NA	Competitive in Region
04222	3	A	Primrose at Highland	2100 Block of Highland Avenue	Dallas	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	120	150	E	\$935,153	Deepak Sulakhe	129	NA	Competitive in Region
04147	3	A	Shiloh Village Apartments	8702 Shiloh Road	Dallas	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	168	168	F	\$800,000	Chad Cooley	112	04223	At-Risk
							Subtotal:	1,096	1,270			\$6,858,203					

04192	3	N	Providence at UT Southwestern	Mockingbird Lane and Harry Hines	Dallas	NC/AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	162	180	E	\$909,255	Saleem Jafar	126	NA	
							Subtotal:	162	180			\$909,255					

Total: 1,258 1,450 \$7,767,458

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	2 Act.	Set-Asides ³			Units	4 Pop.	5 Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment	
							USDA	NP	AR	LI	Total						
Applications Submitted in Region 3:			R⁶														
04288	3	A	Briarwood Apartment	513 E. 6th Street	Kaufman	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	48	48	F	\$173,148	Patrick Barbolla	91	NA	USDA
							Subtotal:			48	48		\$173,148				
04175	3	N	Gardens of Mabank	801 S. Second Street	Mabank	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	E	\$215,498	George Hopper	145	NA	Not Financially Feasible
04118	3	N	Churchill at Commerce	731 Culver	Commerce	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	F	\$727,212	Brad Forslund	139	NA	
04180	3	N	Hanford Square	New Highway 4	Granbury	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60	76	F	\$414,945	Ronnie Hodges	122	NA	
							Subtotal:			178	212		\$1,357,655				
							Total:			226	260		\$1,530,803				
16 Applications in Region						Region Total:			1,484	1,710		\$9,298,261					

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units				Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

Region: 4

Allocation Information for Region 4:	Total Credits Available for Region:	\$1,947,249	Rural Allocation:	\$1,201,626	Urban/Exurban Allocation:	\$745,623
	5% Required for USDA	\$97,362	15% Required for At-Risk:	\$292,087		

Applications Submitted in Region 4: U/E⁶

04012	4	A	Tyler Square Apartments	1007 NNW Loop 323	Tyler	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	160	160	F	\$652,315	Doug Gurkin	109	NA	At-Risk
Subtotal:										160	160		\$652,315				
04121	4	N	Tyler Senior Apartment Community	3200 Block of W. Front St.	Tyler	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$638,196	Brad Forslund	147	NA	
04117	4	N	Longview Senior Apartment	1600 Block of East Whatley	Longview	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90	100	F	\$656,458	Brad Forslund	145	NA	
04247	4	N	Hawthorne Hills Apartments	Grand Avenue & Crawford St.	Marshall	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63	63	F	\$455,467	Justin Zimmerman	135	NA	
04086	4	N	Timber Village Apartments	2707 Norwood Street at Loop 390	Marshall	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	82	96	F	\$640,277	Rick Deyoe	131	NA	
Subtotal:										325	359		\$2,390,398				
Total:										485	519		\$3,042,713				

Applications Submitted in Region 4: R⁶

04194	4	A	Lexington Court	3407 U.S. Highway 259 North	Kilgore	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	76	80	F	\$549,640	Emanuel Glockzin	136	NA	Competitive in Region
04170	4	A	Gardens of Athens	314 N Wood Street	Athens	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32	36	E	\$245,888	George Hopper	136	NA	Competitive in Region
04285	4	A	Ole Town Apartments	501 MLK Drive	Jefferson	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24	24	F	\$117,328	Jim Fieser	36	NA	USDA
Subtotal:										132	140		\$912,856				
04176	4	N	Gardens of Gladewater	108 N. Lee Drive	Gladewater	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	E	\$260,918	George Hopper	130	NA	
04243	4	N	Hampton Chase Apartments	State HWY-155, South of N. Loop 256	Palestine	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	75	76	F	\$556,158	Justin Zimmerman	129	NA	
04212	4	N	Village at Forest Grove	1000 Block of Richardson Road	Mount Pleasant	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	72	F	\$540,697	Eric Hartzell	129	NA	
04286	4	N	Country Place Apartments	1300 Courtland Rd.	Atlanta	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	72	72	F	\$219,663	Jim Fieser	36	NA	
04280	4	N	Country Square Apartments	1001 Lakeview	Lone Star	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	F	\$78,006	Jim Fieser	36	NA	
Subtotal:										269	280		\$1,655,442				
Total:										401	420		\$2,568,298				

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³			Units	Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
13 Applications in Region						Region Total:			886	939	\$5,611,011					

Region: 5

Allocation Information for Region 5:	Total Credits Available for Region:	\$1,562,356	Rural Allocation:	\$845,109	Urban/Exurban Allocation:	\$717,247
	5% Required for USDA	\$78,117	15% Required for At-Risk:	\$234,353		

Applications Submitted in Region 5: U/E⁶

04228	5	A	Stone Hearst	1650 East Lucas Drive	Beaumont	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	83	104	F	\$685,739	R.J. Collins	138	NA	Competitive in Region
04100	5	A	O.W. Collins Apartments	4440 Gulfway Drive	Port Arthur	R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	200	200	E	\$406,999	Ike Akbari	127	NA	At-Risk
Subtotal:										283	304	\$1,092,738					
04067	5	N	Beverly Place Apartments	5307 Gulfway Drive	Groves	ACQ/R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	124	124	F	\$185,762	Madison Hopson	113	NA	
04096	5	N	Villa Main Apartments	901 Main Avenue	Port Arthur	ACQ/R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	140	140	F	\$192,811	Madison Hopson	110	NA	
Subtotal:										264	264	\$378,573					
Total:										547	568	\$1,471,311					

Applications Submitted in Region 5: R⁶

04030	5	A	Park Estates	1200 Block	Nacogdoches	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	F	\$393,033	Mark Musemeche	147	NA	Competitive in Region
04066	5	A	Pineywoods Community Orange	36 Scattered Sites in East Orange	Orange	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	36	36	F	\$411,155	Douglas Dowler	137	NA	Competitive in Region
Subtotal:										70	72	\$804,188					
04072	5	N	Nacogdoches Senior Village	6005 Harris Street	Nacogdoches	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36	36	E	\$256,888	Bonita Williams	125	NA	
04091	5	N	Roselawn Manor	350- 37th street	Orange	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54	80	FT	\$800,000	Mildred Putnam	95	NA	
Subtotal:										90	116	\$1,056,888					
Total:										160	188	\$1,861,076					
8 Applications in Region						Region Total:			707	756	\$3,332,387						

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 6

Allocation Information for Region 6:	Total Credits Available for Region: \$9,788,743	Rural Allocation: \$894,228	Urban/Exurban Allocation: \$8,894,515
		5% Required for USDA \$489,437	15% Required for At-Risk: \$1,468,311

Applications Submitted in Region 6:

U/E⁶

04268	6	A	Lansborough Apartments	10050 Cullen Blvd.	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	141	176	F	\$1,084,983	Margie Bingham	157	NA	Competitive in Region
04160	6	A	Village on Hobbs Road	6000 Hobbs Road	League City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$552,528	Thomas Scott	153	NA	Competitive in Region
04079	6	A	Baybrook Park Retirement Center	500 Texas Avenue West	Webster	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$450,043	Barry Kahn	152	NA	Competitive in Region
04200	6	A	Alvin Manor Estates	917 E. Hwy 6	Alvin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$251,978	Elizabeth Young	151	NA	Competitive in Region
04203	6	A	Alvin Manor	837 E. Highway 6	Alvin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$177,273	Elizabeth Young	151	NA	Competitive in Region
04213	6	A	Village at Morningstar	3401 Magnolia Avenue	Texas City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$537,331	Diana McIver	149	NA	Competitive in Region
04206	6	A	Lake Jackson Manor	100 Garland	Lake Jackson	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$409,155	Elizabeth Young	145	NA	Competitive in Region
04224	6	A	Commons of Grace Senior	8900 Block of Tidwell	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86	108	ET	\$759,068	Deepak Sulakhe	145	04041	Competitive in Region
04024	6	A	South Union Place	7210 Scott Street	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100	125	ET	\$739,345	John Barineau, III	142	NA	Competitive in Region
04085	6	A	Redwood Heights Apartments	7300 Block of Jensen Driven	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	96	F	\$600,146	Rick Deyoe	141	NA	Competitive in Region
04167	6	A	Oxford Place	605 Berry Road	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	200	250	F	\$1,200,000	Ernie Etuk	141	04188	At-Risk and Nonprofit
04255	6	A	Freeport Oaks Apartments	NE Corner of Avenue J & Skinner St.	Freeport	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$721,599	Les Kilday	140	NA	Competitive in Region
04098	6	A	Copperwood Apartments	4407 South Panther Creek Dr.	The Woodlands	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	300	300	E	\$1,057,335	Paul Patierno	137	NA	At-Risk
Subtotal:							1,369	1,627					\$8,540,784				

Dev. #	Reg.	A	Development Name	Development Address	Dev. City	2 Act.	Set-Asides ³			Units		4 Pop.	5 Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total						
04041	6	N	Mesa Senior's Apartments	9700 Block of Mesa Road	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	E	\$1,132,759	Sally Gaskin	143	04224	Violates 1 Mile - 1 Year with 04224
04210	6	N	Westview Place	Westview Blvd and Montgomery Park Blvd.	Conroe	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$228,852	Emanuel Glockzin	143	NA	Not Financially Feasible
04188	6	N	Ambassador North Apartments	8210 Bauman	Houston	NC/AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	91	114	F	\$486,067	Amay Inamdar	141	04167	Violates 1 Mile - 1 Year with 04167
04108	6	N	Tamarac Pines Apartments	10510 Six Pines Drive	The Woodlands	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	300	300	E	\$911,804	Paul Patierno	137	NA	\$2 million cap violation
04214	6	N	Las Villas de Magnolia	7123 Capitol Street	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	104	116	E	\$681,856	Rogelio Santos	137	NA	
04270	6	N	Essex Gardens Apartments	800 Columbus Road	Sealy	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	109	136	F	\$654,654	Brian Cogburn	137	NA	
04060	6	N	Providence Place Apartments	20300 Saums Road	Katy	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	139	174	E	\$772,798	Chris Richardson	135	NA	
04156	6	N	College Street Apartments	College Street near FM 2218	Richmond	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$507,651	Lucy Hancock	134	NA	
04267	6	N	Brentwood Apartments	W. Hardy. Rd. and Langwick	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$799,000	Angie Stahl	131	NA	
04235	6	N	Crescent Moon	7720 Emmett Lowry Expressway	Texas City	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	140	180	F	\$754,845	Manish Verma	122	NA	
04103	6	N	Countryside Village	625 Wilson Rd.	Humble	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	182	182	F	\$414,315	Lisa Castillo	118	NA	
04059	6	N	Asbury Commons Apartments	8526 Pitner Road	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	83	104	F	\$706,862	Chris Richardson	116	NA	
04064	6	N	Ramah Village	6501 E. Little York	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	80	FT	\$924,991	Eddie Winslow	99	04063	
04063	6	N	Depriest Gardens	6701 E. Little York	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	120	FT	\$1,136,358	Earnest Williams	97	04064	
Subtotal:										1,656	1,892		\$10,112,812				
Total:										3,025	3,519		\$18,653,596				

Dev. #	Reg.	A	1 Development Name	Development Address	Dev. City	2 Act.	3 Set-Asides			Units	4 Pop.	5 Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment	
							USDA	NP	AR	LI	Total						
Applications Submitted in Region 6: R 6																	
04002	6	A	Cricket Hollow Apartments	9700 FM 1097	Willis	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	150	176	0	\$871,110	Brian Cogburn	200	NA	2003 Forward Commitment
04294	6	A	Lantana Ridge Apartments	2200 N. Adams St.	Beeville	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	55	55	F	\$66,535	James Brawner	90	NA	USDA
04293	6	A	Lantana Ridge Apartments South	2200 N. Adams St.	Beeville	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	35	35	F	\$51,980	James Brawner	86	NA	USDA
04283	6	A	Shady Oaks Apartments	506 Ellen Powell Dr.	Prairie View	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	40	40	E	\$128,636	Keridi Cameron	40	NA	USDA
04284	6	A	Katy Manor Apartments	5360 E. 5th Street	Katy	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	48	48	F	\$123,768	Keridi Cameron	39	NA	USDA
04279	6	A	Golden Manor Apartments	800 Avenue H	Bay City	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	40	40	E	\$116,099	Melissa Baughman	38	NA	USDA
							Subtotal:			368	394		\$1,358,128				
04229	6	N	The Villages	FM 247 & Midway Road	Huntsville	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$691,442	R.J. Collins	138	NA	
04292	6	N	West Side Place Apartments	1000 N. 13th.	West Columbia	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	F	\$84,339	Melissa Baughman	37	NA	
							Subtotal:			104	124		\$775,781				
							Total:			472	518		\$2,133,909				
35 Applications in Region							Region Total:			3,497	4,037		\$20,787,505				

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³			Units	Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

Region: 7

Allocation Information for Region 7:	Total Credits Available for Region: \$2,036,696	Rural Allocation: \$444,394	Urban/Exurban Allocation: \$1,592,302
		5% Required for USDA: \$101,834	15% Required for At-Risk: \$305,504

Applications Submitted in Region 7: U/E⁶

04003	7	A	Villas on Sixth Street	1900 Block of E. Sixth Street	Austin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	136	160	0	\$1,072,039	Martin Gonzalez	200	NA	2003 Forward Commitment
04101	7	A	Pleasant Hill Apartments	2501 Anken Dr.	Austin	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	F	\$493,633	Paul Patierno	132	NA	At-Risk
										Subtotal:	236	260	\$1,565,672				
04182	7	N	Montopolis Senior Pavilion	2101 Montopolis Drive	Austin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	E	\$206,339	Gene Watkins	148	NA	
04183	7	N	Riverside Senior Pavilion	6010 E. Riverside Drive	Austin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	E	\$206,339	Gene Watkins	141	NA	
04187	7	N	Chandler's Cove Retirement	Sunrise Drive and Old Settler's Boulevard	Round Rock	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72	90	E	\$457,724	David Saling	121	NA	
										Subtotal:	128	162	\$870,402				
										Total:	364	422	\$2,436,074				

Applications Submitted in Region 7: R⁶

04004	7	A	Kingsland Trail Apartments	4800 Block of 2900	Kingsland	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	60	76	0	\$444,394	Mark Mayfield	200	NA	2003 Forward Commitment
										Subtotal:	60	76	\$444,394				
										Total:	60	76	\$444,394				
6 Applications in Region										Region Total:	424	498	\$2,880,468				

Dev. #	Reg.	A	1	Development Name	Development Address	Dev. City	2	Act.	3			Units	4	5	Owner Contact	Final Score	1 Mile	Comment
									USDA	NP	AR	LI	Total	Pop.	Credits Rec.		Conflict	

Region: 8

Allocation Information for Region 8:	Total Credits Available for Region: \$2,180,011	Rural Allocation: \$457,956	Urban/Exurban Allocation: \$1,722,055
		5% Required for USDA: \$109,000	15% Required for At-Risk: \$327,002

Applications Submitted in Region 8:

U/E⁶

04052	8	A	Chisholm Trail Senior Village	9th Street at Harris Street	Belton	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54	60	E	\$415,000	Leslie Holleman	149	NA	Competitive in Region
04145	8	A	Village at Meadowbend Apartments II	Case Road at Martin Luther King Blvd.	Temple	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	79	99	F	\$656,486	Robert Joy	149	NA	Competitive in Region
04018	8	A	Terrace Pines	819 Krenek Tap Road	College Station	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$589,664	Michael Lankford	149	NA	Competitive in Region
Subtotal:										213	259		\$1,661,150				

04017	8	N	Country Lane Seniors-Temple	H.K. Dodgen Loop at MLK Jr. Drive	Temple	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	85	100	E	\$762,879	Kenneth Mitchell	147	NA	
04239	8	N	Crescent Rivers	Lake Brazos Dr., West of Waco Dr.	Waco	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	144	180	F	\$955,575	Manish Verma	116	NA	
04122	8	N	Temple Senior Apartment	1900 Block of Case Road	Temple	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	95	100	E	\$658,555	Brad Forslund	115	NA	
Subtotal:										324	380		\$2,377,009				

Total: 537 639 \$4,038,159

Applications Submitted in Region 8:

R⁶

04152	8	A	Bluffview Villas	2800 Hwy 36 South	Brenham	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	E	\$453,021	Samuel Tijerina	112	NA	Competitive in Region
Subtotal:										76	76		\$453,021				

Total: 76 76 \$453,021

7 Applications in Region

Region Total: 613 715 \$4,491,180

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
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Region: 9

Allocation Information for Region 9:	Total Credits Available for Region: \$3,156,143	Rural Allocation: \$885,772	Urban/Exurban Allocation: \$2,270,371
		5% Required for USDA \$157,807	15% Required for At-Risk: \$473,421

Applications Submitted in Region 9: U/E⁶

04005	9	A	Palacio del Sol	400 North Frio	San Antonio	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	160	200	0	\$1,096,828	Fernando Godinez	200	NA	2003 Forward Commitment
04047	9	A	Stratton Oaks	Stratton Ave. & Zunker St.	Seguin	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$590,539	Colby Denison	149	NA	High Score Nonprofit
04131	9	A	Alhambra	7100 Block of New Laredo Hwy.	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	E	\$932,296	Laura Wingfield	148	NA	High Score Nonprofit
04107	9	A	Whitefield Place Apartments	4622 Clark Avenue	San Antonio	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80	80	F	\$430,196	Paul Patierno	133	04073/ At-Risk	04139
Subtotal:							452	520	\$3,049,859								

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	2 Act.	Set-Asides ³			Units		4 Pop.	5 Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total						
04139	9	N	Villas at Costa Almadena	6000 Block of New Braunfels Ave.	San Antonio	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	F	\$1,000,000	Daniel Markson	159	04073/04107	Violates 1 Mile - 1 Year with 04107
04149	9	N	Seton Home Center for Teen Moms	1115 Mission Road	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24	24	F	\$368,360	Margaret Starkey	148	NA	Insufficient credits in Region 9 U/E to award. Loses Tie with 04131.
04258	9	N	Vista Del Sol-The Rudy C Perez, Sr.	400 Block of SW 36th Street	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$700,000	David Starr	147	04074	Insufficient credits in Region 9 U/E to award
04140	9	N	Villa at Costa Cadiz	2813 W. W. White Road	San Antonio	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	F	\$1,000,000	Daniel Markson	147	NA	
04130	9	N	Villas at Costa Biscaya	5400 Block of Eisenhower Ave.	San Antonio	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	F	\$1,000,000	Daniel Markson	147	NA	
04142	9	N	Western Trail Apartments	4910 S W Military Drive	San Antonio	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	108	136	F	\$881,285	Bert Magill	144	NA	
04084	9	N	Chelsea Place Apartments	300 Block of Chelsea Place	Selma	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	142	178	F	\$870,953	Paul Inameti	143	NA	
04218	9	N	Converse Village Apartments	500 S. Sequin Rd.	Converse	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$458,035	Tina Brooks	137	NA	
04074	9	N	Las Palmas Garden Apartments	1014 S. San Eduardo	San Antonio	R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	F	\$639,786	David Marquez	132	04258	
04261	9	N	Gruene Oaks Apartments	NE Corner of Common St. and Gruene Rd.	New Braunfels	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$534,693	Les Kilday	128	NA	
04073	9	N	Avenue Park Villas	4247 Clark Avenue	San Antonio	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$757,796	Fred Odanga	122	04107/04139	
Subtotal:										1,096	1,328		\$8,210,908				
Total:										1,548	1,848		\$11,260,767				

Dev. #	Reg.	A	1 Development Name	Development Address	Dev. City	2 Act.	3 Set-Asides			Units		4 Pop.	5 Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment		
							USDA	NP	AR	LI	Total								
Applications Submitted in Region 9:																			
R ⁶																			
04007	9	A	Oaks Of Bandera	400 Block of Old San Antonio Highway	Bandera	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	F	\$473,144	Lucille Jones	119	NA	Competitive in Region		
04260	9	A	Towne Park in Fredericksburg II	1100 Block of S. Adams	Fredericksburg	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39	44	E	\$257,151	Mark Mayfield	118	NA	Competitive in Region		
Subtotal:										115	120						\$730,295		
04008	9	N	Friendship Place	600-700 E. Friendship Lane	Fredericksburg	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	F	\$473,144	Lucille Jones	114	NA			
Subtotal:										76	76						\$473,144		
Total:										191	196						\$1,203,439		
18 Applications in Region										Region Total:		1,739	2,044						\$12,464,206

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 10

Allocation Information for Region 10:	Total Credits Available for Region: \$1,729,075	Rural Allocation: \$723,114	Urban/Exurban Allocation: \$1,005,961
		5% Required for USDA \$86,453	15% Required for At-Risk: \$259,361

Applications Submitted in Region 10: U/E⁶

04290	10	A	L.U.L.A.C. Village Park	1417 Home Road	Corpus Christi	R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	152	152	F	\$899,429	David Marquez	102	NA	At-Risk
										Subtotal:	152	152	\$899,429				
04216	10	N	Thomas Ninke Senior Village	1900 Block of Lova Drive	Victoria	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	80	E	\$439,626	Debbie Gillespie	154	NA	
04071	10	N	Sea Breeze	7220 Staples	Corpus Christi	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	200	200	E	\$943,037	Richard Franco	128	NA	
										Subtotal:	276	280	\$1,382,663				
										Total:	428	432	\$2,282,092				

Applications Submitted in Region 10: R⁶

04050	10	A	San Diego Creek Apartments	1499 Easterling Drive	Alice	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	72	F	\$490,000	Doak Brown	139	NA	Competitive in Region
04291	10	A	Saltgrass Landing Apartments	1602 South Church Street	Rockport	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	55	56	F	\$95,218	James Brawner	90	NA	USDA
										Subtotal:	119	128	\$585,218				
04129	10	N	Pelican Landing Townhomes	2511-2699 Block of Highway 35	Rockport	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	61	76	F	\$504,173	Kimberly Herzog	136	N/A	
04082	10	N	Fenner Square	Burke at Campbell Street	Goliad	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32	32	F	\$195,062	Gary Driggers	135	NA	
04302	10	N	Sierra Royale Apartments	601 Wright Street	Robstown	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	68	76	F	\$529,620	Rick Deyoe	127	NA	
										Subtotal:	161	184	\$1,228,855				
										Total:	280	312	\$1,814,073				
8 Applications in Region										Region Total:	708	744	\$4,096,165				

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 11

Allocation Information for Region 11:	Total Credits Available for Region: \$4,725,727	Rural Allocation: \$1,919,277	Urban/Exurban Allocation: \$2,806,450
		5% Required for USDA \$236,286	15% Required for At-Risk: \$708,859

Applications Submitted in Region 11: U/E⁶

04037	11	A	Las Canteras Apartments	400 Block of East Thomas Road	Pharr	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$577,000	William Skeen	158	NA	High Score Nonprofit
04036	11	A	Villa del Sol	700 East St. Charles Street	Brownsville	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	189	200	E	\$485,000	William Skeen	151	NA	Competitive in Region
04014	11	A	La Villita Apartments II	2828 Rockwell Dr.	Brownsville	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	72	F	\$453,311	Mark Musemeche	147	NA	Competitive in Region
04191	11	A	Providence at Boca Chica	Intersection of Ash Street & Elm Street	Brownsville	ACQ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	150	158	F	\$1,034,927	Saleem Jafar	128	NA	At-Risk
Subtotal:							503	530					\$2,550,238				

04032	11	N	Los Milagros	3600 Block of E. Mile 8 North	Weslaco	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128	160	F	\$1,002,175	Rowan Smith	134	NA	
04013	11	N	Kingswood Village	521 South 27th Avenue	Edinburg	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80	80	F	\$352,618	Doug Gurkin	114	NA	
04193	11	N	Providence at Edinburg	201 North 13th Ave	Edinburg	NC/AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	E	\$445,854	Saleem Jafar	110	NA	
Subtotal:							308	340					\$1,800,647				
Total:							811	870					\$4,350,885				

Applications Submitted in Region 11: R⁶

04226	11	A	Arbor Cove	2805 Fordyce Avenue	Donna	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	108	120	F	\$1,152,552	Anita Kegley	145	NA	Competitive in Region
04146	11	A	Casa Korima	SW Corner - Mile 8 Rd. at Baseline Rd.	Mercedes	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156	196	F	\$1,182,999	Robert Joy	143	NA	Competitive in Region
04287	11	A	Vista Hermosa Apartments	820 N. Bibb	Eagle Pass	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20	20	F	\$63,097	Patrick Barbolla	104	NA	USDA
04275	11	A	Bahia Palms Apartments	1303 Pino Dr.	LaGuna Vista	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	64	64	F	\$123,922	Patrick Barbolla	96	NA	USDA
Subtotal:							348	400					\$2,522,570				
Total:							348	400					\$2,522,570				

11 Applications in Region

Region Total: 1,159 1,270 \$6,873,455

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act.	Set-Asides ³ Units			Pop.	Credits Rec.	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

Region: 12

Allocation Information for Region 12:	Total Credits Available for Region: \$1,120,138	Rural Allocation: \$377,861	Urban/Exurban Allocation: \$742,277
		5% Required for USDA \$56,006	15% Required for At-Risk: \$168,020

Applications Submitted in Region 12: U/E⁶

04120	12	A	Sedona Springs Village	920 W. University	Odessa	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	85	100	F	\$652,451	Ron Hance	147	NA	Competitive in Region
										Subtotal:	85	100	\$652,451				
04158	12	N	Windrock Apartments	Near Rankin Hwy. between Wolcott Ave & Stokes Ave.	Midland	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$642,689	Tim Smith	143	NA	
04143	12	N	Courtland Square Apartments	3500 W. 8th Street at W. Loop 338	Odessa	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	98	98	F	\$779,673	Bert Magill	142	NA	
04259	12	N	Villa del Arroyo Apartments	1200 Block of Elm Street	Midland	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	46	52	F	\$385,000	David Diaz	141	NA	
04163	12	N	Riverview Apartments	Corner of Rio Concho Drive & S. Irene St.	San Angelo	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90	100	F	\$735,023	Tim Smith	141	NA	
										Subtotal:	314	350	\$2,542,385				
										Total:	399	450	\$3,194,836				

Applications Submitted in Region 12: R⁶

04250	12	A	Knollwood Heights Apartments	NE corner of MLK Blvd & West Mercy Dr.	Big Spring	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63	64	F	\$457,678	Justin Zimmerman	117	NA	Competitive in Region
										Subtotal:	63	64	\$457,678				
										Total:	63	64	\$457,678				
6 Applications in Region										Region Total:	462	514	\$3,652,514				

Dev. #	Reg.	A ¹	Development Name	Development Address	Dev. City	Act. ²	Set-Asides ³			Units	Pop. ⁴	Credits Rec. ⁵	Owner Contact	Final Score	1 Mile Conflict	Comment
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Region: 13

Allocation Information for Region 13:	Total Credits Available for Region: \$1,931,031	Rural Allocation: \$288,481	Urban/Exurban Allocation: \$1,642,550
		5% Required for USDA \$96,551	15% Required for At-Risk: \$289,654

Applications Submitted in Region 13: U/E⁶

04001	13	A	Diana Palms	4700 Block of Diana Street	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	0	\$211,474	Bobby Bowling IV	200	NA	2003 Forward Commitment
04196	13	A	Americas Palms	12300 Lorenzo Ruiz Drive	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	112	112	F	\$635,064	Bobby Bowling IV	132	NA	Competitive in Region
										Subtotal:	146	148	\$846,538				
04070	13	N	Cedar Oak Townhomes	1440 Cedar Oak Dr.	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128	160	F	\$985,523	Ike Monty	101	NA	Not Financially Feasible/Excessive Capture Rate
										Subtotal:	128	160	\$985,523				
										Total:	274	308	\$1,832,061				

Applications Submitted in Region 13: R⁶

04197	13	A	Horizon Palms	West of Darrington Rd.	Horizon City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	F	\$431,206	Bobby Bowling IV	132	NA	Competitive in Region
										Subtotal:	76	76	\$431,206				
										Total:	76	76	\$431,206				

4 Applications in Region

Region Total: 350 384 \$2,263,267

151 Total Applications 13,591 15,387 \$86,218,362

1. Award: A = recommended for an allocation, N = not recommended for an allocation
2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction
3. Set-Asides: USDA=U.S. Department of Agriculture, NP = Nonprofit, AR = At-Risk
4. Population: E = Elderly, F = Family, ET = Elderly Transitional, FT = Family Transitional
5. Credit amounts reflected are those requested. The awarded amount will not exceed this amount. Developments approved will be conditioned on a final underwriting amount and conditions. The credit amount underwritten may be less than the credits reflected on this list.
6. Allocation: R = Rural Regional Allocation, U/E = Urban/ Exurban Regional Allocation

**2004 Housing Tax Credit Status and Recommendation Factors
Sorted by Region and Then in Order by Development Number
July 28, 2004**

#	Region	Development Name	Set-Asides ⁽¹⁾			Allocation ⁽²⁾	City	Final Score Awarded by Department			Terminated/Withdrawn		Evaluation Comment	
			NP	AR	U			Score	Score	Score	Score	Feasibility		Status*
All Applications Located in Region 1														
04033	1	Bethany Gates Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Lubbock	116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04054	1	Vista Serena Court	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Plainview	123	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04057	1	Stone Hollow Village	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Lubbock	145	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the Nonprofit Set-Aside statewide.
04088	1	South Plains Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Lubbock	113	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.
04123	1	Amarillo Apartment Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Amarillo	132	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04154	1	Plainview Vistas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Plainview	142	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04162	1	Travis Place Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Lubbock	142	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04240	1	Deer Creek Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Levelland	126	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04244	1	Camden Crossing Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Brownfield	123	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04295	1	La Mirage Villas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Perryton	94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.
All Applications Located in Region 2														
04051	2	Frontier Trail Senior Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Abilene	143	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04094	2	Big Country Senior Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Abilene	145	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.

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*Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation

#	Region	Development Name	Set-Asides ⁽¹⁾			Allocation ⁽²⁾	City	Final Score Awarded by Department			Terminated/Withdrawn		Evaluation Comment	
			NP	AR	U			Score	Score	Score	Score	Feasibility		
												Status*		
04095	2	Green Briar Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Wichita Falls	146	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04172	2	Gardens of Tye	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Tye	147	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	In a tie for score with 04241 this application has a higher credit per square foot than 04241 and therefore loses the tie.
04173	2	Gardens of Burkburnett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Burkburnett	127	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04174	2	Gardens of Early	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Early	132	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	Was determined to have an excessive inclusive capture rate by the Real Estate Analysis Division.
04211	2	Arbors at Rose Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Abilene	129	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04241	2	Anson Park II	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Abilene	147	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region. In a tie for score with 04172 this application has a lower credit per square foot than 04172 and therefore wins the tie.
04246	2	Wildwood Trails Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Brownwood	130	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.

All Applications Located in Region 3

04026	3	Oak Timbers-White Settlement II	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	White Settlement	150	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the Nonprofit Set-Aside statewide.
04028	3	Heritage Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Denison	147	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04058	3	Spring Oaks Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Balch Springs	141	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04089	3	Villas of Forest Hill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Forest Hill	138	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04093	3	Villas of Seagoville	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Seagoville	137	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04105	3	Preston Trace Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Frisco	146	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.
04109	3	Frazier Fellowship	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Dallas	140	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.
04118	3	Churchill at Commerce	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Commerce	139	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.

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#	Region	Development Name	Satisfaction of Set Aside Requirements					Final Score Awarded by Department					Terminated/Withdrawn	
			Set-Asides ⁽¹⁾			Allocation ⁽²⁾	City	Score	Feasibility			Status*	Evaluation Comment	
			NP	AR	U				NP	AR	U			
04141	3	Spring Creek Station Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Saginaw	137	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on June 7, 2004.
04147	3	Shiloh Village Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Dallas	112	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.
04151	3	Renaissance Courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Denton	129	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04157	3	Samaritan House	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Fort Worth	137	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04175	3	Gardens of Mabank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Mabank	145	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	Was determined to be financially infeasible upon review by the Real Estate Analysis Division.
04180	3	Hanford Square	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Granbury	122	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04192	3	Providence at UT Southwestern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Dallas	126	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04195	3	Park Madison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Corsicana		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.
04220	3	Arbor Bend Villas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Fort Worth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.
04222	3	Primrose at Highland	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Dallas	129	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04223	3	Cherrycrest Villas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Dallas	123	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on June 3, 2004.
04252	3	Waxahachie Senior Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Waxahachie	139	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on June 6, 2004.
04288	3	Briarwood Apartment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Kaufman	91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.
04310	3	Rosemont at Riverside	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Fort Worth		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.

All Applications Located in Region 4

04012	4	Tyler Square Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Tyler	109	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.
04065	4	Waterford Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Longview	153	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.
04086	4	Timber Village Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Marshall	131	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04117	4	Longview Senior Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Longview	145	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.

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 *Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation

#	Region	Development Name	Satisfaction of Set Aside Requirements					Final Score Awarded by Department				Terminated/Withdrawn		Evaluation Comment
			Set-Asides ⁽¹⁾			Allocation ⁽²⁾	City	Score	Feasibility					
			NP	AR	U				Status*					
04121	4	Tyler Senior Apartment Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Tyler	147	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04170	4	Gardens of Athens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Athens	136	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04176	4	Gardens of Gladewater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Gladewater	130	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04194	4	Lexington Court	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Kilgore	136	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04212	4	Village at Forest Grove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Mount Pleasant	129	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04243	4	Hampton Chase Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Palestine	129	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04247	4	Hawthorne Hills Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Marshall	135	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04280	4	Country Square Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Lone Star	36	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04285	4	Ole Town Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R	Jefferson	36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.
04286	4	Country Place Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Atlanta	36	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.

All Applications Located in Region 5

04030	5	Park Estates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Nacogdoches	147	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04062	5	Corrigan Gardens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Corrigan		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.
04066	5	Pineywoods Community Orange	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Orange	137	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04067	5	Beverly Place Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Groves	113	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04072	5	Nacogdoches Senior Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Nacogdoches	125	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.

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#	Region	Development Name	Set-Asides ⁽¹⁾			Allocation ⁽²⁾	City	Final Score Awarded by Department			Terminated/Withdrawn		Evaluation Comment	
			NP	AR	U			Score	Satisfaction of Set Aside Requirements			Feasibility		
									Status*					
04091	5	Roselawn Manor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Orange	95	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04096	5	Villa Main Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Port Arthur	110	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04100	5	O.W. Collins Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Port Arthur	127	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.
04185	5	Greater Angelina Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Diboll		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on May 5, 2004.
04186	5	Nacogdoches Loop Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Nacogdoches		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on May 5, 2004.
04228	5	Stone Hearst	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Beaumont	138	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04297	5	Joaquin Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R	Joaquin	93	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on June 17, 2004.

All Applications Located in Region 6

04002	6	Cricket Hollow Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Willis	200	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	2003 Forward Commitment.
04024	6	South Union Place	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	142	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04041	6	Mesa Senior's Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	143	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Violates the 1 Mile-1 Year Test with 04224 which is being recommended because it is competitive in the region and has a higher score than this development.
04059	6	Asbury Commons Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04060	6	Providence Place Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Katy	135	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04063	6	Depriest Gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	97	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04064	6	Ramah Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	99	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04077	6	Bayforest Ranch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	La Porte		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.

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			Set-Asides ⁽¹⁾			Allocation ⁽²⁾	City	Score	Feasibility		Status*			
			NP	AR	U									
04079	6	Baybrook Park Retirement Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Webster	152	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04085	6	Redwood Heights Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	141	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04098	6	Copperwood Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	The Woodlands	137	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.
04103	6	Countryside Village	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Humble	118	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04104	6	Lexington Square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Angleton		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on June 18, 2004.
04108	6	Tamarac Pines Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	The Woodlands	137	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Due to other awards to this applicant in other regions, this application is not being awarded because it would create a violation of the \$2 million credit cap per applicant.
04112	6	Crestmont Village	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	108	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on May 14, 2004.
04156	6	College Street Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Richmond	134	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04160	6	Village on Hobbs Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	League City	153	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04161	6	Fair Mist Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	La Porte		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.
04167	6	Oxford Place	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	141	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region and has a competitive score in the Nonprofit Set-Aside statewide.
04168	6	Lincoln Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	134	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on June 9, 2004.
04188	6	Ambassador North Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	141	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Violates the 1 Mile-1 Year Test with 04167 which is being recommended for the At-Risk Set-Aside.
04200	6	Alvin Manor Estates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Alvin	151	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04202	6	Freeport Manor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Freeport		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.
04203	6	Alvin Manor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Alvin	151	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04206	6	Lake Jackson Manor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Lake Jackson	145	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04207	6	Brookside Village Manor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Brookside Village		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on June 3, 2004.

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*Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation

#	Region	Development Name	Satisfaction of Set Aside Requirements					Final Score Awarded by Department				Terminated/Withdrawn		Evaluation Comment
			Set-Asides ⁽¹⁾			Allocation ⁽²⁾	City	Score	Feasibility			Status*		
			NP	AR	U				NP	AR	U			
04210	6	Westview Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Conroe	143	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	Was determined to be financially infeasible upon review by the Real Estate Analysis Division.
04213	6	Village at Morningstar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Texas City	149	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04214	6	Las Villas de Magnolia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	137	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04224	6	Commons of Grace Senior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	145	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04229	6	The Villages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Huntsville	138	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04235	6	Crescent Moon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Texas City	122	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04255	6	Freeport Oaks Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Freeport	140	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04267	6	Brentwood Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	131	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04268	6	Lansborough Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Houston	157	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04270	6	Essex Gardens Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Sealy	137	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04272	6	Crosby Terrace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Crosby		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.
04276	6	Country Terrace Village	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Highland		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on June 3, 2004.
04277	6	Western Oaks Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	West Columbia	42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on July 2, 2004.
04279	6	Golden Manor Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Bay City	38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.
04281	6	Tomball Square Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Tomball	39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on July 2, 2004.
04282	6	Danbury Manor Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Danbury	36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on July 2, 2004.
04283	6	Shady Oaks Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Prairie View	40	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.
04284	6	Katy Manor Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Katy	39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.

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#	Region	Development Name	Set-Asides ⁽¹⁾				Allocation ⁽²⁾	City	Score	Final Score Awarded by Department				Terminated/Withdrawn	
			NP	AR	U	Satisfaction of Set Aside Requirements				Feasibility	Status*	Evaluation Comment			
04292	6	West Side Place Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	West Columbia	37	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.	
04293	6	Lantana Ridge Apartments South	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Beeville	86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.	
04294	6	Lantana Ridge Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Beeville	90	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.	

All Applications Located in Region 7

04003	7	Villas on Sixth Street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Austin	200	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	2003 Forward Commitment.
04004	7	Kingsland Trail Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Kingsland	200	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	2003 Forward Commitment.
04101	7	Pleasant Hill Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Austin	132	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.
04182	7	Montopolis Senior Pavilion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Austin	148	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04183	7	Riverside Senior Pavilion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Austin	141	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04187	7	Chandler's Cove Retirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Round Rock	121	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.

All Applications Located in Region 8

04017	8	Country Lane Seniors-Temple	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Temple	147	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04018	8	Terrace Pines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	College Station	149	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04052	8	Chisholm Trail Senior Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Belton	149	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04122	8	Temple Senior Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Temple	115	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04145	8	Village at Meadowbend Apartments II	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Temple	149	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04152	8	Bluffview Villas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Brenham	112	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.

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#	Region	Development Name	Set-Asides ⁽¹⁾			Allocation ⁽²⁾	City	Final Score Awarded by Department			Terminated/Withdrawn		Evaluation Comment	
			NP	AR	U			Score	Satisfaction of Set Aside Requirements			Feasibility		
									Status*					
04239	8	Crescent Rivers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Waco	116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.

All Applications Located in Region 9

04005	9	Palacio del Sol	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	200	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	2003 Forward Commitment.
04007	9	Oaks Of Bandera	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Bandera	119	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04008	9	Friendship Place	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Fredericksburg	114	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04047	9	Stratton Oaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Seguin	149	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the Nonprofit Set-Aside statewide.
04073	9	Avenue Park Villas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	122	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04074	9	Las Palmas Garden Apartments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	132	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04084	9	Chelsea Place Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Selma	143	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04107	9	Whitefield Place Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	133	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.
04130	9	Villas at Costa Biscaya	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	147	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04131	9	Alhambra	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	148	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the Nonprofit Set-Aside statewide. In a tie for score with 04149 this application has a lower credit per square foot than 04149 and therefore wins the tie.
04137	9	Villas At Costa Verde	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on June 17, 2004.
04139	9	Villas at Costa Almadena	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	159	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Violates the 1 Mile-1 Year Test with 04107 which is being recommended for the At-Risk Set-Aside.
04140	9	Villa at Costa Cadiz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	147	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.

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#	Region	Development Name	Set-Asides ⁽¹⁾				Allocation ⁽²⁾	City	Score	Final Score Awarded by Department				Terminated/Withdrawn		
			NP	AR	U	Satisfaction of Set Aside Requirements				Feasibility		Status*	Evaluation Comment			
						1				2	3			4	5	6
04142	9	Western Trail Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	144	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.		
04149	9	Seton Home Center for Teen Moms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	148	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	There are not enough funds in Region 9 Urban/Exurban to allocate credits to any additional developments. In a tie for score with 04131 this application has a higher credit per square foot than 04131 and therefore loses the tie.		
04189	9	Villa Bonita Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	124	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on April 20, 2004.		
04218	9	Converse Village Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Converse	137	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.		
04258	9	Vista Del Sol-The Rudy C Perez, Sr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Antonio	147	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	There are not enough funds in Region 9 Urban/Exurban to allocate credits to any additional developments.		
04260	9	Towne Park in Fredericksburg II	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Fredericksburg	118	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.		
04261	9	Gruene Oaks Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	New Braunfels	128	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.		

All Applications Located in Region 10

04050	10	San Diego Creek Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Alice	139	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04071	10	Sea Breeze	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Corpus Christi	128	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04082	10	Fenner Square	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Goliad	135	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04129	10	Pelican Landing Townhomes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Rockport	136	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04150	10	Alician Manor Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	R	Alice		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on April 6, 2004.
04216	10	Thomas Ninke Senior Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Victoria	154	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04290	10	L.U.L.A.C. Village Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Corpus Christi	102	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.

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#	Region	Development Name	Set-Asides ⁽¹⁾			Allocation ⁽²⁾	City	Final Score Awarded by Department		Terminated/Withdrawn			Evaluation Comment	
			NP	AR	U			Score	Satisfaction of Set Aside Requirements		Feasibility			Status*
04291	10	Saltgrass Landing Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Rockport	90	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.
04302	10	Sierra Royale Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Robstown	127	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.

All Applications Located in Region 11

04013	11	Kingswood Village	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Edinburg	114	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04014	11	La Villita Apartments II	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Brownsville	147	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04032	11	Los Milagros	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Weslaco	134	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04036	11	Villa del Sol	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Brownsville	151	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04037	11	Las Canteras Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Pharr	158	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the Nonprofit Set-Aside statewide.
04124	11	San Juan Village	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	San Juan	130	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on April 6, 2004.
04146	11	Casa Korima	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Mercedes	143	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04191	11	Providence at Boca Chica	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Brownsville	128	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score in the At-Risk Set-Aside in its region.
04193	11	Providence at Edinburg	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	Edinburg	110	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04225	11	Villa San Benito Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U/E	San Benito		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on April 6, 2004.
04226	11	Arbor Cove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Donna	145	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04275	11	Bahia Palms Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	LaGuna Vista	96	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.
04287	11	Vista Hermosa Apartments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	R	Eagle Pass	104	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Satisfies the USDA Allocation in its region.
04296	11	Vista de Amistad Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Donna		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on May 3, 2004.
04298	11	Paloma Blanca Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Pharr		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.
04299	11	Harvest Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Mercedes	119	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on July 19, 2004.
04300	11	Vida Encanto	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Rio Grande City		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on June 3, 2004.

1: Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA 2: Allocation: U/E=Urban/Exurban; R=Rural
 *Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation

#	Region	Development Name	Set-Asides ⁽¹⁾			Allocation ⁽²⁾	City	Final Score Awarded by Department		Terminated/Withdrawn		Evaluation Comment	
			NP	AR	U			Satisfaction of Set Aside Requirements		Feasibility			
								Score		Status*			
04301	11	Villa de la Sombra Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Donna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on June 3, 2004.

All Applications Located in Region 12

04120	12	Sedona Springs Village	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Odessa	147	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04143	12	Courtland Square Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Odessa	142	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04158	12	Windrock Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Midland	143	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04163	12	Riverview Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	San Angelo	141	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.
04250	12	Knollwood Heights Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Big Spring	117	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04259	12	Villa del Arroyo Apartments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	Midland	141	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Not Recommended: Does not have a competitive enough score within its allocation type within the region.

All Applications Located in Region 13

04001	13	Diana Palms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	El Paso	200	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	2003 Forward Commitment.
04069	13	Plaza Del Rio Townhomes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	El Paso		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on April 12, 2004.
04070	13	Cedar Oak Townhomes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	El Paso	101	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	Was determined to have an excessive inclusive capture rate and to be financially infeasible upon review by the Real Estate Analysis Division.
04196	13	Americas Palms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	El Paso	132	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04197	13	Horizon Palms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R	Horizon City	132	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	Has a competitive score within its allocation type within the region.
04198	13	Socorro Palms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	U/E	El Paso		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Applicant withdrew on April 24, 2004.
04289	13	Hacienda Santa Barbara	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	U/E	Socorro	87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	Terminated on May 6, 2004.

187 Total Applications Including 2004 Forward Commitments

1: Set-Aside Abbreviations: NP=Nonprofit, AR=At-Risk, U=USDA 2: Allocation: U/E=Urban/Exurban; R=Rural
 *Recommendation Status: "A" = Recommended for Allocation, "N" = Not Recommended for Allocation



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Oaks Of Bandera

BASIC DEVELOPMENT INFORMATION

Site Address: 400 Block of Old San Antonio Highway Development #: 04007
 City: Bandera Region: 9
 County: Bandera Zip Code: 78003 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Oaks of Bandera Apartments
 Lucille Jones - Phone: (830) 257-5323
 Developer: Bandera Western Oaks Builders, L.L.C.
 Housing GC: G.G. MacDonald, Inc.
 Architect: A. Ray Payne
 Market Analyst: Mark C. Temple
 Syndicator: Boston Capital Partners
 Supp Services: Community Council of South Central Texas
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+	
0	16	36	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	8	68		
Total LI Units:					76
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					76

FUNDING INFORMATION

Credits Requested: \$473,144 Credits Recommended in an Amount Not to Exceed: **\$473,144**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Frank Madla, District 19 S Points: 3 US Rep.: NC
 TX Representative Carter Casteel, District 73 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Richard A. Evans, County Judge, S

Individuals/Businesses In Support: 48 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from non-officials and support from officials. There was a resolution of support from the City Council of Bandera.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Oaks Of Bandera

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 119 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Friendship Place

BASIC DEVELOPMENT INFORMATION

Site Address: 600-700 E. Friendship Lane Development #: 04008
 City: Fredericksburg Region: 9
 County: Gillespie Zip Code: 78624 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Fredericksburg Friendship Place, L.P.
 Lucille Jones - Phone: (830) 257-5323
 Developer: Fredericksburg Friendship Place Builders
 Housing GC: G.G. MacDonald, Inc.
 Architect: A. Ray Payne
 Market Analyst: Mark C. Temple
 Syndicator: Boston Capital Partners
 Supp Services: Community Council of South Central Texas
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	36	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	5	71		
Total LI Units:					76
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					76

FUNDING INFORMATION

Credits Requested: \$473,144 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 Points: US Rep.: NC
 TX Representative Carter Casteel, District 73 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Tim Crenwelge, Mayor, S Resolution of Support from Local Government
 Mark Stroehrer, Judge, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and minimal support from non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Friendship Place

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 114 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Tyler Square Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 109 Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Kingswood Village

BASIC DEVELOPMENT INFORMATION

Site Address: 521 South 27th Avenue Development #: 04013
 City: Edinburg Region: 11
 County: Hidalgo Zip Code: 78539 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Kingswood South 27th, L.P.
 Doug Gurkin - Phone: (512) 264-1020
 Developer: Edgewater Affordable, L.P.
 Housing GC: Capital Home Repairs
 Architect: Lloyd Waler Jary & Associates
 Market Analyst: O'Connor & Associates
 Syndicator: The Enterprise Social Investment Corp.
 Supp Services: N/A
 Consultant: Dwelchel Consulting

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	30	50	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	80		
Total LI Units:					80
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					80

FUNDING INFORMATION

Credits Requested: \$352,618 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Juan "Chuy" Hinojosa, District 20 S Points: 3 US Rep.: NC
 TX Representative Aaron Pena, District 40 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Richard H. Garcia, Mayor, S Resolution of Support from Local Government
 Ramon Garcia, County Judge, S

Individuals/Businesses In Support: **3** In Opposition: **0**

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials and non-officials alike. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Kingswood Village

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 114 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
La Villita Apartments II

BASIC DEVELOPMENT INFORMATION

Site Address: 2828 Rockwell Dr. Development #: 04014
 City: Brownsville Region: 11
 County: Cameron Zip Code: 78520 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Housing Associates of Brownsville II, Ltd.
 Mark Musemeche - Phone: (713) 522-4141
 Developer: Kingsway Development
 Housing GC: Alpha Construction Company
 Architect: Holcomb Musemeche & Associates, Inc.
 Market Analyst: Ipser & Associates, Inc.
 Syndicator: Midland Equity Corporation
 Supp Services: Neighbors in Need of Services Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	32	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
6	3	14	41		
Total LI Units:					64
Market Rate Units:					8
Owner/Employee Units:					0
Total Project Units:					72

FUNDING INFORMATION

Credits Requested: \$453,311 **Credits Recommended in an Amount Not to Exceed:** **\$453,311**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eddie Lucio, Jr., District 27 Points: 3 US Rep.: Solomon P. Ortiz, Dist. 27, S
 TX Representative Rene Oliveira, District 37 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Eddie Trevino Jr, Mayor, S Resolution of Support from Local Government
 Gilberto Hinojosa, County Judge, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
La Villita Apartments II

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 147 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Country Lane Seniors-Temple

BASIC DEVELOPMENT INFORMATION

Site Address: H.K. Dodgen Loop at MLK Jr. Drive Development #: 04017
City: Temple Region: 8
County: Bell Zip Code: 76504 Population Served: E
Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Two Country Lane-Temple, Ltd
Kenneth Mitchell - Phone: (817) 249-6886
Developer: Kenneth H. Mitchell
Housing GC: Baird/Williams Construction
Architect: Gailer Tolson & French
Market Analyst: Ipser & Associates, Inc.
Syndicator: SunAmerica Affordable Housing Partners
Supp Services Services For Residents, LLC
Consultant: N/A

UNIT INFORMATION

Table with columns: Eff, 1 BR, 2 BR, 3 BR, 4BR+ and rows for Total LI Units (85), Market Rate Units (15), Owner/Employee Units (0), Total Project Units (100)

FUNDING INFORMATION

Credits Requested: \$762,879 Credits Recommended in an Amount Not to Exceed: \$0
Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 S Points: 3 US Rep.: NC
TX Representative Dianne White Delisi, District 55 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: William A. Jones, Mayor, S Resolution of Support from Local Government checked
Leroy Schiller, County Commissioner, P.c.t 3, S Jon H. Burrows, County Judge, S
Martha Tyroch, Council Member, District 3, S Tony Jeter/Patsy Luna, Council Members, Dist. 1/2, S

Individuals/Businesses In Support: 62 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Citizens For Progress Inc., Lee Crossley Letter Score: NA S or O: S

The organization supports this development because it will provide needed housing and services for seniors. It will also help revitalize east Temple by adding jobs to the area, as well as adding residents who will increase demand for area services and retail.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Country Lane Seniors-Temple

General Summary of Comment:

There was overwhelming support for officials and broad support from non-officials. There was support from one neighborhood organization and a resolution of support from the city council. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **147** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Terrace Pines

BASIC DEVELOPMENT INFORMATION

Site Address: 819 Krenek Tap Road Development #: 04018
 City: College Station Region: 8
 County: Brazos Zip Code: 77845 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: College Station Terrace Pines Apt.Homes
 Michael Lankford - Phone: (713) 626-9655
 Developer: Lankford Interests, LLC
 Housing GC: Lankford Construction, LLC
 Architect: Hill & Frank Architects
 Market Analyst: Allen & Associates Consulting
 Syndicator: PNC Multifamily Capital
 Supp Services Brazos Valley Community Action Assoc.
 Consultant: Del Mar Development, LLC

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	56	44	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	10	12	49		
Total LI Units:					80
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$589,664 Credits Recommended in an Amount Not to Exceed: **\$589,664**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Steve Ogden, District 5 S Points: 3 US Rep.: NC
 TX Representative Fred Brown, District 14 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Ron Silvia, Mayor, S Resolution of Support from Local Government
 Ann Hazen, Mayor Pro Tem, S

Individuals/Businesses In Support: 9 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Project Unity, Jeannie McGuire Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for senior citizens.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Terrace Pines

Brazos Valley Community Action Agency, Betty J. Steelman

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization appreciates that the development's landscape design is attractive, that the developer worked closely with the community in the planning process, and that the amenities planned for future residents will be beneficial.

General Summary of Comment:

There was broad support from officials and minimal support from non-officials. There was support from two neighborhood organizations. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 149 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
South Union Place

BASIC DEVELOPMENT INFORMATION

Site Address: 7210 Scott Street Development #: 04024
 City: Houston Region: 6
 County: Harris Zip Code: 77021 Population Served: ET
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: South Union Place LP
 John Barineau, III - Phone: (713) 425-2960
 Developer: RMI Developers, Inc.
 Housing GC: Construction Supervisors, Inc.
 Architect: Jim Gwinn Architects, Inc.
 Market Analyst: Gerald A. Teel Company, Inc.
 Syndicator: MMA Financial, LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	99	26	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
12	3	25	60		
Total LI Units:					100
Market Rate Units					25
Owner/Employee Units:					0
Total Project Units:					125

FUNDING INFORMATION

Credits Requested: \$739,345 Credits Recommended in an Amount Not to Exceed: **\$739,345**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Rodney Ellis, District 13 S Points: 3 US Rep.: NC
 TX Representative Al Edwards, District 146 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Southern Village Civic Club, Martha McGriff Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable senior citizen housing.

Scott Terrace Civic Club, Lillian Parker Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Also, the organization asserts, the new development would assist in the further economic redevelopment of the area.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
South Union Place

South Union Civic Club, Dorothy Hughes-Stevenson Letter Score: NA S or O: S
The organization expresses a general statement of support for the development.

Old Spanish Trail Community Partnership, Teddy McDavid Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable housing for the elderly. The organization has also been impressed with the developer's previous developments.

Southeast Coalition of Civic Clubs, Bessie Swindle Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable senior housing and will aid in the redevelopment of the area.

General Summary of Comment:

There was minimal support from officials and one non-official. There were five letters of support from neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **142** Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Oak Timbers-White Settlement II

BASIC DEVELOPMENT INFORMATION

Site Address: 8301 Tumbleweed Trail Development #: 04026
 City: White Settlement Region: 3
 County: Tarrant Zip Code: 76108 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Oak Timbers-White Settlement II, L.P.
 Vaughan Mitchell - Phone: (817) 542-0043
 Developer: A.V. Mitchell
 Housing GC: Alpha Construction Company
 Architect: Southwest Architects Inc.
 Market Analyst: Ipser and Associates
 Syndicator: Simpson Housing Solutions, LLC
 Supp Services: White Settlement Senior Services
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	50	50	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	3	29	39		
Total LI Units:					80
Market Rate Units:					20
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$417,280 Credits Recommended in an Amount Not to Exceed: **\$417,280**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Jane Nelson, District 12 S Points: 3 US Rep.: NC
 TX Representative Charlie Geren, District 99 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: James O. Ouzst, Mayor, S Resolution of Support from Local Government
 J.D. Johnson, County Commissioner, Pct. 4, S

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and there was minimal support from non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Oak Timbers-White Settlement II

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 150 Meeting a Required Set Aside

Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Heritage Park

BASIC DEVELOPMENT INFORMATION

Site Address: 1916 N. S.H. 91 Development #: 04028
 City: Denison Region: 3
 County: Grayson Zip Code: 75020 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Housing Associates of Heritage Park, Ltd.
 Steve Rumsey - Phone: (214) 893-4208
 Developer: Rumsey Development
 Housing GC: Alpha Construction Company
 Architect: Cross Architects, PLLC
 Market Analyst: Ipser & Associates
 Syndicator: N/A
 Supp Services: N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	28	40	32	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
6	17	19	58		
Total LI Units:					100
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$501,577 Credits Recommended in an Amount Not to Exceed: **\$501,577**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Craig Estes, District 30 S Points: 3 US Rep.: NC
 TX Representative Larry Phillips, District 62 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Bill Lindsay, Mayor, S Resolution of Support from Local Government
 Robert Brady, City Council Member, Place 3, S Faye Brockett, Planning and Zoning, S
 Wilbert Malvern, City Council Member, Place 2, S Henry Scott, Executive Director, Superintendent of Schools, S

Individuals/Businesses In Support: 8 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Lifesearch, John Munson Letter Score: NA S or O: | S |
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Heritage Park

General Summary of Comment:

There was overwhelming support from officials and non-officials alike. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 147 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Park Estates

BASIC DEVELOPMENT INFORMATION

Site Address: 1200 Block Development #: 04030
 City: Nacogdoches Region: 5
 County: Nacogdoches Zip Code: 75961 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Housing Associates of Nacogdoches, Ltd.
 Mark Musemeche - Phone: (713) 522-4141
 Developer: Kingsway Group, LLC
 Housing GC: Alpha Construction Company
 Architect: Holcomb Musemeche & Associates, Inc.
 Market Analyst: Ipser & Associates
 Syndicator: Midland Equity Corporation
 Supp Services: Nacogdoches Housing Authority
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	0	29	7	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	3	9	22		
Total LI Units:					34
Market Rate Units:					2
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$393,033 **Credits Recommended in an Amount Not to Exceed:** **\$393,033**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Todd Staples, District 3 S Points: 3 US Rep.: Max Sandlin, Dist. 1, S
 TX Representative Wayne Christian, District 9 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Park Crest Residence Council, Rudy Nell Davis Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

General Summary of Comment:

There was support from officials, including a resolution from the city, and minimal support from non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Park Estates

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 147 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Los Milagros

<u>BASIC DEVELOPMENT INFORMATION</u>			
Site Address:	3600 Block of E. Mile 8 North	Development #:	04032
City:	Weslaco	Region:	11
County:	Hidalgo	Zip Code:	78596
Set Asides:	<input type="checkbox"/> At-Risk <input type="checkbox"/> Nonprofit	Allocation:	U/E <input type="checkbox"/> USDA
Purpose / Activity:		NC	
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab			

<u>OWNER AND DEVELOPMENT TEAM</u>	<u>UNIT INFORMATION</u>																																																
Owner:	Los Milagros Apartments L.P. Rowan Smith - Phone: (281) 550-7077																																																
Developer:	Texas Regional Properties																																																
Housing GC:	Texas Regional Construction																																																
Architect:	Clerkey Watkins Group																																																
Market Analyst:	Apartment Market Data																																																
Syndicator:	Richman Group																																																
Supp Services	N/A																																																
Consultant:	N/A																																																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Eff</u></th> <th style="text-align: center;"><u>1 BR</u></th> <th style="text-align: center;"><u>2 BR</u></th> <th style="text-align: center;"><u>3 BR</u></th> <th style="text-align: center;"><u>4BR+</u></th> <th></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">32</td> <td style="text-align: center;">72</td> <td style="text-align: center;">56</td> <td style="text-align: center;">0</td> <td></td> </tr> <tr> <td style="text-align: center;"><u>30%</u></td> <td style="text-align: center;"><u>40%</u></td> <td style="text-align: center;"><u>50%</u></td> <td style="text-align: center;"><u>60%</u></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">19</td> <td style="text-align: center;">32</td> <td style="text-align: center;">73</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Total LI Units:</td> <td style="text-align: right;">128</td> </tr> <tr> <td colspan="5">Market Rate Units:</td> <td style="text-align: right;">32</td> </tr> <tr> <td colspan="5">Owner/Employee Units:</td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="5">Total Project Units:</td> <td style="text-align: right;">160</td> </tr> </tbody> </table>	<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>		0	32	72	56	0		<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>			4	19	32	73			Total LI Units:					128	Market Rate Units:					32	Owner/Employee Units:					0	Total Project Units:					160
<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>																																													
0	32	72	56	0																																													
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>																																														
4	19	32	73																																														
Total LI Units:					128																																												
Market Rate Units:					32																																												
Owner/Employee Units:					0																																												
Total Project Units:					160																																												

<u>FUNDING INFORMATION</u>	
Credits Requested:	\$1,002,175 Credits Recommended in an Amount Not to Exceed: \$0
Other Department Funds:	No other funds were requested from the Department.
All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.	

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eddie Lucio, Jr., District 27 S Points: 3 US Rep.: NC
 TX Representative Miguel David Wise, District 39 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Ramon Garcia, County Judge, S Terry Shamsie, County Judge, S
 Sylvia S. Handy, County Commissioner, Pct. 1, S

Individuals/Businesses In Support: 1035 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Island Palms Neighborhood Organization, Y. Sials Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Los Milagros

El Patrimonio Neighborhood Organization, Carlos Flores Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

La Estancia Neighborhood Organization, Y. Garcia Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

Amistad Neighborhood Organization, Vanessa C. Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

Pueblo De Paz Neighborhood Organization, Alexandra Balderas Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

El Pueblo Dorado Neighborhood Organization, Jessica Armendariz Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

La Herencia Neighborhood Organization, Betty Arevalo Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

Padre de Vida Neighborhood Organization, D. Gonzalez Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

Rio Grande Habitat For Humanity, Gary Lenz Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

General Summary of Comment:

There was support from officials and overwhelming support from non-officials. There was support from nine neighborhood organizations. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 134 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Bethany Gates Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 6300 43rd Street Development #: 04033
 City: Lubbock Region: 1
 County: Lubbock Zip Code: 79407 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Bethany Gates Apartments L.P.
 Ketinna Livingston - Phone: (281) 550-7111
 Developer: Bozrah International Ministries
 Housing GC: Texas Regional Construction
 Architect: Clerkley Watkins Group
 Market Analyst: Apartment Market Data
 Syndicator: Richman Group
 Supp Services: Bozrah International Ministries
 Consultant: Ketinna Livingston

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	40	88	72	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
5	0	36	119		
Total LI Units:					160
Market Rate Units:					40
Owner/Employee Units:					0
Total Project Units:					200

FUNDING INFORMATION

Credits Requested: \$887,418 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28 S Points: 3 US Rep.: NC
 TX Representative Carl H. Isett, District 84 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Marc MacDougal, Mayor, S Resolution of Support from Local Government
 Tom Head, County Judge, S
 Delwin Jones, TX. State Representative, Dist. 83, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Bethany Gates Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 116 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa del Sol

BASIC DEVELOPMENT INFORMATION

Site Address: 700 East St. Charles Street Development #: 04036
 City: Brownsville Region: 11
 County: Cameron Zip Code: 78520 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: VDS Housing, Ltd.
 William Skeen - Phone: (512) 328-0487
 Developer: Tekoa Partners, Ltd.
 Housing GC: N/A
 Architect: Transwest Investments, dba Hoff Architects
 Market Analyst: Gerald A. Teel Company, Inc.
 Syndicator: Related Capital
 Supp Services Brownsville Housing Authority
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+	
120	71	8	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
18	2	55	114		
Total LI Units:					189
Market Rate Units					10
Owner/Employee Units:					1
Total Project Units:					200

FUNDING INFORMATION

Credits Requested: \$485,000 Credits Recommended in an Amount Not to Exceed: **\$485,000**

Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eddie Lucio, Jr., District 27 S Points: 3 US Rep.: Solomon P. Ortiz, Dist. 27, S
 TX Representative Rene Oliveira, District 37 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Eddie Trevino, Mayor, S Resolution of Support from Local Government
 Gilberto Hinojosa, Cameron County Judge, S
 John Wood, Cameron County Commissioner, Pct. 2, S

Individuals/Businesses In Support: 185 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Linda Vista, Las Brisas, Sunset Terrace & Rose Gardens Resident Letter Score: NA S or O: S
 Association, Mary Gutierrez, President

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa del Sol

Poinsettia Association, Maria Jaime Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Resident Advisory Board, Blanca Holland Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Brownsville Housing Authority, Mary Gutierrez Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Media Luna Neighborhood Assoc., Jacob Plotkin Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Fruitdale Neighborhood Assoc., Joe Krause Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Acacia Lake Neighborhood Assoc., Joan Ebersole Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Victoria Gardens Assoc., Magdalena Azcona Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

W. Elizabeth Neighborhood Association, John Kinch Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Villa Del Sol Association, Socorro Basavilvazo Letter Score: 12 S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services and amenities planned for residents in the development will be very beneficial.

Amistad Neighborhood Organization, Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing and will achieve the goal of equitable distribution of affordable housing in the area.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa del Sol

General Summary of Comment:

There was broad support from officials and non-officials. There was support from ten neighborhood organizations. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 151 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Las Canteras Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 400 Block of East Thomas Road Development #: 04037
 City: Pharr Region: 11
 County: Hidalgo Zip Code: 78587 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Las Canteras Housing Partners, Ltd.
 William Skeen - Phone: (512) 328-0487
 Developer: Tekoa Partners
 Housing GC: N/A
 Architect: Transwest Investments, dba Hoff Architects
 Market Analyst: Gerald A. Teel Company, Inc.
 Syndicator: Related Capital
 Supp Services: Pharr Housing Authority
 Consultant: Flores Residential L.C.

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+	
0	24	44	32	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	19	53	14		
Total LI Units:					100
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$577,000 Credits Recommended in an Amount Not to Exceed: **\$577,000**

Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eddie Lucio, Jr., District 27 Points: 3 US Rep.: Ruben Hinojosa, Dist. 15, S
 TX Representative: Kino Flores, District 36 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Leopoldo Palacios, Mayor, S Resolution of Support from Local Government
 Ramon Garcia, County Judge, S Hector Palacios, County Commissioner, Pct. 2, S
 Roy Navarro, School Board Member, S

Individuals/Businesses In Support: 5 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Pueblo De Paz Neighborhood Organization, A. Balderas Letter Score: NA S or O:

The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Las Canteras Apartments

Padre De Vida Neighborhood Organization, D. Gonzalez Letter Score: NA S or O:

The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

La Herencia Neighborhood Organization, Betty Alvarado Letter Score: NA S or O:

The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

La Estancia Neighborhood Organization, Y. Garcia Letter Score: NA S or O:

The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

Island Palms Neighborhood Organization, Jessica Letter Score: NA S or O:

The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

Amistad Neighborhood Organization, Vanessa C. Letter Score: NA S or O:

The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

El Patrimonio Neighborhood Organization, Carlos Flores Letter Score: NA S or O:

The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

ARISE-Las Milpas, Yolanda Mereno Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

Rio Grande Habitat For Humanity, R. Dale McNallen Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

Las Milpas Resident Council, Rosario Perez Letter Score: 12 S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities planned for residents in the development will be very beneficial and is pleased with the developer's track record.

Sunset Terrace Resident Council, Maria Gutierrez Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities planned for residents in the development will be very beneficial and is pleased with the developer's track record.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Las Canteras Apartments

General Summary of Comment:

There was support from officials and minimal support from non-officials. There was opposition from seven neighborhood organizations and support from two other organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **158** Meeting a Required Set Aside

Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Mesa Senior's Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 9700 Block of Mesa Road Development #: 04041
 City: Houston Region: 6
 County: Harris Zip Code: 77078 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Mesa Senior's Apartments, L.P.
 Sally Gaskin - Phone: (713) 334-5514
 Developer: Mesa Senior's Developers, L.L.C.
 Housing GC: N/A
 Architect: Mucasey & Associates
 Market Analyst: O'Connor & Associates
 Syndicator: Boston Capital Partners, Inc.
 Supp Services Texas Interfaith Housing
 Consultant: LBK, Ltd.

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	50	100	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	9	30	72		
Total LI Units:					120
Market Rate Units:					30
Owner/Employee Units:					0
Total Project Units:					150

FUNDING INFORMATION

Credits Requested: \$1,132,759 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6 Points: US Rep.: NC
 TX Representative Senfronia Thompson, District 141 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

East Houston / Settegast Super Neighborhood Council, Joyce Willis Letter Score: 12 S or O:
 The neighborhood organization supports this development because it will house elderly. The organization previously rejected plans for a family development.

General Summary of Comment:

There was a letter of support from an official and a non-official. There was support from a neighborhood organization. There was a letter of opposition from Representative Thompson who is opposed to this application due to concerns of saturation in her district.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Mesa Senior's Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 143 Meeting a Required Set Aside

Explanation: Not Recommended: Violates the 1 Mile-1 Year Test with 04224 which is being recommended because it is competitive in the region and has a higher score than this development.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Stratton Oaks

BASIC DEVELOPMENT INFORMATION

Site Address: Stratton Ave. & Zunker St. Development #: 04047
 City: Seguin Region: 9
 County: Guadalupe Zip Code: 78155 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: DDC Stratton Square, Ltd.
 Colby Denison - Phone: (512) 732-1226
 Developer: DDC Investments, Ltd.
 Housing GC: N/A
 Architect: N/A
 Market Analyst: Mark C. Temple
 Syndicator: MMA Financial, LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+
0	20	45	35	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
9	15	16	60	
Total LI Units:				100
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				100

FUNDING INFORMATION

Credits Requested: \$590,539 Credits Recommended in an Amount Not to Exceed: **\$590,539**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Jeff Wentworth, District 25 S Points: 3 US Rep.: NC
 TX Representative Edmund Kuempel, District 44 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 149 Meeting a Required Set Aside

Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
San Diego Creek Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 1499 Easterling Drive Development #: 04050
 City: Alice Region: 10
 County: Jim Wells Zip Code: 78333 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: San Diego Creek Apartments, Ltd.
 Doak Brown - Phone: (713) 432-7727
 Developer: Brownstone Affordable Housing, Ltd.
 Housing GC: N/A
 Architect: Brownstone Architects & Planners, Inc.
 Market Analyst: Mark Temple
 Syndicator: MMA Financial
 Supp Services N/A
 Consultant: KLT Associates, L.P.

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	32	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	2	22	40		
Total LI Units:					64
Market Rate Units					8
Owner/Employee Units:					0
Total Project Units:					72

FUNDING INFORMATION

Credits Requested: \$490,000 Credits Recommended in an Amount Not to Exceed: **\$490,000**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Juan "Chuy" Hinojosa, District 20 Points: 3 US Rep.: NC
 TX Representative Gabi Canales, District 35 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Grace Saenz-Lopez, Mayor, S Resolution of Support from Local Government
 L. Arnold Saenz, County Judge, S Abraham Aguilar, City Council Member, S
 Michael Esparza, Mayor Pro Tem, S

Individuals/Businesses In Support: 20 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and minimal support from non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
San Diego Creek Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 139 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Frontier Trail Senior Village

BASIC DEVELOPMENT INFORMATION

Site Address: Wildlife Trail Pkwy at Glen Eagles Court Development #: 04051
 City: Abilene Region: 2
 County: Taylor Zip Code: 79601 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: DF Frontier Trail Senior Village, L.P.
 Beverly Funderburgh - Phone: (254) 965-6317
 Developer: DFAHP Development, L.P.
 Housing GC: N/A
 Architect: Architettura, Inc.
 Market Analyst: Apartment Market Data Research
 Syndicator: MMA Financial, LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	48	32	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
3	7	18	44		
Total LI Units:					72
Market Rate Units					8
Owner/Employee Units:					0
Total Project Units:					80

FUNDING INFORMATION

Credits Requested: \$530,000 Credits Recommended in an Amount Not to Exceed:

\$0

 Other Department Funds:

No other funds were requested from the Department.
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24

S

 Points:

3

 US Rep.: NC
 TX Representative Bob Hunter, District 71

S

 Points:

3

 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Grady Barr, Mayor, S Resolution of Support from Local Government
 George Newman, County Judge, S

Individuals/Businesses In Support:

0

 In Opposition:

0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Frontier Trail Senior Village

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 143 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION

Multifamily Finance Production - 2004 Application Cycle

July Board Summary - Development Information and Public Input Summary

Chisholm Trail Senior Village

BASIC DEVELOPMENT INFORMATION

Site Address: 9th Street at Harris Street Development #: 04052
 City: Belton Region: 8
 County: Bell Zip Code: 76513 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: DF Chisholm Trail Senior Village, L.P.
 Leslie Holleman - Phone: (325) 784-9797
 Developer: DFAHP Development, L.P.
 Housing GC: N/A
 Architect: Architettura, Inc.
 Market Analyst: Apartment Market Data Research
 Syndicator: MMA Financial, LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	40	20	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
2	5	14	33		
Total LI Units:					54
Market Rate Units					6
Owner/Employee Units:					0
Total Project Units:					60

FUNDING INFORMATION

Credits Requested: \$415,000 Credits Recommended in an Amount Not to Exceed: **\$415,000**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 S Points: 3 US Rep.: NC
 TX Representative Dianne White Delisi, District 55 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Nolan Creek Neighborhood Association, James W. Hill Jr. Letter Score: NA S or O: S

The organization supports this development because it is impressed with some of the developer's previous developments. The organization is pleased with the "meaningful" services and amenities that the apartment community will offer it's residents. The organization is also enthusiastic about a planned complementary road expansion in the neighborhood.

General Summary of Comment:

There was support from officials. There was a Resolution of Support from the City of Belton. There was support from one neighborhood organization. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Chisholm Trail Senior Village

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 149 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Vista Serena Court

BASIC DEVELOPMENT INFORMATION

Site Address: 24th and Date Street Development #: 04054
 City: Plainview Region: 1
 County: Hale Zip Code: 79072 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: LHD Vista Serena, LP
 Ron Hance - Phone: (512) 527-9335
 Developer: LH Development, LP
 Housing GC: Alpha Construction Company
 Architect: Cross Architects, PLLC
 Market Analyst: Mark Temple
 Syndicator: N/A
 Supp Services: N/A
 Consultant: Watermark Consulting

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	32	48	40	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	46	66		
Total LI Units:					112
Market Rate Units:					8
Owner/Employee Units:					0
Total Project Units:					120

FUNDING INFORMATION

Credits Requested: \$828,278 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28 Points: US Rep.: NC
 TX Representative: Pete Laney, District 85 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Irene Favila, City Council Member, Pct. 7, S
 Bill Hollars, County Judge, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Plainview Hale County Industrial Foundation, Rollie Hyde Letter Score: NA S or O:
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

General Summary of Comment:

There was support from officials and minimal support from non-officials. There was support from one neighborhood



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Vista Serena Court

organization. There was considerable opposition from non-officials.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **123** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Stone Hollow Village

BASIC DEVELOPMENT INFORMATION

Site Address: E. Cornell & Martin Luther King Jr. Blvd. Development #: 04057
 City: Lubbock Region: 1
 County: Lubbock Zip Code: 79404 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: LHA Stone Hollow, LP
 Ron Hance - Phone: (512) 527-9335
 Developer: LH Development, LP
 Housing GC: Alpha Construction Company
 Architect: Cross Architects, PLLC
 Market Analyst: Mark Temple
 Syndicator: N/A
 Supp Services: N/A
 Consultant: Watermark Consulting

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	56	48	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
13	4	28	67		
Total LI Units:					112
Market Rate Units:					28
Owner/Employee Units:					0
Total Project Units:					140

FUNDING INFORMATION

Credits Requested: \$845,849 Credits Recommended in an Amount Not to Exceed: **\$845,849**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28 S Points: 3 US Rep.: Randy Neugebauer, Dist. 19, S
 TX Representative Carl H. Isett, District 84 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: T.J. Patterson, Mayor Pro Tem, S Resolution of Support from Local Government
 Gilbert Flores, County Commissioner, Pct. 3, S Gary O. Boren, City Council Member, Dist. 3, S
 Delwin Jones, TX Rep., Dist. 83, S Frank W. Morrison, City Council Member, S

Individuals/Businesses In Support: 2 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Small Business Development Center at Texas Tech, Efen Villanueva Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be beneficial.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Stone Hollow Village

Marian Moss, Mike McDaniel Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Work Source of the South Plains, Roger Cardenas Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Community Health Center of Lubbock, Michael Sullivan Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

The Children's Home of Lubbock, Lynn R. Hamms Letter Score: NA S or O: S

The organization supports this development because it believes affordable housing is integral to the success of women who complete its Family Care program. This developer, the organization asserts, is the best qualified to bring such housing to the area.

Lubbock Meals On Wheels, Lorrie Lushnat Bellair Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

The Parenting Cottage, Denese Thetford Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Planned Parenthood Association of Lubbock, Tonu R. Thornton Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Housing Authority of The City of Lubbock, Oscar Jones Letter Score: NA S or O: S

The housing authority supports this development because it claims Section 8 voucher holders are experiencing increasing difficulty finding rental units. The organization recognizes an urgent need to replenish the affordable housing stock in the community.

Women's Protective Services of Lubbock, Fritz Moreman Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Family Guidance & Outreach Center of Lubbock, Lynnette Wilson Letter Score: NA S or O: S

The organization supports this development because new housing would assist in the further economic expansion of the area.

General Summary of Comment:

There was broad support from officials. There were several support letters from neighborhood organizations. There



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Stone Hollow Village

was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 145 Meeting a Required Set Aside

Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Spring Oaks Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 4317 & 4321 Shepherd Ln. Development #: 04058
 City: Balch Springs Region: 3
 County: Dallas Zip Code: 75180 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Shepherd Lane Housing, LP
 Ron Pegram - Phone: (817) 267-2492
 Developer: RLP Development LLC
 Housing GC: N/A
 Architect: Architettura, Inc,
 Market Analyst: Novogradac & Company LLP
 Syndicator: Simpson Housing Solutions, LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	0	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	0		
Total LI Units:					128
Market Rate Units					0
Owner/Employee Units:					0
Total Project Units:					160

FUNDING INFORMATION

Credits Requested: \$850,235 Credits Recommended in an Amount Not to Exceed: **\$850,235**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Dr. Bob Deuell, District 2 S Points: 3 US Rep.: NC
 TX Representative Elvira Reyna, District 101 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

American Legion, Post 507, Shirley Thompson Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Spring Oaks Apartments

Balch Springs Chamber of Commerce, Shirley Thompson

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

General Summary of Comment:

There was one letter support from an official. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 141 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION

Multifamily Finance Production - 2004 Application Cycle

July Board Summary - Development Information and Public Input Summary

Asbury Commons Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 8526 Pitner Road Development #: 04059
 City: Houston Region: 6
 County: Harris Zip Code: 77080 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Pitner Road Affordable Housing, Ltd.
 Chris Richardson - Phone: (713) 914-9200
 Developer: Beinhorn Partners Limited Partnership
 Housing GC: Blazer Building, Inc.
 Architect: Mark Mucasey, AIA
 Market Analyst: O'Connor & Associates
 Syndicator: N/A
 Supp Services: N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	48	32	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	12	21	50		
Total LI Units:					83
Market Rate Units:					21
Owner/Employee Units:					0
Total Project Units:					104

FUNDING INFORMATION

Credits Requested: \$706,862 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: John Whitmire, District 15 NC Points: US Rep.: NC
 TX Representative Jessica Farrar, District 148 O Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Toni Lawrence, City Council Member, Dist. A, O
 Dwayne Bohac, TX Representative, Dist. 138, O

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was opposition from a local council member and some non-officials. There was also opposition from Representative Farrar, the representative for this district, who is opposed because of concerns of concentration and density. Representative Dwayne Bohac, who represents District 138 was also opposed because of concerns of concentration and the applicant not working with the community. There were no letters of support.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Asbury Commons Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 116 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Providence Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 20300 Saums Road Development #: 04060
 City: Katy Region: 6
 County: Harris Zip Code: 77449 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Providence Place, Ltd.
 Chris Richardson - Phone: (713) 914-9200
 Developer: Beinhorn Partners Limited Partnership
 Housing GC: Blazer Building, Inc.
 Architect: Mark Mucasey, AIA
 Market Analyst: O'Connor & Associates
 Syndicator: N/A
 Supp Services Education Based Housing, Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	116	58	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	20	35	84		
Total LI Units:					139
Market Rate Units:					35
Owner/Employee Units:					0
Total Project Units:					174

FUNDING INFORMATION

Credits Requested: \$772,798 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kyle Janek, District 17 Points: US Rep.: NC
 TX Representative Bill Callegari, District 132 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Mayde Creek Community Acting Together, Tess Zimmerman Letter Score: 12 S or O:

The organization supports this development because the developer withdrew its plan for a family development and changed it to an elderly development. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. The organization is also supportive of the proposed mentoring program between the senior residents of the development and the students at the nearby elementary school.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Providence Place Apartments

General Summary of Comment:

The was support from officials. There was support from one neighborhood organization.
There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 135 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Depriest Gardens

BASIC DEVELOPMENT INFORMATION

Site Address: 6701 E. Little York Development #: 04063
 City: Houston Region: 6
 County: Harris Zip Code: 77016 Population Served: FT
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Depriest Gardens, Ltd.
 Earnest Williams - Phone: (281) 449-0994
 Developer: Houston Love, Inc
 Housing GC: LCJ Construction
 Architect: Salem Associates
 Market Analyst: O'Connor & Associates
 Syndicator: Simpson Housing Solutions
 Supp Services: Houston Love, Inc.
 Consultant: Simco Ministry Development

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+	
0	8	56	56	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
30	0	90	0		
Total LI Units:					120
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					120

FUNDING INFORMATION

Credits Requested: \$1,136,358 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: Requested, but not recommended for, Housing Trust Fund Rental Development funds in an amount not to exceed \$184,751. If the Board decides to recommend this development for an allocation of credits, the Housing Trust Fund Rental Development Loan is recommended for simultaneous approval. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6 NC Points: 0 US Rep.: NC
 TX Representative Senfronia Thompson, District 141 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 2 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Super Neighborhood #47, Jacqueline Mayhorn Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable transitional housing. Also, the development will support the local schools through taxes.

General Summary of Comment:

There was support from non-officials. There was support from a neighborhood organization. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Depriest Gardens

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 97 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Ramah Village

BASIC DEVELOPMENT INFORMATION

Site Address: 6501 E. Little York Development #: 04064
 City: Houston Region: 6
 County: Harris Zip Code: 77016 Population Served: FT
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Ramah Village, Ltd.
 Eddie Winslow - Phone: (281) 449-1023
 Developer: Houston Love, Inc.
 Housing GC: LCJ Construction
 Architect: Salem Associates
 Market Analyst: O'Connor & Associates
 Syndicator: Simpson Housing Solutions
 Supp Services: Houston Love, Inc.
 Consultant: Simco Ministry Development

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	40	40	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	80	0		
Total LI Units:					80
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					80

FUNDING INFORMATION

Credits Requested: \$924,991 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: Requested, but not recommended for, Housing Trust Fund Rental Development funds in an amount not to exceed \$200,000. If the Board decides to recommend this development for an allocation of credits, the Housing Trust Fund Rental Development Loan is recommended for simultaneous approval. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6 NC Points: 0 US Rep.: NC
 TX Representative Senfronia Thompson, District 141 O Points: -3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 2 In Opposition: 1

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Super Neighborhood #47, Jacqueline Mayhorn Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable transitional housing. Also, the development will support the local schools through taxes.

General Summary of Comment:

There was one letter of support from a neighborhood organization. There were two letters of opposition from non-



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Ramah Village

officials. Representative Thompson registered her opposition to this development due to concerns of concentration of affordable housing units and because several of her civic organizations are opposed to the development.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **99** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Pineywoods Community Orange

BASIC DEVELOPMENT INFORMATION

Site Address: 36 Scattered Sites in East Orange Development #: 04066
 City: Orange Region: 5
 County: Orange Zip Code: 77630 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Pineywoods Orange HOME Team Ltd.
 Douglas Dowler - Phone: (936) 637-7607
 Developer: Pineywoods HOME Team
 Housing GC: Moore Building Associates LLP
 Architect: Camp Design Group
 Market Analyst: Mark Temple
 Syndicator: SunAmerica Affordable Housing Partners
 Supp Services Pineywoods HOME Team Aff. Housing
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+
0	0	0	18	18
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	11	25	
Total LI Units:				36
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				36

FUNDING INFORMATION

Credits Requested: \$411,155 Credits Recommended in an Amount Not to Exceed: **\$411,155**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Tommy Williams, District 4 S Points: 3 US Rep.: Jim Turner, District 2, S
 TX Representative Mike "Tuffy" Hamilton, District 19 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: William Brown Claybar, S Resolution of Support from Local Government
 Carl Thibodeaux, County Judge, S Sam Kittrell, City Manager, S
 Joe Deshotel, Representative, Dist. 22, S

Individuals/Businesses In Support: 3 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and three letters of support from non-officials. There was a resolution of support from the City Council. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Pineywoods Community Orange

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 137 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Beverly Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 5307 Gulfway Drive Development #: 04067
 City: Groves Region: 5
 County: Jefferson Zip Code: 77619 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: BP Groves, Ltd.
 Madison Hopson - Phone: (409) 835-7527
 Developer: Southeast Texas Community Dev.
 Housing GC: Creative Property Management Co.
 Architect: N/A
 Market Analyst: O'Connor & Associates
 Syndicator: Michel Associates
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	64	60	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	47	77		
Total LI Units:					124
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					124

FUNDING INFORMATION

Credits Requested: \$185,762 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Tommy Williams, District 4 S Points: 3 US Rep.: NC
 TX Representative Allen B. Ritter, District 21 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Brad P. Bailey, Mayor, S Resolution of Support from Local Government
 D.E. Sosa, City Manager, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Beverly Place Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 113 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Cedar Oak Townhomes

BASIC DEVELOPMENT INFORMATION

Site Address: 1440 Cedar Oak Dr. Development #: 04070
 City: El Paso Region: 13
 County: El Paso Zip Code: 79936 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Cedar Oak Townhomes, Ltd
 Ike Monty - Phone: (915) 599-1245

 Developer: Investment Builders, Inc.
 Housing GC: Investment Builders, Inc.
 Architect: David J. Marquez, A & E
 Market Analyst: Prior and Associates
 Syndicator: MMA Financial, LLC
 Supp Services YWCA Consumer Credit Counseling Svcs.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	32	72	56	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	31	79		
Total LI Units:					128
Market Rate Units					32
Owner/Employee Units:					0
Total Project Units:					160

FUNDING INFORMATION

Credits Requested: \$985,523 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eliot Shapleigh, District 29 Points: 0 US Rep.: NC
 TX Representative Chente Quintanilla, District 75 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Vivian Rojas, City Rep. District 7, O
 Charles L. Scruggs, County Commissioner, Pct. 1, O

Individuals/Businesses In Support: 1 In Opposition: 32

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was opposition from non-officials and minimal opposition from officials. There was one letter of support from a non-official. There was a resolution of Opposition from the city council.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Cedar Oak Townhomes

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 101 Meeting a Required Set Aside

Explanation: Was determined to have an excessive inclusive capture rate and to be financially infeasible upon review by the Real Estate Analysis Division.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Sea Breeze

BASIC DEVELOPMENT INFORMATION

Site Address: 7220 Staples Development #: 04071
 City: Corpus Christi Region: 10
 County: Nueces Zip Code: 78414 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Sea Breeze Seniors, LP
 Richard Franco - Phone: (361) 889-3349
 Developer: Richard J. Franco
 Housing GC: Dennis Peacock
 Architect: N/A
 Market Analyst: Howard Siegel
 Syndicator: PNC Bank, N.A.
 Supp Services N/A
 Consultant: RBC Dain Rauscher

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	100	100	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	18	40	117		
Total LI Units:					200
Market Rate Units					0
Owner/Employee Units:					0
Total Project Units:					200

FUNDING INFORMATION

Credits Requested: \$943,037 Credits Recommended in an Amount Not to Exceed:

\$0

 Other Department Funds:

No other funds were requested from the Department.
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Juan "Chuy" Hinojosa, District 20

S

 Points:

3

 US Rep.: NC
 TX Representative Vilma Luna, District 33

S

 Points:

3

 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Samuel L Neal Jr., Mayor, S Resolution of Support from Local Government
 Jesse Noyola, City Council Member, Dist. 3, S Terry Shamsie, County Judge, S
 Brent Chesney, City Council Member, S Jesus Chavez, Superintendent of Schools, S

Individuals/Businesses In Support:

5

 In Opposition:

0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was overwhelming support from officials and minimal support from non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Sea Breeze

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 128 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Nacogdoches Senior Village

BASIC DEVELOPMENT INFORMATION

Site Address: 6005 Harris Street Development #: 04072
 City: Nacogdoches Region: 5
 County: Nacogdoches Zip Code: 75964 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Nacogdoches Senior Village, LP
 Bonita Williams - Phone: (936) 560-2636
 Developer: Louis Williams
 Housing GC: Louis Williams & Associates, Inc.
 Architect: Delbert Richardson, P.E.
 Market Analyst: Patrick O'Connor & Associates
 Syndicator: Sun America Affordable Housing
 Supp Services Nacogdoches County Aging Committee
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	0	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	34	2		
Total LI Units:					36
Market Rate Units					0
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$256,888 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Todd Staples, District 3 S Points: 3 US Rep.: Max Sandlin, Dist. 1, S
 TX Representative Wayne Christian, District 9 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Sue Kennedy, County Judge, N Don Partin, City Commissioner, Northwest Ward, S
 Billy Huddleston, City Commissioner, Southeast Ward, S J. Bradley Reynolds, City Commissioner, Northeast Ward, S

Individuals/Businesses In Support: 19 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was overwhelming support from officials and a Resolution of Support from the City Commissioners. There was a petition of support from non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Nacogdoches Senior Village

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 125 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Avenue Park Villas

BASIC DEVELOPMENT INFORMATION

Site Address: 4247 Clark Avenue Development #: 04073
 City: San Antonio Region: 9
 County: Bexar Zip Code: 78223 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Avenue Park Villas, L.L.P.
 Fred Odanga - Phone: (512) 844-4257
 Developer: JNP Properties, Inc
 Housing GC: Picerne Construction Corporation
 Architect: Humphreys & Partners
 Market Analyst: Apartment Market Data
 Syndicator: Apollo Housing Capital
 Supp Services: Royal Community Foundation, Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	54	42	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
11	14	24	47		
Total LI Units:					96
Market Rate Units:					24
Owner/Employee Units:					0
Total Project Units:					120

FUNDING INFORMATION

Credits Requested: \$757,796 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Frank Madla, District 19 Points: 0 US Rep.: NC
 TX Representative Robert Puente, District 119 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Edward Garza, Mayor, N Resolution of Support from Local Government
 Nelson W. Wolff County Judge, N

Individuals/Businesses In Support: **0** In Opposition: **0**

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was no support or opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Avenue Park Villas

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 122 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Las Palmas Garden Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 1014 S. San Eduardo Development #: 04074
 City: San Antonio Region: 9
 County: Bexar Zip Code: 78237 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: R
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Texas Las Palmas Housing, L.P.
 David Marquez - Phone: (210) 216-5611
 Developer: Urban Progress Corporation, Inc
 Housing GC: Affordable Housing Construction
 Architect: Beeler, Guest, and Owens Architects
 Market Analyst: Apartment Market Data
 Syndicator: Paramount Financial Group
 Supp Services: Housing Services of Texas
 Consultant: Southwest Housing Development

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	8	52	40	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	100	0	0		
Total LI Units:					100
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$639,786 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Leticia Van De Putte, District 26 Points: 3 US Rep.: Charles A. Gonzales, Dist. 20, S
 TX Representative Joaquin Castro, District 125 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Enrique Barrera, Councilman District 6, S Paul Elizondo, County Commissioner Pct. 2, S
 Nelson W. Wolff County Judge, N Enrique Barrera, City Council Member, Dist. 6, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

San Antonio COPS, Mary Piccione Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. The current residents have waited a long time for improvements to the building.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Las Palmas Garden Apartments

Avendia Guadalupe Association, Roger Carrillo Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Prospect Hill Neighborhood Assoc., Jason Mata Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Brady Gardens Neighborhood Association, Oscar San Miguel Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing, as well as help revitalize the neighborhood.

General Summary of Comment:

There was broad official support and minimal non-official support. The Superintendent of the school district is also in support. There was support from four neighborhood organizations. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 132 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Baybrook Park Retirement Center

BASIC DEVELOPMENT INFORMATION

Site Address: 500 Texas Avenue West Development #: 04079
 City: Webster Region: 6
 County: Harris Zip Code: 77598 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Baybrook Park Retirement Center, Ltd.
 Barry Kahn - Phone: (713) 871-0063
 Developer: Hettig Development Group XI, Ltd
 Housing GC: Hettig Construction Corp.
 Architect: JRM Architects, Inc.
 Market Analyst: O'Connor & Association
 Syndicator: JER Hudson Housing Capital
 Supp Services Childhood and Adult Development Center
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>
0	68	32	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
9	0	20	51	
Total LI Units:				80
Market Rate Units:				20
Owner/Employee Units:				0
Total Project Units:				100

FUNDING INFORMATION

Credits Requested: \$450,043 Credits Recommended in an Amount Not to Exceed: **\$450,043**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mike Jackson, District 11 S Points: 3 US Rep.: NC
 TX Representative John Davis, District 129 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Sylvia Garcia, Harris County Commissioner, Pct. 2

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Baybrook Park Owners Association, Michael Rose Letter Score: NA S or O: S

The organization supports this development because new housing would assist in the further economic expansion of the area.

General Summary of Comment:

There was official support. There was no opposition. There was support from one neighborhood organization.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Baybrook Park Retirement Center

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 152 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Fenner Square

BASIC DEVELOPMENT INFORMATION

Site Address: Burke at Campbell Street Development #: 04082
 City: Goliad Region: 10
 County: Goliad Zip Code: 77963 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Fenner Square, Ltd.
 Gary Driggers - Phone: (210) 684-0679
 Developer: Legacy Renewal, Inc.
 Housing GC: David L. Hurst Construction, Inc.
 Architect: Sprinkle Robey
 Market Analyst: Novogradac & Company LLP
 Syndicator: MMA Financial Warehousing
 Supp Services Merced Housing Texas
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	8	14	10	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	4	8	20		
Total LI Units:					32
Market Rate Units					0
Owner/Employee Units:					0
Total Project Units:					32

FUNDING INFORMATION

Credits Requested: \$195,062 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Ken Armbrister, District 18 NC Points: 0 US Rep.: Ruben Hinojosa, Dist. 15, S
 TX Representative Gabi Canales, District 35 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: William J. Schaefer, Mayor, S Resolution of Support from Local Government
 Harold Gleinser, County Judge, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials. There are resolutions of support from the County and the City. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Fenner Square

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 135 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Chelsea Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 300 Block of Chelsea Place Development #: 04084
 City: Selma Region: 9
 County: Guadalupe Zip Code: 78154 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Chelsea Place Apartments, L.P.
 Paul Inameti - Phone: (512) 458-5577
 Developer: Rea Development Corporation
 Housing GC: Rea Construction
 Architect: Fred Puccianno
 Market Analyst: O'Connor & Associates
 Syndicator: Paramount Financial Group
 Supp Services: Beacon Endeavors
 Consultant: CMI Consulting, Inc.

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	80	62	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
16	5	36	85		
Total LI Units:					142
Market Rate Units:					36
Owner/Employee Units:					0
Total Project Units:					178

FUNDING INFORMATION

Credits Requested: \$870,953 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Jeff Wentworth, District 25 Points: US Rep.: NC
 TX Representative Edmund Kuempel, District 44 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Carlos I. Uresti, Representative, Dist. 118, O

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Chelsea Crossing Homeowners Association, No Contact Letter Score: NA S or O:

The organization opposes this development because it will increase the traffic flow on the main access street. The organization also notes anticipated additional strain on emergency medical services and local schools.

General Summary of Comment:

There was broad opposition from non-officials and one letter of opposition from an official. There were no support letters. There was opposition from one neighborhood organization.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Chelsea Place Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 143 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Redwood Heights Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 7300 Block of Jensen Driven Development #: 04085
City: Houston Region: 6
County: Harris Zip Code: 77093 Population Served: F
Set Asides: [] At-Risk [] Nonprofit Allocation: U/E [] USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Redwood Heights, Ltd.
Rick Deyoe - Phone: (512) 858-2674
Developer: Redwood Heights Development, LLC
Housing GC: Construction Supervisors, Inc.
Architect: Northfield Design Group
Market Analyst: O'Connor & Associates
Syndicator: N/A
Supp Services Avenue Community Development Corp.
Consultant: N/A

UNIT INFORMATION

Table with 5 columns: Eff, 1 BR, 2 BR, 3 BR, 4BR+. Rows show unit counts for 0, 30%, and 60% LI, and total units for LI, Market Rate, Owner/Employee, and Total Project.

FUNDING INFORMATION

Credits Requested: \$600,146 Credits Recommended in an Amount Not to Exceed: \$600,146
Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6 [S] Points: 3 US Rep.: NC
TX Representative Kevin Bailey, District 140 [S] Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government []
Adrian Garcia, City Council Member, District H, S Silvia R. Garcia, Commissioner, S
Robert Eckels, County Judge, S

Individuals/Businesses In Support: 2 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Eastex/Jensen Super Neighborhood, Tyrone Evans Letter Score: NA S or O: [S]
The organization supports this development because it will fulfill a need in the community for affordable housing.

Northside Plaza, Inc., Cleothus Montgomery Letter Score: NA S or O: [S]
The organization supports this development because it will fulfill a need in the community for housing.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Redwood Heights Apartments

Bonita Street House of Hope, Tyrone Evans

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

General Summary of Comment:

There was broad support from officials and non-officials. There were three letters of support from neighborhood organizations. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 141 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Timber Village Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 2707 Norwood Street at Loop 390 Development #: 04086
 City: Marshall Region: 4
 County: Harrison Zip Code: 75670 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Timber Village, Ltd.
 Rick Deyoe - Phone: (512) 858-2674
 Developer: Timber Village Development, LLC
 Housing GC: Construction Supervisors, Inc.
 Architect: Northfield Design Group
 Market Analyst: O'Connor & Associates
 Syndicator: N/A
 Supp Services Texas Interfaith Housing
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	40	32	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	10	24	48		
Total LI Units:					82
Market Rate Units					14
Owner/Employee Units:					0
Total Project Units:					96

FUNDING INFORMATION

Credits Requested: \$640,277 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kevin Eltife, District 1 S Points: 3 US Rep.: Max Sandlin, Dist. 1, S
 TX Representative Bryan Hughes, District 5 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Ed Smith, Mayor, S Resolution of Support from Local Government
 John Wilborn, City Commissioner, S Bryan Partee, City Commissioner, Dist. 6, S
 Jack Hester and Ed Carlile, City Commissioners, S Katie Jones, City Commissioner, Dist. 1, S

Individuals/Businesses In Support: 12 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was overwhelming support from officials and non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Timber Village Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 131 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
South Plains Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 5520 58th Street Development #: 04088
 City: Lubbock Region: 1
 County: Lubbock Zip Code: 79414 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Lubbock South Plains Apartments, Ltd.
 Gary Hall - Phone: (806) 798-0211

 Developer: Stellar Development, Ltd.
 Housing GC: Stellar Development, Ltd
 Architect: N/A
 Market Analyst: Novogradac & Company
 Syndicator: N/A
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	40	72	32	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	24	120		
Total LI Units:					144
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					144

FUNDING INFORMATION

Credits Requested: \$379,812 **Credits Recommended in an Amount Not to Exceed:** **\$379,812**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28 Points: 3 US Rep.: Randy Neugebauer, Dist. 19, S
 TX Representative Carl H. Isett, District 84 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Marc McDougal, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 113 Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villas of Forest Hill

For His Glory Foundation, Luke Balloun

Letter Score: NA S or O: S

The organization supports this development because it will meet the needs of the elderly in the community. The design of the project is considered attractive and the organization has been impressed with some of the developer's previous projects.

Forest Hill Lion's Club, James R. Gardiner

Letter Score: NA S or O: S

The organization supports this development because it will meet the needs of the community's elderly population. Also, as an elderly development, it will not place an additional burden on the school system. Furthermore, the organization has been impressed by some of the developer's previous developments and has been pleased with the developer's responsiveness to community input. Lastly, the organization feels the design of the new development will be complementary to the existing neighborhood.

General Summary of Comment:

There was support from officials. There was no opposition. There was support from several neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 138 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Roselawn Manor

BASIC DEVELOPMENT INFORMATION

Site Address: 350- 37th street Development #: 04091
 City: Orange Region: 5
 County: Orange Zip Code: 77630 Population Served: FT
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: PLAN of South East Texas
 Mildred Putnam - Phone: (409) 886-7649
 Developer: Parsons Group, Inc.
 Housing GC: N/A
 Architect: Architectural Alliance, Inc.
 Market Analyst: N/A
 Syndicator: Simpson Housing
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
80	0	0	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
18	36	0	0		
Total LI Units:					54
Market Rate Units					26
Owner/Employee Units:					0
Total Project Units:					80

FUNDING INFORMATION

Credits Requested: \$800,000 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Tommy Williams, District 4 S Points: 3 US Rep.: NC
 TX Representative Mike "Tuffy" Hamilton, District 19 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: William Brown Claybar, Mayor, S Resolution of Support from Local Government
 William R. Kelvin, City Councilman, S
 Carol Thibodeaux, County Judge, S

Individuals/Businesses In Support: 3 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Roselawn Manor

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 95 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villas of Seagoville

BASIC DEVELOPMENT INFORMATION

Site Address: 600 Block of East Malloy Bridge Rd. Development #: 04093
 City: Seagoville Region: 3
 County: Dallas Zip Code: 75159 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Villas of Seagoville Limited Partnership
 Deborah Griffin - Phone: (214) 350-8822
 Developer: Hearthside Development Corporation
 Housing GC: Rainier Company, Ltd.
 Architect: Gary Garmon Architects
 Market Analyst: The Jack Poe Company, Inc.
 Syndicator: SunAmerica Affordable Housing Partners
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	47	51	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	12	19	47		
Total LI Units:					78
Market Rate Units					20
Owner/Employee Units:					2
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$428,270 Credits Recommended in an Amount Not to Exceed: **\$428,270**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Dr. Bob Deuell, District 2 S Points: 3 US Rep.: NC
 TX Representative Jesse Jones, District 110 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Margaret Keliher, County Judge, S
 John Wiley Price, County Commissioner, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

OCS, Inc., John Morgan Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, as an elderly development, it will not place an additional burden on the school system. The location is ideal. The supportive services planned for residents will be very beneficial. Lastly, the organization feels the design of the new development will be complementary to the existing neighborhood.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villas of Seagoville

For His Glory Foundation, Luke Balloun

Letter Score: NA S or O: S

The organization supports this development because it will meet the needs of the elderly in the community. The design of the project is considered attractive and the organization has been impressed with some of the developer's previous projects.

General Summary of Comment:

There was support from officials. There was no opposition. There was support from several neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 137 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Big Country Senior Village

BASIC DEVELOPMENT INFORMATION

Site Address: 700 East Stamford Development #: 04094
 City: Abilene Region: 2
 County: Taylor Zip Code: 79601 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: SWHP Abilene, LP
 Randy Stevenson - Phone: (817) 261-5088
 Developer: SWHP Development, LP
 Housing GC: Alpha Construction Company
 Architect: Cross Architects, PLLC
 Market Analyst: Mark C. Temple
 Syndicator: MMA Financial Warehousing
 Supp Services: Meals on Wheels
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	96	24	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
11	5	27	65		
Total LI Units:					108
Market Rate Units:					12
Owner/Employee Units:					0
Total Project Units:					120

FUNDING INFORMATION

Credits Requested: \$611,410 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 S Points: 3 US Rep.: Charles W. Stenholm, Dist. 17, S
 TX Representative Bob Hunter, District 71 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **145** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Green Briar Village

BASIC DEVELOPMENT INFORMATION

Site Address: 601 Airport Drive Development #: 04095
 City: Wichita Falls Region: 2
 County: Wichita Zip Code: 76306 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: SWHP Wichita Falls, LP
 Randy Stevenson - Phone: (817) 261-5088
 Developer: SWHP Development, LP
 Housing GC: Alpha Construction Company
 Architect: Cross Architects, PLLC
 Market Analyst: Mark C. Temple
 Syndicator: MMA Financial Warehousing
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	30	62	48	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
13	5	32	76		
Total LI Units:					126
Market Rate Units					14
Owner/Employee Units:					0
Total Project Units:					140

FUNDING INFORMATION

Credits Requested: \$851,219 Credits Recommended in an Amount Not to Exceed:

\$0

 Other Department Funds:

No other funds were requested from the Department.
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Craig Estes, District 30

S

 Points: 3 US Rep.: Mac Thornberry, Dist. 13, S
 TX Representative David Farabee, District 69

S

 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: William K. Altman, Mayor, S Resolution of Support from Local Government
 Woodrow W. Gossom, Jr., County Judge, S

Individuals/Businesses In Support:

1

 In Opposition:

1

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and minimal support from non-officials. There was one letter of opposition from a non-official.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Green Briar Village

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 146 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa Main Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 901 Main Avenue Development #: 04096
 City: Port Arthur Region: 5
 County: Jefferson Zip Code: 77642 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: 901 Main, Ltd.
 Madison Hopson - Phone: (409) 835-7527
 Developer: Southeast Texas Community Dev.
 Housing GC: Creative Property Management Co.
 Architect: N/A
 Market Analyst: Gerald A. Teel Company, Inc.
 Syndicator: N/A
 Supp Services: N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>
0	48	92	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	62	78	
Total LI Units:				140
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				140

FUNDING INFORMATION

Credits Requested: \$192,811 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kyle Janek, District 17 Points: US Rep.: NC
 TX Representative Joe Deshotel, District 22 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 110 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Copperwood Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 4407 South Panther Creek Dr. Development #: 04098
 City: The Woodlands Region: 6
 County: Montgomery Zip Code: 77381 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Copperwood Preservation, L.P.
 Paul Patierno - Phone: (310) 258-5122
 Developer: AIMCO Equity Services, Inc.
 Housing GC: HCI, Ltd.
 Architect: Pond, Robinson & Associates
 Market Analyst: Apartment Market Data
 Syndicator: AIMCO Capital Tax Credit Fund III
 Supp Services: Interfaith
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	264	36	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	45	75	180		
Total LI Units:					300
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					300

FUNDING INFORMATION

Credits Requested: \$1,057,335 Credits Recommended in an Amount Not to Exceed: **\$1,057,335**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Tommy Williams, District 4 S Points: 3 US Rep.: NC
 TX Representative Rob Eissler, District 15 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Alan B. Sadler, Montgomery County Judge, S

Individuals/Businesses In Support: 2 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Panther Creek Village Association, Larry Faith Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization is pleased that existing residents will not be displaced as a result of the redevelopment. The organization also appreciates the developer's efforts to include community input in the planning process.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Copperwood Apartments

Community Association of the Woodlands, Bruce Tough

Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable senior housing. It has already served the community for over 20 years and needs to be preserved as affordable for the future. Also, the organization has been pleased with the developer's track record and with the developer's efforts to include community input in the planning process.

General Summary of Comment:

There was support from officials and non-officials. There was support from two neighborhood organizations. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 137 Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
O.W. Collins Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 4440 Gulfway Drive Development #: 04100
 City: Port Arthur Region: 5
 County: Jefferson Zip Code: 77642 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: O.W Collins Apartments, LP
 Ike Akbari - Phone: (409) 724-0020
 Developer: Itex Properties, LLC
 Housing GC: N/A
 Architect: N/A
 Market Analyst: Gerald A. Teel Company, Inc.
 Syndicator: Related Capital
 Supp Services: Housing Authority of the City of Port Arthur
 Consultant: Gannon Outsourcing

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
95	100	5	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	200		
Total LI Units:					200
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					200

FUNDING INFORMATION

Credits Requested: \$406,999 **Credits Recommended in an Amount Not to Exceed:** **\$406,999**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kyle Janek, District 17 Points: 3 US Rep.: Nick Lampson, Dist. 9, S
 TX Representative Joe Deshotel, District 22 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Oscar G. Ortiz, Mayor, S Resolution of Support from Local Government
 Waymon D. Hallmark, Commissioner Pct. #3, S Carl R. Griffith, Jr., County Judge, S
 Allen B. Ritter, Representative, Dist. 21, S

Individuals/Businesses In Support: **11** In Opposition: **0**

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was overwhelming support from officials and minimal support from non-officials. There was a resolution of support from the City Council of Port Arthur. There was minimal opposition from non-officials.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
O.W. Collins Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 127 Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Pleasant Hill Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 2501 Anken Dr. Development #: 04101
 City: Austin Region: 7
 County: Travis Zip Code: 78741 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Pleasant Hill Preservation
 Paul Patierno - Phone: (310) 258-5122
 Developer: AIMCO Equity Services, Inc.
 Housing GC: HCI, Ltd.
 Architect: Pond, Robinson & Associates
 Market Analyst: Apartment Market Data Research
 Syndicator: AIMCO Capital Tax Credit Fund III
 Supp Services: Interfaith
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+
0	36	44	20	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	15	25	60	
Total LI Units:				100
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				100

FUNDING INFORMATION

Credits Requested: \$493,633 Credits Recommended in an Amount Not to Exceed: **\$493,633**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Gonzalo Barrientos, District 14 S Points: 3 US Rep.: NC
 TX Representative Eddie Rodriguez, District 51 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **132** Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Countryside Village

BASIC DEVELOPMENT INFORMATION

Site Address: 625 Wilson Rd. Development #: 04103
 City: Humble Region: 6
 County: Harris Zip Code: 77338 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Countryside Village Partners, L.P.
 Lisa Castillo - Phone: (909) 291-1400
 Developer: National Housing Development Corporation
 Housing GC: N/A
 Architect: N/A
 Market Analyst: The Gerald A. Teel Company
 Syndicator: N/A
 Supp Services: N/A
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+	
0	58	114	10	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
18	18	47	99		
Total LI Units:					182
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					182

FUNDING INFORMATION

Credits Requested: \$414,315 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: John Whitmire, District 15 NC Points: 0 US Rep.: NC
 TX Representative Senfronia Thompson, District 141 O Points: -3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 18 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Housing Opportunities of Houston, Inc., Polk Curtiss Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing, as well as aid in neighborhood revitalization.

General Summary of Comment:

There was support from non-officials. There was support from one neighborhood organization. There was one letter of opposition from Representative Thompson who was in opposition because of concerns that her district is becoming saturated with multifamily housing.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Countryside Village

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 118 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Preston Trace Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 8660 Preston Trace Blvd Development #: 04105
 City: Frisco Region: 3
 County: Collin Zip Code: 75034 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Housing Associates of Frisco, LP
 Dan Allgeier - Phone: (972) 991-8606
 Developer: Kingsway Development
 Housing GC: N/A
 Architect: Holcomb, Musemeche & Associates
 Market Analyst: Ipser & Associates
 Syndicator: MMA Financial, LLC
 Supp Services Frisco Housing Authority
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+
0	12	28	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
4	5	29	0	
Total LI Units:				38
Market Rate Units:				2
Owner/Employee Units:				0
Total Project Units:				40

FUNDING INFORMATION

Credits Requested: \$140,298 Credits Recommended in an Amount Not to Exceed: **\$140,298**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Florence Shapiro, District 8 S Points: 3 US Rep.: NC
 TX Representative Ken Paxton, Jr., District 70 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Preston Estates Homeowners Association, Sara Jane Kimmich Letter Score: NA S or O: S
 The organization supports this development because it has been a successful affordable housing resource for 25 years and "needs to be preserved as affordable for the future."

Preston Manor II, Annelise Selders Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable housing and the development will include a "morality clause."



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Preston Trace Apartments

Golden Gate Estates, Michele Thompson

Letter Score: NA S or O:

The organization expresses a general statement of support for the development.

General Summary of Comment:

There was minimal support from officials. There was no opposition. There was a Resolution of Support from the City Council of Frisco.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 146 Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Whitefield Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 4622 Clark Avenue Development #: 04107
 City: San Antonio Region: 9
 County: Bexar Zip Code: 78223 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Whitefield Place Preservation
 Paul Patierno - Phone: (310) 258-5122
 Developer: AIMCO Equity Services, Inc.
 Housing GC: HCI, Ltd.
 Architect: Pond, Robinson & Associates
 Market Analyst: Apartment Market Data
 Syndicator: AIMCO Capital Tax Credit Fund III
 Supp Services: Interfaith
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+
0	20	32	20	8
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	12	20	48	
Total LI Units:				80
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				80

FUNDING INFORMATION

Credits Requested: \$430,196 Credits Recommended in an Amount Not to Exceed: **\$430,196**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Frank Madla, District 19 S Points: 3 US Rep.: NC
 TX Representative Robert Puente, District 119 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Nelson W. Wolff, County Judge, N
 Tommy Adkisson, Commissioner, Precinct 4, S

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Whitefield Place Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 133 Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Tamarac Pines Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 10510 Six Pines Drive Development #: 04108
 City: The Woodlands Region: 6
 County: Montgomery Zip Code: 77380 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Tamarac Pines Preservation
 Paul Patierno - Phone: (310) 258-5122
 Developer: AIMCO Equity Services, Inc.
 Housing GC: HCI, Ltd.
 Architect: Pond, Robinson & Associates
 Market Analyst: Apartment Market Data
 Syndicator: AIMCO Capital Tax Credit Fund III
 Supp Services: Interfaith
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
42	228	30	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	45	75	180		
Total LI Units:					300
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					300

FUNDING INFORMATION

Credits Requested: \$911,804 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Tommy Williams, District 4 S Points: 3 US Rep.: NC
 TX Representative Rob Eissler, District 15 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Alan B, Sadler, County Judge, S

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Grogan's Mill Village Association, Bruce Cunningham Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization is pleased that existing residents will not be displaced as a result of the redevelopment. The organization also appreciates the developer's efforts to include community input in the planning process.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Tamarac Pines Apartments

Community Association of the Woodlands, Bruce Tough

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. It has served the community for over 20 years and needs to be preserved as affordable for the future. Also, the organization has been pleased with the developer's track record and with the developer's efforts to include community input in the planning process.

General Summary of Comment:

There was support from officials and one non-official. There was support from two neighborhood organizations. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 137 Meeting a Required Set Aside

Explanation: Due to other awards to this applicant in other regions, this application is not being awarded because it would create a violation of the \$2 million credit cap per applicant.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Frazier Fellowship

BASIC DEVELOPMENT INFORMATION

Site Address: Blocks 4700-4900 Hatcher St. Development #: 04109
 City: Dallas Region: 3
 County: Dallas Zip Code: 75210 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Frazier Fellowship, L.P.
 Lester Nevels - Phone: (214) 951-8308
 Developer: Frazier Fellowship GP, Inc.
 Housing GC: N/A
 Architect: Brown Reynolds Watford Architects
 Market Analyst: Butler Burgher and Assoc.
 Syndicator: N/A
 Supp Services: The Housing Authority of the City of Dallas
 Consultant: Coats Rose, Yale, Ryman & Lee

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	34	26	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
7	4	13	36		
Total LI Units:					60
Market Rate Units:					16
Owner/Employee Units:					0
Total Project Units:					76

FUNDING INFORMATION

Credits Requested: \$547,378 **Credits Recommended in an Amount Not to Exceed:** **\$547,378**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Royce West, District 23 Points: 3 US Rep.: NC
 TX Representative Terri Hodge, District 100 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Leo Cheney Jr, City Council Member, S

Individuals/Businesses In Support: **4** In Opposition: **0**

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

The Frazier Berean Group, George King Letter Score: NA S or O: S

The organization supports this development because the neighborhood needs revitalization and the building has become substandard. The organization is pleased with the Dallas Housing Authority's track record.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Frazier Fellowship

Frazier Courts Resident Council, Geraldine Fuller

Letter Score: NA S or O: S

The organization, composed of the existing residents of the property, supports this development because the organization has been pleased with the developer's efforts to include community input in the planning process. Also, the organization believes this development is one step toward revitalizing a troubled neighborhood.

Innercity Community Development Corporation, Diane Ragsdale

Letter Score: NA S or O: S

The organization supports this development because the organization encourages efforts to rebuild innercity communities. Also, the organization has been impressed by the developer's track record.

General Summary of Comment:

There was support from officials. There was no opposition. There was a Resolution of Support from the City of Dallas.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 140 Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Longview Senior Apartment

BASIC DEVELOPMENT INFORMATION

Site Address: 1600 Block of East Whatley Development #: 04117
 City: Longview Region: 4
 County: Gregg Zip Code: 75601 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Longview Senior Community, L.P.
 Brad Forslund - Phone: (972) 550-7800
 Developer: Churchill Residential, Inc.
 Housing GC: ICI Construction
 Architect: GTF Design
 Market Analyst: Ipser & Associates, Inc.
 Syndicator: SunAmerica Affordable Housing Partners
 Supp Services Texas Inter-Faith Management Corp.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	32	68	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	0	41	40		
Total LI Units:					90
Market Rate Units					10
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$656,458 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kevin Elife, District 1 Points: US Rep.: NC
 TX Representative Tommy Merritt, District 7 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Bill Stoudt, County Judge, S
 Charles W. Davis, County Commissioner, Precinct 1, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

East Longview Crime Watch Neighborhood Association, Donald William Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the planned location is convenient for future residents.

General Summary of Comment:

There was broad support from officials. There was support from one neighborhood organization. There was no



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Longview Senior Apartment

opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 145 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Churchill at Commerce

BASIC DEVELOPMENT INFORMATION

Site Address: 731 Culver Development #: 04118
 City: Commerce Region: 3
 County: Hunt Zip Code: 75428 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Commerce Family Community, L.P.
 Brad Forslund - Phone: (972) 550-7800
 Developer: Churchill Residential, Inc
 Housing GC: ICI Construction
 Architect: HLR Architects
 Market Analyst: Ipser & Associates, Inc
 Syndicator: MMA Financial
 Supp Services: Texas Inter-Faith Management Corp.
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+
0	24	42	34	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
9	0	51	30	
Total LI Units:				90
Market Rate Units:				10
Owner/Employee Units:				0
Total Project Units:				100

FUNDING INFORMATION

Credits Requested: \$727,212 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Dr. Bob Deuell, District 2 S Points: 3 US Rep.: NC
 TX Representative Dan Flynn, District 2 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Sheryl Zelhart, Mayor, S Resolution of Support from Local Government
 Joe Bobbitt, County Judge, S

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

City of Commerce Crime Watch Association, Quay Throgmorton Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes that the planned location is convenient for future residents, and that the proposed development might create new jobs.

General Summary of Comment:

There was broad support from officials and a letter of support from a non-official. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Churchill at Commerce

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 139 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Sedona Springs Village

BASIC DEVELOPMENT INFORMATION

Site Address: 920 W. University Development #: 04120
 City: Odessa Region: 12
 County: Ector Zip Code: 79764 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: LHD Sedona Springs, LP
 Ron Hance - Phone: (512) 527-9335
 Developer: LH Development, LP
 Housing GC: Alpha Construction Company
 Architect: Cross Architects, PLLC
 Market Analyst: Mark Temple
 Syndicator: N/A
 Supp Services N/A
 Consultant: Watermark Consulting

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	28	38	34	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	34	51		
Total LI Units:					85
Market Rate Units					15
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$652,451 Credits Recommended in an Amount Not to Exceed: **\$652,451**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kel Seliger, District 31 S Points: 3 US Rep.: NC
 TX Representative George West, District 81 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Jerry D. Caddel, County Judge, S
 Richard Morton, City Manager, S

Individuals/Businesses In Support: 3 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Hext Family Foundation, Jane Hext Letter Score: NA S or O: S

The organization supports this development because the organization has been impressed with some of the developer's previous projects.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Sedona Springs Village

Planned Parenthood of West Texas, Inc., Karen Pieper Hildebrand Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

West Texas Opportunities, Inc., Linda Reese Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Main Street Odessa, Darlene H. Mays Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Odessa Industrial Development Corporation, A. Neil McDonald Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for housing in the wake of two new corporations recently creating 1,000 new jobs in Odessa.

Odessa Chamber of Commerce, Michael George Letter Score: NA S or O: S
The organization expresses a general statement of support for the development.

Habitat for Humanity of Odessa, Bill Jackson Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Odessa Day Nursery, Pat Jones Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Harmony Home Children's Advocacy Center, Chip Carlson Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Agape Ministries Dream Center, J. Dennis Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Housing Authority of The City of Odessa, Bernadine Spears Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Sedona Springs Village

Catholic Charities Community Services, Faye Rodriguez

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

General Summary of Comment:

There was broad support from officials and non-officials. There was broad support from twelve neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **147** Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Tyler Senior Apartment Community

BASIC DEVELOPMENT INFORMATION

Site Address: 3200 Block of W. Front St. Development #: 04121
 City: Tyler Region: 4
 County: Smith Zip Code: 75702 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Tyler Senior Community, L.P.
 Brad Forslund - Phone: (972) 550-7800
 Developer: Churchill Residential, Inc.
 Housing GC: ICI Construction
 Architect: GTF Design
 Market Analyst: Ipser & Associates, Inc.
 Syndicator: SunAmerica Affordable Housing Partners
 Supp Services Texas Inter-Faith Management Corp.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	50	50	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	0	51	30		
Total LI Units:					90
Market Rate Units					10
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$638,196 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Dr. Bob Deuell, District 2 Points: US Rep.: NC
 TX Representative Leo Berman, District 6 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Joey Seeber, Mayor, S Resolution of Support from Local Government
 Becky Dempsey, County Judge, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Herndon Hills Neighborhood Association, Carolyn Howard Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes that the planned location is convenient for future residents, and that the proposed development might create new jobs.

General Summary of Comment:

There was broad support from officials and non-officials. There was support from one neighborhood organization.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Tyler Senior Apartment Community

There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 147 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Temple Senior Apartment

BASIC DEVELOPMENT INFORMATION

Site Address: 1900 Block of Case Road Development #: 04122
 City: Temple Region: 8
 County: Bell Zip Code: 76504 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Temple Senior Community, L.P.
 Brad Forslund - Phone: (972) 550-7800
 Developer: Churchill Residential, Inc.
 Housing GC: ICI Construction
 Architect: GTF Design
 Market Analyst: Ipser & Associates, Inc.
 Syndicator: MMA Financial
 Supp Services Texas Inter-Faith Management Corp.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	50	50	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	5	46	35		
Total LI Units:					95
Market Rate Units:					5
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$658,555 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 Points: US Rep.: NC
 TX Representative Dianne White Delisi, District 55 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support and one letter of opposition from non-officials.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 115 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Amarillo Apartment Community

BASIC DEVELOPMENT INFORMATION

Site Address: 2000 W. Amarillo Blvd. Development #: 04123
 City: Amarillo Region: 1
 County: Potter Zip Code: 79107 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Amarillo Apartment Community, L.P.
 Brad Forslund - Phone: (972) 550-7800
 Developer: Churchill Residential, Inc.
 Housing GC: ICI Construction
 Architect: GTF Design
 Market Analyst: Ipser & Associates, Inc.
 Syndicator: MMA Financial
 Supp Services Texas Inter-Faith Management Corp.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	54	42	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
11	0	61	24		
Total LI Units:					96
Market Rate Units					24
Owner/Employee Units:					0
Total Project Units:					120

FUNDING INFORMATION

Credits Requested: \$676,605 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kel Seliger, District 31 Points: US Rep.: NC
 TX Representative David Swinford, District 87 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Trent Sisemore, Mayor, S Resolution of Support from Local Government
 Iris E. Lawrence, County Commissioner, S
 Teel Bivins, State Senator Dist. #31, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

North Amarillo Community Neighborhood Association, Charles Wamford Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in this part of the city for affordable rental housing. Also, the organization asserts, the proposed development would help create new jobs.

General Summary of Comment:

There was broad support from officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Amarillo Apartment Community

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 132 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Pelican Landing Townhomes

BASIC DEVELOPMENT INFORMATION

Site Address: 2511-2699 Block of Highway 35 Development #: 04129
 City: Rockport Region: 10
 County: Aransas Zip Code: 78382 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Pelican Landing, LTD.
 Kimberly Herzog - Phone: (936) 857-5944
 Developer: D. W. Sowell Development, LTD.
 Housing GC: National Urban Construction
 Architect: Architectural Designs Unlimited
 Market Analyst: Gerald A. Teel Company, Inc.
 Syndicator: Paramount Financial Group
 Supp Services Education-Based Housing, Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	34	26	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	9	15	37		
Total LI Units:					61
Market Rate Units					15
Owner/Employee Units:					0
Total Project Units:					76

FUNDING INFORMATION

Credits Requested: \$504,173 Credits Recommended in an Amount Not to Exceed:

\$0

 Other Department Funds:

No other funds were requested from the Department.
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Ken Armbrister, District 18

S

 Points:

3

 US Rep.: NC
 TX Representative Gene Seaman, District 32

S

 Points:

3

 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Todd W. Pearson, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support:

0

 In Opposition:

0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 136 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villas at Costa Biscaya

BASIC DEVELOPMENT INFORMATION

Site Address: 5400 Block of Eisenhower Ave. Development #: 04130
 City: San Antonio Region: 9
 County: Bexar Zip Code: 78218 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Costa Biscaya, Ltd.
 Daniel Markson - Phone: (210) 240-6217
 Developer: NRP Holdings LLC
 Housing GC: NRP Holdings LLC
 Architect: Mucasey Architects
 Market Analyst: Apartment Market Data
 Syndicator: MMA Financial LLC
 Supp Services: American Agape Foundation, Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	64	50	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	30	72		
Total LI Units:					120
Market Rate Units:					30
Owner/Employee Units:					0
Total Project Units:					150

FUNDING INFORMATION

Credits Requested: \$1,000,000 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Judith Zaffirini, District 21 Points: US Rep.: NC
 TX Representative Ruth Jones McClendon, District 1 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Nelson W. Wolf County Judge, NA Frank Madla, Texas Senate, Dist. 19, S
 Joe Williams, Councilman Dist.12 of San Antonio, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Park Village Neighborhood Association, C. R. Nowell Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villas at Costa Biscaya

Sunnyside-Up, Inc., Maggi Henry

Letter Score: NA S or O: S

The organization supports this development because the organization is pleased with the developer's track record.

General Summary of Comment:

There was broad support from officials. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **147** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Alhambra

BASIC DEVELOPMENT INFORMATION

Site Address: 7100 Block of New Laredo Hwy. Development #: 04131
 City: San Antonio Region: 9
 County: Bexar Zip Code: 78211 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: The Alhambra Apartments, Ltd.
 Laura Wingfield - Phone: (210) 212-7300
 Developer: Agape Georgetown Housing, Inc.
 Housing GC: NRP Contractors, LLC
 Architect: Mucasey Architects
 Market Analyst: Apartment Market Data
 Syndicator: MMA Financial LLC
 Supp Services: American Agape Foundation, Inc.
 Consultant: NRP Holdings, LLC

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	70	70	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
13	4	28	67		
Total LI Units:					112
Market Rate Units:					28
Owner/Employee Units:					0
Total Project Units:					140

FUNDING INFORMATION

Credits Requested: \$932,296 Credits Recommended in an Amount Not to Exceed: **\$932,296**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Frank Madla, District 19 S Points: 3 US Rep.: NC
 TX Representative Ken Mercer, District 117 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Nelson W. Wolff, County Judge, S
 Richard Perez, Council Member District 4, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Alhambra

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 148 Meeting a Required Set Aside

Explanation: Has a competitive score in the Nonprofit Set-Aside statewide. In a tie for score with 04149 this application has a lower credit per square foot than 04149 and therefore wins the tie.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villas at Costa Almadena

BASIC DEVELOPMENT INFORMATION

Site Address: 6000 Block of New Braunfels Ave. Development #: 04139
 City: San Antonio Region: 9
 County: Bexar Zip Code: 78223 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Costa Almadena, Ltd.
 Daniel Markson - Phone: (210) 240-6217
 Developer: NRP Holdings LLC
 Housing GC: NRP Holdings LLC
 Architect: Mucasey Architects
 Market Analyst: Apartment Market Data
 Syndicator: MMA Financial LLC
 Supp Services: American Agape Foundation, Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	64	50	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	30	72		
Total LI Units:					120
Market Rate Units:					30
Owner/Employee Units:					0
Total Project Units:					150

FUNDING INFORMATION

Credits Requested: \$1,000,000 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Frank Madla, District 19 Points: US Rep.: NC
 TX Representative Robert Puente, District 119 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Nelson W. Wolff, County Judge, NA Judith Zaffirini, TX Sen., Dist. 21, S
 Robert Puente, TX Rep., Dist. 119, S Ron Segovia, City Council Member, Dist. 3, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Highland Hills Neighborhood Association, Al Hernandez Letter Score: 12 S or O:

The organization supports this development because of the high quality of the architectural design. Additionally, the organization has been impressed with some of the developer's previous projects, and believes the supportive services planned for residents in the development will be very beneficial.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villas at Costa Almadena

General Summary of Comment:

There was broad support from officials. There was no opposition. There was support from one neighborhood organization.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **159** Meeting a Required Set Aside

Explanation: Not Recommended: Violates the 1 Mile-1 Year Test with 04107 which is being recommended for the At-Risk Set-Aside.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa at Costa Cadiz

BASIC DEVELOPMENT INFORMATION

Site Address: 2813 W. W. White Road Development #: 04140
 City: San Antonio Region: 9
 County: Bexar Zip Code: 78222 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Costa Cadiz, Ltd.
 Daniel Markson - Phone: (210) 240-6217
 Developer: NRP Holdings LLC
 Housing GC: NRP Holdings LLC
 Architect: Mucasey Architects
 Market Analyst: Apartment Market Data
 Syndicator: MMA Financial LLC
 Supp Services: American Agape Foundation, Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	64	50	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	30	72		
Total LI Units:					120
Market Rate Units:					30
Owner/Employee Units:					0
Total Project Units:					150

FUNDING INFORMATION

Credits Requested: \$1,000,000 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Frank Madla, District 19 S Points: 3 US Rep.: NC
 TX Representative Robert Puente, District 119 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Nelson W. Wolff, County Judge, NA Joel Williams, City Council Member, Dist. 2, S
 Robert Puente, TX Rep., Dist. 119, S

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Pecan Valley Neighborhood Association, Madeline M. De La O Letter Score: NA S or O: S

The organization supports this development because traffic-flow concerns have been addressed and the project will have a "zero-tolerance" policy for tenants. Also, the organization has been pleased with the developer's efforts to include community input in the planning process.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa at Costa Cadiz

General Summary of Comment:

There was broad support from officials and one letter of support from non-officials. There was no opposition. There was support from one neighborhood organization.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **147** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Western Trail Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 4910 S W Military Drive Development #: 04142
 City: San Antonio Region: 9
 County: Bexar Zip Code: 78242 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: 4910 S W Military Partners, L.P.
 Bert Magill - Phone: (713) 785-6006
 Developer: San Jacinto Realty Services, LLC
 Housing GC: William Taylor & Co.
 Architect: Thompson nelson Group
 Market Analyst: Apartment Market Data Research
 Syndicator: MMA Financial
 Supp Services Education Based Housing
 Consultant: San Jacinto Realty Services

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	28	61	47	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	12	32	60		
Total LI Units:					108
Market Rate Units					28
Owner/Employee Units:					0
Total Project Units:					136

FUNDING INFORMATION

Credits Requested: \$881,285 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Frank Madla, District 19 Points: US Rep.: NC
 TX Representative Ken Mercer, District 117 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Nelson W. Wolff, County Judge, NA
 Richard Perez, City Council Member, Dist. 4, O

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

West San Antonio Chamber Of Commerce, Mary Cruz Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization believes the supportive services planned for residents, such as computer training, will be very beneficial.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Western Trail Apartments

P.A.C.E., J.L. Pace

Letter Score: NA S or O:

The organization opposes this development because of the location. According to the organization, the main entrance of the proposed property is "directly adjacent to an adult entertainment facility...and a vacated collision repair service." The organization believes this site would be unsuitable for tenants, "especially school age children."

Hidden Cove/Indian Creek Neighborhood Association, Elaine De La Rosa

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing. Additionally, the organization believes that the support services planned for residents in the development will be very beneficial, and that the project will spur further development in the area.

General Summary of Comment:

There was support from officials and minimal support from non-officials. There was one letter of opposition from a local official. There was opposition from one neighborhood organization and support from two other neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **144** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle**

**July Board Summary - Development Information and Public Input Summary
Courtland Square Apartments**

BASIC DEVELOPMENT INFORMATION

Site Address: 3500 W. 8th Street at W. Loop 338 Development #: 04143
 City: Odessa Region: 12
 County: Ector Zip Code: 79764 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Courtland Square Partners, L.P.
 Bert Magill - Phone: (713) 785-6006
 Developer: San Jacinto Realty Services, LLC
 Housing GC: William Taylor & Co.
 Architect: Thompson Nelson Group
 Market Analyst: Apartment Market Data Research
 Syndicator: MMA Financial
 Supp Services: Education Based Housing
 Consultant: San Jacinto Realty Services

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	44	34	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
3	5	39	51		
Total LI Units:					98
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					98

FUNDING INFORMATION

Credits Requested: \$779,673 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kel Seliger, District 31 S Points: 0 US Rep.: NC
 TX Representative George West, District 81 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Larry Melton, Mayor, S Resolution of Support from Local Government
 Richard Morton, City Manager, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and minimal support from non-officials. There was no opposition. Senator Seliger did indicate his support, however it was received after the May 31 deadline therefore no points were attributed to his support statement.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Courtland Square Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 142 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Village at Meadowbend Apartments II

BASIC DEVELOPMENT INFORMATION

Site Address: Case Road at Martin Luther King Blvd. Development #: 04145
 City: Temple Region: 8
 County: Bell Zip Code: 76504 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Village at Meadowbend Apartments II, L.P.
 Robert Joy - Phone: (512) 474-5003
 Developer: National Farm Workers Service Center
 Housing GC: Encinas Construction Corp.
 Architect: Rodriguez and Simon Design Associates
 Market Analyst: Apartment Market Data Research
 Syndicator: Related Capital Company
 Supp Services: La Union del Pueblo Entero
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	21	44	34	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	12	20	47		
Total LI Units:					79
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					99

FUNDING INFORMATION

Credits Requested: \$656,486 Credits Recommended in an Amount Not to Exceed: **\$656,486**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 S Points: 3 US Rep.: NC
 TX Representative Dianne White Delisi, District 55 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: William A. Jones, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Citizens For Progress Inc., Rev. Lee Crossley Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services and apartment amenities planned for the development will be very beneficial. As this development is the second phase of an existing complex, the organization points to the success of the first phase as further reason for their support.

General Summary of Comment:

There was support from officials. There was no opposition. There was a Resolution of Support from the City Council of Temple and one letter of support from a neighborhood organization.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Village at Meadowbend Apartments II

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 149 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Casa Korima

BASIC DEVELOPMENT INFORMATION

Site Address: SW Corner - Mile 8 Rd. at Baseline Rd. Development #: 04146
 City: Mercedes Region: 11
 County: Hidalgo Zip Code: 78570 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Casa Korima Housing Development, L.P.
 Robert Joy - Phone: (512) 474-5003
 Developer: National Farm Workers Service Center
 Housing GC: Encinas Construction Corp
 Architect: Rodriguez and Simon Design Associates
 Market Analyst: Apartment Market Data Research
 Syndicator: Related Capital Company
 Supp Services La Union del Pueblo Entero
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	40	88	68	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	24	40	92		
Total LI Units:					156
Market Rate Units					40
Owner/Employee Units:					0
Total Project Units:					196

FUNDING INFORMATION

Credits Requested: \$1,182,999 Credits Recommended in an Amount Not to Exceed: **\$1,182,999**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eddie Lucio, Jr., District 27 S Points: 3 US Rep.: NC
 TX Representative Miguel David Wise, District 39 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Joel Quintanilla, Mayor, S Resolution of Support from Local Government
 Ramon Garcia, County Judge, S
 Sylvia Handy, County Commissioner, Pct. 1, S

Individuals/Businesses In Support: 207 In Opposition: 1195

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and non-officials alike. There was some support from non-officials, but more notably there was overwhelming opposition from non-officials. There was a Resolution of support from the city commission.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Casa Korima

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 143 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Shiloh Village Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 8702 Shiloh Road Development #: 04147
 City: Dallas Region: 3
 County: Dallas Zip Code: 75228 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Shiloh Village Associates, LP
 Chad Cooley - Phone: (212) 317-5746
 Developer: Related Apartment Preservation, LLC
 Housing GC: Leffler & Heaney, Inc
 Architect: Harry C Hoover Jr.
 Market Analyst: Butler & Burgher, Inc.
 Syndicator: Related Capital, LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	16	80	72	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	67	101		
Total LI Units:					168
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					168

FUNDING INFORMATION

Credits Requested: \$800,000 **Credits Recommended in an Amount Not to Exceed:** **\$800,000**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Royce West, District 23 Points: 0 US Rep.: NC
 TX Representative Terri Hodge, District 100 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Ferguson Road Initiative, Vikki Martin Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. The rehabilitation of the existing building which is in disrepair will continue the revitalization of the neighborhood. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

General Summary of Comment:

There was no opposition. There was a Resolution of Support from the City of Dallas. There was support from one neighborhood organization.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Shiloh Village Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 112 Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Seton Home Center for Teen Moms

BASIC DEVELOPMENT INFORMATION

Site Address: 1115 Mission Road Development #: 04149
 City: San Antonio Region: 9
 County: Bexar Zip Code: 78210 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Seton Home, LP
 Margaret Starkey - Phone: (210) 533-3504
 Developer: DMA Development Company, LLC
 Housing GC: N/A
 Architect: Marmon Mok
 Market Analyst: Novogradac & Company
 Syndicator: N/A
 Supp Services: Seton Home
 Consultant: Coats Rose, Yale, Ryman & Lee

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	0	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
24	0	0	0		
Total LI Units:					24
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					24

FUNDING INFORMATION

Credits Requested: \$368,360 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Leticia Van De Putte, District 26 S Points: 3 US Rep.: NC
 TX Representative Robert Puente, District 119 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Edward D. Garza, Mayor, S Resolution of Support from Local Government
 Nelson W. Wolff, County Judge, S
 Ron Segovia, City Council Member, Dist. 3, S

Individuals/Businesses In Support: 21 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

The Harlandale Lions Club, Dick Alphin Letter Score: NA S or O: S

The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Seton Home Center for Teen Moms

Roosevelt Park Neighborhood Association, Candie Beltram Letter Score: 12 S or O: S
The organization supports this development because it has witnessed the services that the developer provides to teen mothers and wishes to encourage it.

Mision Conception, Rev. Ruthowski Letter Score: NA S or O: S
The organization supports this development because it will "improve the neighborhood" through its services. Additionally, the organization hopes to extend its charity and church services to the future residents.

Los Compadres de San Antonio Missions, Susan Chandoha Letter Score: NA S or O: S
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children. Also, the design of the development would complement the architecture of the unique Mission Road area.

Texas Association of Child-Placing Agencies, Dan Johnson Letter Score: NA S or O: S
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Daughters Of Charity Services Of San Antonio, Larry Mejia Letter Score: NA S or O: S
The organization supports this development because the proposed development and Daughters of Charity share the "same dedication to early childhood development."

Visitation House Ministries, Sister Yolanda Tarango Letter Score: NA S or O: S
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Catholic Charities, Steve Saldana Letter Score: NA S or O: S
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

St. Stephen's Episcopal Church, Canon Frank Sierra Letter Score: NA S or O: S
The organization supports this development because it hopes to reach out to the future residents with its ministry and church services.

The Salvation Army, Jerry Albert Letter Score: NA S or O: S
The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Presa Community Center, Raymond Foley Letter Score: NA S or O: S
The organization supports this development because the organization is "acutely aware of the needs of homeless children in San Antonio." The proposed development would provide, the organization asserts, "a safety net" for teenagers and children who might otherwise live on the streets.

Old Spanish Missions, Balthasa Janacek Letter Score: NA S or O: S
The organization supports this development because it will further the stabilization of the community and will "maintain the integrity of architectural and landscaping elements" of the area.

General Summary of Comment:

There was broad support from officials and non-officials alike. There was a Resolution of Support from the Planning Commission of the City of San Antonio. There was support from twelve neighborhood organizations.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Seton Home Center for Teen Moms

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 148 Meeting a Required Set Aside

Explanation: There are not enough funds in Region 9 Urban/Exurban to allocate credits to any additional developments. In a tie for score with 04131 this application has a higher credit per square foot than 04131 and therefore loses the tie.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Renaissance Courts

BASIC DEVELOPMENT INFORMATION

Site Address: 308 S. Ruddell Street Development #: 04151
 City: Denton Region: 3
 County: Denton Zip Code: 76205 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Renaissance Court Limited
 Shirley Hensley - Phone: (940) 383-3039
 Developer: Carleton Development, Ltd
 Housing GC: Carleton Construction, Ltd.
 Architect: James, Harwick + Partners
 Market Analyst: Integra Realty Resources
 Syndicator: Red Capital
 Supp Services: Denton Housing Authority
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	53	67	30	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	30	72		
Total LI Units:					120
Market Rate Units:					30
Owner/Employee Units:					0
Total Project Units:					150

FUNDING INFORMATION

Credits Requested: \$993,822 Credits Recommended in an Amount Not to Exceed: **\$993,822**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Craig Estes, District 30 S Points: 3 US Rep.: Michael C. Burgess, Dist. 26, S
 TX Representative Myra Crownover, District 64 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Euline Brock, Mayor, S Resolution of Support from Local Government
 Jim Carter, County Commissioner, Pct. 4, S Pete Kamp, Council Member, S
 Charles Wiley, Chief of Police, S

Individuals/Businesses In Support: 61 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

SEDNA - Southeast Denton Neighborhood Assoc., Carolyn J. Phillips Letter Score: NA S or O: S

The organization supports this development because the developer has made efforts to include community input in the planning process.

General Summary of Comment:

There was broad support from officials and non-officials alike. There was a Petition of Support from the Denton



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Renaissance Courts

Housing Authority. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **129** Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Bluffview Villas

BASIC DEVELOPMENT INFORMATION

Site Address: 2800 Hwy 36 South Development #: 04152
 City: Brenham Region: 8
 County: Washington Zip Code: 77833 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Bluffview Villas of Brenham, LP
 Samuel Tijerina - Phone: (210) 375-2100
 Developer: Bluffview Villas Builders, LLC
 Housing GC: G.G. MacDonald, Inc.
 Architect: A. Ray Payne
 Market Analyst: Mark Temple
 Syndicator: Boston Capital Partners, Inc.
 Supp Services Brazos Balley Community Action Assoc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	40	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	1	17	58		
Total LI Units:					76
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					76

FUNDING INFORMATION

Credits Requested: \$453,021 **Credits Recommended in an Amount Not to Exceed:** **\$453,021**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Ken Armbrister, District 18 S Points: 3 US Rep.: NC
 TX Representative Lois Kolkhorst, District 13 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 1

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from an official and one letter of opposition from a non-official. There was a Resolution of Support from the City of Brenham.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Bluffview Villas

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 112 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Plainview Vistas

BASIC DEVELOPMENT INFORMATION

Site Address: 3200 Block of Lexington Development #: 04154
 City: Plainview Region: 1
 County: Hale Zip Code: 79072 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Plainview Vistas, LP
 Cathy Graugnard - Phone: (210) 490-9440
 Developer: LSH Development Company, LLC
 Housing GC: Charter Contractor
 Architect: Cross Architects, PLLC
 Market Analyst: Novogradac & Company
 Syndicator: MMA Financial, LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	0	38	38	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	9	15	36		
Total LI Units:					60
Market Rate Units					16
Owner/Employee Units:					0
Total Project Units:					76

FUNDING INFORMATION

Credits Requested: \$668,428 Credits Recommended in an Amount Not to Exceed: **\$668,428**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28 S Points: 3 US Rep.: NC
 TX Representative Pete Laney, District 85 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Irene Favila, City Councilmember Precinct 7, S

Individuals/Businesses In Support: 1 In Opposition: 34

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials and non-officials. There was broad opposition from non-officials.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Plainview Vistas

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 142 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
College Street Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: College Street near FM 2218 Development #: 04156
City: Richmond Region: 6
County: Fort Bend Zip Code: 77469 Population Served: F
Set Asides: [] At-Risk [x] Nonprofit Allocation: U/E [] USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: College Street Apartments, Ltd.
Lucy Hancock - Phone: (281) 298-7999
Developer: MMM College Street, LLC
Housing GC: Barron Builders & Management
Architect: N/A
Market Analyst: The Gill Companies
Syndicator: MMA Financial, LLC
Supp Services N/A
Consultant: G. Barron Rush, Jr.

UNIT INFORMATION

Table with 5 columns: Eff, 1 BR, 2 BR, 3 BR, 4BR+. Rows show unit counts at 0, 30%, and 60% LI, and total LI units, market rate units, owner/employee units, and total project units.

FUNDING INFORMATION

Credits Requested: \$507,651 Credits Recommended in an Amount Not to Exceed: \$0
Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kyle Janek, District 17 [NC] Points: 0 US Rep.: NC
TX Representative Dora Olivo, District 27 [S] Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Hilmar G. Moore, Mayor, S Resolution of Support from Local Government []
Tom D. Stavinoha, County Commissioner, Pct. 1, S

Individuals/Businesses In Support: 0 In Opposition: 1

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

County-Wide Housing of Fort Bend County, Inc., Debra J. Wedelich Letter Score: NA S or O: [S]

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial. The organization finds the proposed energy efficiency to be a positive feature.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
College Street Apartments

Fort Bend Senior Citizens, Manuela Arroyos

Letter Score: NA S or O: S

The organization supports this development because it will be constructed with energy efficiency in mind.

United Way of Texas Gulf Coast, Jacqueline S. Martin

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

General Summary of Comment:

There was support from officials and one letter of opposition from a non-official. There were three letters of support from neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **134** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Samaritan House

BASIC DEVELOPMENT INFORMATION

Site Address: 929 Hemphill Ave. Development #: 04157
 City: Fort Worth Region: 3
 County: Tarrant Zip Code: 76104 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC/ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Hemphill Samaritan, L. P.
 Thomas Scott - Phone: (713) 785-1005
 Developer: Hemphill Samaritan Developers, LLC
 Housing GC: Rampart Builders, Ltd.
 Architect: C.M. Architecture, PA
 Market Analyst: Novogradac & Company LLP
 Syndicator: N/A
 Supp Services: Samaritan House
 Consultant: Gannon Outsourcing

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
60	35	25	6	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
12	0	38	76		
Total LI Units:					126
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					126

FUNDING INFORMATION

Credits Requested: \$819,331 **Credits Recommended in an Amount Not to Exceed:** **\$819,331**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kim Brimer, District 10 Points: 3 US Rep.: NC
 TX Representative: Lon Burnam, District 90 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Dionne Gagsby, County Commissioner, Precinct 1, S
 Thomas Tocco, Superintendent, S

Individuals/Businesses In Support: 7 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Fort Worth South, Inc., Donald Scott Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area, and the proposed design is consistent with the "urban village" plan promoted by the city of Fort Worth.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Samaritan House

General Summary of Comment:

There was broad support from officials and non-officials. There was support from one neighborhood organization.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 137 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Windrock Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: Near Rankin Hwy. between Wolcott Ave & Stokes Av Development #: 04158
 City: Midland Region: 12
 County: Midland Zip Code: 79701 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Windrock Apartments, Ltd.
 Tim Smith - Phone: (281) 363-8705
 Developer: G. Barron Rush, Jr.
 Housing GC: Barron Builders & Management
 Architect: N/A
 Market Analyst: The Gill Companies
 Syndicator: Simpson Housing Solutions
 Supp Services N/A
 Consultant: Gannon Outsourcing

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	45	35	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	11	20	49		
Total LI Units:					80
Market Rate Units:					20
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$642,689 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kel Seliger, District 31 S Points: 3 US Rep.: NC
 TX Representative Tom Craddick, District 82 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Michael J. Canon, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Casa de Amigos, L .C. Pitts Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial. The organization also likes that the project will be constructed with energy efficiency in mind.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Windrock Apartments

Midland West Rotary Club, No Contact

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

General Summary of Comment:

There was support from officials. There was support from two neighborhood organizations. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **143** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Village on Hobbs Road

BASIC DEVELOPMENT INFORMATION

Site Address: 6000 Hobbs Road Development #: 04160
 City: League City Region: 6
 County: Galveston Zip Code: 77573 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Hobbs Road Village, L.P.
 Thomas Scott - Phone: (713) 785-1005
 Developer: Hobbs Road Developers, LLC
 Housing GC: Rampart Builders, Ltd.
 Architect: The Clerkley Watkins Group
 Market Analyst: Novogradac & Company LLP
 Syndicator: Alliant Capital Ltd
 Supp Services N/A
 Consultant: Gannon Outsourcing

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	100	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	0	23	48		
Total LI Units:					80
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$552,528 Credits Recommended in an Amount Not to Exceed: **\$552,528**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mike Jackson, District 11 S Points: 3 US Rep.: NC
 TX Representative Larry Taylor, District 24 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: A. Jeff Harrison, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 153 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Travis Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: Corner of E 4th St. & Guava Ave. Development #: 04162
 City: Lubbock Region: 1
 County: Lubbock Zip Code: 79403 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Travis Place Apartments, Ltd.
 Tim Smith - Phone: (281) 363-8705
 Developer: G. Barron Rush, Jr.
 Housing GC: Barron Builders & Management
 Architect: N/A
 Market Analyst: The Gill Companies
 Syndicator: Simpson Housing Solutions
 Supp Services N/A
 Consultant: Gannon Outsourcing

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	54	42	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	13	23	60		
Total LI Units:					96
Market Rate Units					24
Owner/Employee Units:					0
Total Project Units:					120

FUNDING INFORMATION

Credits Requested: \$764,539 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28 Points: US Rep.: NC
 TX Representative Carl H. Isett, District 84 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Marc McDougal, Mayor, S Resolution of Support from Local Government
 TJ Patterson, Mayor Pro Tem, O

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Windmill Neighborhood Association, Lucile Minner Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization likes the energy efficient design of the project, and believes the supportive services planned for residents will be very beneficial.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Travis Place Apartments

North & East Lubbock Community Development Corporation, John Hall Letter Score: NA S or O: S
 The organization supports this development because the organization has been pleased with the developer's efforts to include community input in the planning process.

Market Lubbock, Inc., Gary Lawrence Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

Boys & Girls Clubs of Lubbock, Tom Vermillion Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial and appreciates that the development will be built with energy efficiency in mind.

Children's Advocacy Center of The South Plains, Connie Hendrix Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

Parkway Cherry Point Neighborhood Association, Felecisima Betts Letter Score: NA S or O: S
 The organization supports this development because it will meet a need in the community for affordable and safe housing. The organization was also pleased by plans for the apartment's energy-efficient design.

General Summary of Comment:

There was minimal support from officials and one letter of opposition from an official. Representative Isett originally sent in a support letter, which he withdrew after May 31, 2004. There were letters of support from six neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **142** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Riverview Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: Corner of Rio Concho Drive & S. Irene St. Development #: 04163
 City: San Angelo Region: 12
 County: Tom Green Zip Code: 76903 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Riverview Apartments, Ltd.
 Tim Smith - Phone: (281) 363-8705
 Developer: G. Barron Rush, Jr.
 Housing GC: Barron Builders & Management
 Architect: N/A
 Market Analyst: The Gill Companies
 Syndicator: Simpson Housing Solutions
 Supp Services N/A
 Consultant: Gannon Outsourcing

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	45	35	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	12	22	56		
Total LI Units:					90
Market Rate Units					10
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$735,023 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28 Points: US Rep.: NC
 TX Representative Scott Campbell, District 72 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Devin Bates, City Councilman, Dist. 5, O Daniel Cardenas, School Board Member, S
 Joe O. Holguin, City Council Member, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Concho Valley Community Action Agency, Sidney Mabry Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Riverview Apartments

League of United Latin-American Citizen, Elma Jaques Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial. The organization also appreciates that the development will be constructed with energy efficiency in mind.

Association of Hispanic Leaders, Ray Zapata Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization appreciates that the development will be built using only minority contractors.

Healthy Families San Angelo, Carolyn Wiseheart Letter Score: NA S or O: S
 The organization supports this development because the organization believes the supportive services planned for residents in the development will be very beneficial. In particular, the organization likes the classes in homebuyer education and family relationships that will be offered.

Christians In Action, Carl L. Hansen Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

ICD Bridges, Ava Spece Letter Score: NA S or O: S
 The organization supports this development because the organization believes the supportive services planned for residents in the development will be very beneficial. In particular, the organization likes the marriage and family relationship classes that will be offered.

General Summary of Comment:

There was minimal support from officials and non-officials. There was opposition from a local official and some from non-officials. Representative Scott Campbell originally was in support of the development but withdrew his support after discussions with his constituents.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 141 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Oxford Place

BASIC DEVELOPMENT INFORMATION

Site Address: 605 Berry Road Development #: 04167
 City: Houston Region: 6
 County: Harris Zip Code: 77091 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Oxford Community, L.P.
 Ernie Etuk - Phone: (713) 260-0767
 Developer: APV Redevelopment Corporation
 Housing GC: N/A
 Architect: Rey De La Reza Architects, Inc.
 Market Analyst: O'Connor & Associates, LP
 Syndicator: JER Hudson Housing Capital
 Supp Services: Housing Authority of the City of Houston
 Consultant: Gannon Outsourcing

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	40	98	112	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
143	7	50	0		
Total LI Units:					200
Market Rate Units:					50
Owner/Employee Units:					0
Total Project Units:					250

FUNDING INFORMATION

Credits Requested: \$1,200,000 Credits Recommended in an Amount Not to Exceed: **\$1,200,000**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6 Points: 0 US Rep.: NC
 TX Representative Kevin Bailey, District 140 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Gordon Quan, City Council Member, S

Individuals/Businesses In Support: **838** In Opposition: **650**

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Northline Park Advisory Council, Paula Parshall Letter Score: -1 S or O:

The organization is opposed to the development because the developer has not satisfactorily addressed the issues of crime and high numbers of calls to the police coming from this building. The organization believes that simply rebuilding the structure does not solve the urgent problems of mismanagement, crime, and safety.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Oxford Place

Oxford Place Resident Council, Maggie Bess Letter Score: 12 S or O: S
 The organization, composed of the existing residents of the property, supports this development because it involves preservation of existing housing stock, it will provide job training and other supportive services, and it will fulfill a need in the community for affordable housing.

Cliffside Civic Club, Calvin D. Williams Letter Score: NA S or O: S
 The organization supports this development because it involves preservation of existing housing stock which, to the organization, "makes more sense than adding more apartments to an already overcrowded neighborhood."

Rosegarden Civic Club Inc., Phyllis Nervis Letter Score: NA S or O: S
 The organization supports this development because it involves preservation of existing housing stock which, to the organization, "makes more sense than adding more apartments to an already overcrowded neighborhood."

Houston Works, T. W. Hudson Letter Score: NA S or O: S
 The organization supports this development because it involves preservation of existing housing stock, it will provide job training and other supportive services, and it will fulfill a need in the community for affordable housing.

Houston Area Urban League, Sylvia Brooks Letter Score: NA S or O: S
 The organization supports this development because it involves preservation of existing housing stock, it will provide job training and other supportive services, and it will fulfill a need in the community for affordable housing.

Boys & Girls Club of Greater Houston, John Harvard Letter Score: NA S or O: S
 The organization expresses a general statement of support for the development.

General Summary of Comment:

There was one letter of support from an official and extensive support, and opposition, from non-officials. There was opposition from one neighborhood organization, but support from six other neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 141
- Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region and has a competitive score in the Nonprofit Set-Aside statewide.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Athens

BASIC DEVELOPMENT INFORMATION

Site Address: 314 N Wood Street Development #: 04170
 City: Athens Region: 4
 County: Henderson Zip Code: 75751 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: The Gardens of Athens, L.L.C.
 George Hopper - Phone: (785) 266-6133
 Developer: Continental Realty, Inc.
 Housing GC: Continental Construction of Topeka, Inc.
 Architect: Beeler, Guest, and Owens Architects
 Market Analyst: Shaner Appraisals Inc.
 Syndicator: Boston Capital Holdings LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	36	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	6	26		
Total LI Units:					32
Market Rate Units					4
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$245,888 Credits Recommended in an Amount Not to Exceed: **\$245,888**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Todd Staples, District 3 S Points: 3 US Rep.: NC
 TX Representative Betty Brown, District 4 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **136** Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Tye

BASIC DEVELOPMENT INFORMATION

Site Address: 601 Scott Street Development #: 04172
 City: Tye Region: 2
 County: Taylor Zip Code: 79563 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: The Gardens of Tye, L.L.C
 George Hopper - Phone: (785) 266-6133
 Developer: Continental Realty, Inc.
 Housing GC: Continental Construction of Topeka, Inc.
 Architect: Beeler, Guest, and Owens Architects
 Market Analyst: Shaner Appraisals Inc.
 Syndicator: Boston Capital Holdings LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	36	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	10	22		
Total LI Units:					32
Market Rate Units					4
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$245,557 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 Points: 3 US Rep.: NC
 TX Representative Bob Hunter, District 71 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Gayland Childers, Mayor, S Resolution of Support from Local Government
 George Newman, County Judge, S Nancy Moore, Councilmember, S
 Danette Dunlap, Councilmember, S Connie Selden, Tye Economic Dev. Corp., S

Individuals/Businesses In Support: 6 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was overwhelming support from officials and support from non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Tye

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 147 Meeting a Required Set Aside

Explanation: In a tie for score with 04241 this application has a higher credit per square foot than 04241 and therefore loses the tie.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Burkburnett

BASIC DEVELOPMENT INFORMATION

Site Address: 105 Williams Street Development #: 04173
 City: Burkburnett Region: 2
 County: Wichita Zip Code: 76354 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: The Gardens of Burkburnett, L.L.C
 George Hopper - Phone: (785) 266-6133
 Developer: Continental Realty, Inc.
 Housing GC: Continental Construction of Topeka, Inc.
 Architect: Beeler, Guest, and Owens Architects
 Market Analyst: Shaner Appraisals Inc.
 Syndicator: Boston Capital Holdings LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	36	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	30		
Total LI Units:					30
Market Rate Units					6
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$229,311 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Craig Estes, District 30 S Points: 3 US Rep.: NC
 TX Representative David Farabee, District 69 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Bill Vincent, Mayor, S Resolution of Support from Local Government
 Woodrow Gossom, County Judge, S Pat Norriss, Precinct 2, County Commissioner, S
 Joseph R. Miller, Precinct 1, County Commissioner, S Gordon Griffith, Precinct 3, County Commissioner, S

Individuals/Businesses In Support: 10 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was overwhelming support from officials and support from non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Burkburnett

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 127 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Early

BASIC DEVELOPMENT INFORMATION

Site Address: 401 Old Comanche Road Development #: 04174
 City: Early Region: 2
 County: Brown Zip Code: 76802 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: The Gardens of Early, L.L.C.
 George Hopper - Phone: (785) 266-6133
 Developer: Continental Realty, Inc.
 Housing GC: Continental Construction of Topeka, Inc.
 Architect: Beeler, Guest, and Owens Architects
 Market Analyst: Shaner Appraisals Inc.
 Syndicator: Boston Capital Holdings LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	36	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	30		
Total LI Units:					30
Market Rate Units					6
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$230,137 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 S Points: 3 US Rep.: NC
 TX Representative Jim Keffer, District 60 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: David Brooks, Mayor, S Resolution of Support from Local Government
 Richard Gist, Precinct 3, County Commissioner, S Shawn Russell, President, Early ISD, S
 David Carroll, Precinct 4, County Commissioner, O Bob Mangrum, Mayor Pro Tem, S

Individuals/Businesses In Support: 10 In Opposition: 1

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was overwhelming support from officials and non-officials alike. There was one letter of opposition from an official and a non-official.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Early

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 132 Meeting a Required Set Aside

Explanation: Was determined to have an excessive inclusive capture rate by the Real Estate Analysis Division.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Mabank

BASIC DEVELOPMENT INFORMATION

Site Address: 801 S. Second Street Development #: 04175
 City: Mabank Region: 3
 County: Kaufman Zip Code: 75157 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: The Gardens of Mabank, L.L.C.
 George Hopper - Phone: (785) 266-6133
 Developer: Continental Realty, Inc.
 Housing GC: Continental Construction of Topeka, Inc.
 Architect: Beeler, Guest, and Owens Architects
 Market Analyst: Shaner Appraisals Inc.
 Syndicator: Boston Capital Holdings LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+
0	0	36	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
2	3	4	19	
Total LI Units:				28
Market Rate Units				8
Owner/Employee Units:				0
Total Project Units:				36

FUNDING INFORMATION

Credits Requested: \$215,498 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Dr. Bob Deuell, District 2 S Points: 3 US Rep.: NC
 TX Representative Betty Brown, District 4 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Larry Teague, Mayor, S Resolution of Support from Local Government
 Wayne Gent, Kaufman County Judge, S Johnny Adams, Mayor Pro Tem, S
 John Walter Hyde, President, Board of Trustees, S R.D. Marshall, Superintendent, S

Individuals/Businesses In Support: 6 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and support from non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Mabank

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 145 Meeting a Required Set Aside

Explanation: Was determined to be financially infeasible upon review by the Real Estate Analysis Division.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Gladewater

BASIC DEVELOPMENT INFORMATION

Site Address: 108 N. Lee Drive Development #: 04176
 City: Gladewater Region: 4
 County: Gregg Zip Code: 75647 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: The Gardens of Gladewater, L.L.C
 George Hopper - Phone: (785) 266-6133
 Developer: Continental Realty, Inc.
 Housing GC: Continental Construction of Topeka, Inc.
 Architect: Beeler, Guest, and Owens Architects
 Market Analyst: Shaner Appraisals Inc.
 Syndicator: Boston Capital Holdings LLC
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	36	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	34		
Total LI Units:					34
Market Rate Units					2
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$260,918 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kevin Eltife, District 1 Points: 3 US Rep.: NC
 TX Representative Tommy Merritt, District 7 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: John Paul Tallent, Mayor, S Resolution of Support from Local Government
 Bill Stoudt, County Judge, S

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and one letter of support from a non-official. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gardens of Gladewater

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 130 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Hanford Square

BASIC DEVELOPMENT INFORMATION

Site Address: New Highway 4 Development #: 04180
 City: Granbury Region: 3
 County: Hood Zip Code: 76049 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Hanford I Limited Partnership
 Ronnie Hodges - Phone: (512) 249-6240

 Developer: Alsace Developer, Inc.
 Housing GC: Charter Contractors, Inc.
 Architect: L.K. Travis & Association
 Market Analyst: Novogradac & Company
 Syndicator: Raymond James Tax Credit Funds
 Supp Services: Tejas Affordable Housing
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	34	26	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
7	2	25	26		
Total LI Units:					60
Market Rate Units:					16
Owner/Employee Units:					0
Total Project Units:					76

FUNDING INFORMATION

Credits Requested: \$414,945 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kip Averitt, District 22 S Points: 3 US Rep.: NC
 TX Representative Jim Keffer, District 60 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: David Southern, Mayor, Granbury, S Resolution of Support from Local Government
 Charles Baskett, County Commissioner, Pct. 2, S Matt Mills, County Commissioner, Pct. 3, S
 Andy Rash, County Judge, N

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and one letter of support from a non-official. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Hanford Square

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 122 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Montopolis Senior Pavilion

BASIC DEVELOPMENT INFORMATION

Site Address: 2101 Montopolis Drive Development #: 04182
 City: Austin Region: 7
 County: Travis Zip Code: 78741 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: American Affordable Homes LP
 Gene Watkins - Phone: (512) 658-7287
 Developer: American Affordable Homes Dev. Inc.
 Housing GC: N/A
 Architect: Chiles Architects Inc.
 Market Analyst: Capital Market Research
 Syndicator: N/A
 Supp Services: YMCA of Austin
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	12	24	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	0	24	0		
Total LI Units:					28
Market Rate Units:					8
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$206,339 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Gonzalo Barrientos, District 14 NC Points: 0 US Rep.: NC
 TX Representative Eddie Rodriguez, District 51 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Margaret J. Gomez, Commissioner, Precinct 4, S
 Paul Hilger, Community Development Officer, S

Individuals/Businesses In Support: 2 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials and non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Montopolis Senior Pavilion

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 148 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Riverside Senior Pavilion

BASIC DEVELOPMENT INFORMATION

Site Address: 6010 E. Riverside Drive Development #: 04183
 City: Austin Region: 7
 County: Travis Zip Code: 78741 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: American Affordable Homes LP
 Gene Watkins - Phone: (512) 658-7287
 Developer: American Affordable Homes Dev. Inc.
 Housing GC: N/A
 Architect: Chiles Architects Inc.
 Market Analyst: Capital Market Research
 Syndicator: N/A
 Supp Services YMCA of Austin
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	12	24	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	0	7	17		
Total LI Units:					28
Market Rate Units					8
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$206,339 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Gonzalo Barrientos, District 14 NC Points: 0 US Rep.: NC
 TX Representative Eddie Rodriguez, District 51 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Margaret Gomez, Commissioner, Precinct 4, S

Individuals/Businesses In Support: 2 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from non-officials. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Riverside Senior Pavilion

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 141 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Chandler's Cove Retirement

BASIC DEVELOPMENT INFORMATION

Site Address: Sunrise Drive and Old Settler's Boulevard Development #: 04187
 City: Round Rock Region: 7
 County: Williamson Zip Code: 78664 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Chandler's Cove Limited Partnership
 David Saling - Phone: (512) 794-9378
 Developer: CHA Development Limited Partnership
 Housing GC: Campbell-Hogue Construction
 Architect: Chiles Architects Inc.
 Market Analyst: Capitol Market Research, Inc.
 Syndicator: MMA Financial
 Supp Services: Family Eldercare
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	48	42	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	8	55	0		
Total LI Units:					72
Market Rate Units:					18
Owner/Employee Units:					0
Total Project Units:					90

FUNDING INFORMATION

Credits Requested: \$457,724 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Steve Ogden, District 5 S Points: 0 US Rep.: NC
 TX Representative Mike Krusee, District 52 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Greg Boatwright, County Commissioner, S Alan McGraw, City Council Member, Place 2, S
 John C. Doerfler, County Judge, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

Letter of support from Senator Stephen Ogden was received after the deadline therefore while his support is noted no points were awarded. There was broad support from officials.
 There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Chandler's Cove Retirement

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 121 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Ambassador North Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 8210 Bauman Development #: 04188
 City: Houston Region: 6
 County: Harris Zip Code: 77022 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC/ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Creative Choice Texas I, Ltd.
 Amay Inamdar - Phone: (713) 992-2583
 Developer: Creative Choice Homes, Inc.
 Housing GC: Naimisha Construction, Inc
 Architect: BSA-Architects, Inc.
 Market Analyst: Patrick O'Connor & Associates
 Syndicator: MMA Financial, LLC
 Supp Services: Innovative Management Services, LLC
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	54	60	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	11	24	56		
Total LI Units:					91
Market Rate Units:					23
Owner/Employee Units:					0
Total Project Units:					114

FUNDING INFORMATION

Credits Requested: \$486,067 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6 Points: 3 US Rep.: Gene Green, Dist.29, S
 TX Representative Kevin Bailey, District 140 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Adrian Garcia, City Council Member, Dist. H, S
 Sylvia R. Garcia, Commissioner, Harris Co. Pct. 2, S

Individuals/Businesses In Support: 6 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Northline Park Advisory Council, Paula Parshall Letter Score: 12 S or O: S

The organization supports this development because the building being rehabilitated is currently a blight on the community. Also, the organization was pleased with the developer's inclusion of community input in the planning process.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Ambassador North Apartments

General Summary of Comment:

There was broad support from officials and non-officials. There was no opposition. There was support from one neighborhood organization.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **141** Meeting a Required Set Aside

Explanation: Not Recommended: Violates the 1 Mile-1 Year Test with 04167 which is being recommended for the At-Risk Set-Aside.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Providence at Boca Chica

BASIC DEVELOPMENT INFORMATION

Site Address: Intersection of Ash Street & Elm Street Development #: 04191
City: Brownsville Region: 11
County: Cameron Zip Code: 78521 Population Served: F
Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: ACQ
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Longbranch, L.P.
Saleem Jafar - Phone: (972) 239-8500
Developer: Leon J. Backes & Saleem A. Jafar
Housing GC: Provident Realty Construction, LP
Architect: Gailer Tolson & French
Market Analyst: Butler Burgher and Assoc.
Syndicator: Related Capital Company
Supp Services: Housing Authority of the City of Brownsville
Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>
0	35	68	55	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
23	12	22	93	
Total LI Units:				150
Market Rate Units:				8
Owner/Employee Units:				0
Total Project Units:				158

FUNDING INFORMATION

Credits Requested: \$1,034,927 Credits Recommended in an Amount Not to Exceed: **\$1,034,927**
Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eddie Lucio, Jr., District 27 S Points: 3 US Rep.: NC
TX Representative Rene Oliveira, District 37 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Eddie Trevino, Jr, Mayor, S Resolution of Support from Local Government
John Wood, County Commissioner Pct. 2, S
Ben Medina, Jr., Acting Planning Director, S

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Poinsettia Association, Maria Jaime Letter Score: NA S or O: S

The organization supports this development because it will cater to a range of income levels, it will include a high-quality community center, and the developer has worked closely with the organization in the planning process.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Providence at Boca Chica

General Summary of Comment:

There was broad support from officials and one letter of support from a non-official. There was support from one neighborhood organization. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **128** Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Providence at UT Southwestern

BASIC DEVELOPMENT INFORMATION

Site Address: Mockingbird Lane and Harry Hines Development #: 04192
 City: Dallas Region: 3
 County: Dallas Zip Code: 75201 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC/ACQ/R
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Chicory Court-UT-Southwestern, L.P.
 Saleem Jafar - Phone: (972) 239-8500
 Developer: Leon J. Vackes & Saleem A. Jafar
 Housing GC: Provident Realty Construction, LP
 Architect: Gailer Tolson & French
 Market Analyst: Butler Burgher and Assoc.
 Syndicator: Related Capital
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+
0	161	19	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	25	36	101	
Total LI Units:				162
Market Rate Units				18
Owner/Employee Units:				0
Total Project Units:				180

FUNDING INFORMATION

Credits Requested: \$909,255 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Royce West, District 23 Points: US Rep.: NC
 TX Representative Steve Wolens, District 103 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 John Wiley Price, County Commissioner District 3, S Theresa O'Donnell, Director of Development Services, S
 Royce West, Senator District 23, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Maple Avenue Economic Development Corporation, R. Allen Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. In addition, the organization appreciates the effort to redevelop a blighted building, that the location is close to public transportation, and that the developer has worked closely with the organization in the planning process.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Providence at UT Southwestern

Pleasant Grove/Pleasant Woods and Neighborhood Organization, H.J. Johnson

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. In addition, the organization appreciates the effort to redevelop a blighted building and that the developer has worked closely with the organization in the planning process.

General Summary of Comment:

There was broad support from officials and minimal support from non-officials. There was support from two neighborhood organizations. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 126 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Providence at Edinburg

BASIC DEVELOPMENT INFORMATION

Site Address: 201 North 13th Ave Development #: 04193
 City: Edinburg Region: 11
 County: Hidalgo Zip Code: 78541 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC/ACQ/R
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Chicory Court XXX, LP
 Saleem Jafar - Phone: (972) 239-8500
 Developer: Saleem Jafar and Leon Backes
 Housing GC: Provident Realty Construction, LP
 Architect: Demarest and Assoc
 Market Analyst: Butler Burgher and Assoc.
 Syndicator: N/A
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>
28	72	0	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
17	0	0	83	
Total LI Units:				100
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				100

FUNDING INFORMATION

Credits Requested: \$445,854 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Juan "Chuy" Hinojosa, District 20 Points: US Rep.: NC
 TX Representative Aaron Pena, District 40 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Richard H. Garcia, Mayor , S Resolution of Support from Local Government
 Ramon Garcia, County Judge, S
 Marissa Garza, Director of Community Development, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

La Villitas Senior Tower Residents Council, Deedie McKinney Letter Score: 12 S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing because the current housing stock in the area is "obsolete." Additionally, the organization believes that the supportive services planned for residents will be very beneficial and that the development will add stability to the neighborhood. Also, the organization has been pleased with the developer's efforts to include community input in the planning process.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Providence at Edinburg

General Summary of Comment:

There was broad support from officials and one letter of support from a non-official. There was support from one neighborhood organization. There was no opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **110** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lexington Court

BASIC DEVELOPMENT INFORMATION

Site Address: 3407 U.S. Highway 259 North Development #: 04194
 City: Kilgore Region: 4
 County: Gregg Zip Code: 75662 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Lexington Court, Ltd.
 Emanuel Glockzin - Phone: (979) 846-8878
 Developer: Emanuel H. Glockzin, Jr.
 Housing GC: Brazos Valley Construction, Inc.
 Architect: Myriad Designs, Inc.
 Market Analyst: J. Mikeska & Company
 Syndicator: Boston Capital Holdings LLC
 Supp Services Affordable Caring Housing, Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	36	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	4	25	47		
Total LI Units:					76
Market Rate Units					4
Owner/Employee Units:					0
Total Project Units:					80

FUNDING INFORMATION

Credits Requested: \$549,640 Credits Recommended in an Amount Not to Exceed: **\$549,640**
 Other Department Funds: Requested, and recommended for, a HOME CHDO Rental Development award in an amount not to exceed \$1,500,000. Loan amount, terms and conditions are subject to final financial feasibility analysis. Also recommended for a HOME CHDO Operating Grant in the amount of \$75,000.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kevin Eltife, District 1 S Points: 3 US Rep.: NC
 TX Representative Tommy Merritt, District 7 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Joe T. Parker, Mayor, S Resolution of Support from Local Government
 Bill Stoudt, County Judge, S Donald Lawler, Commissioner, S
 Randy Renshaw, Commissioner, S Billy Bob Brady, Commissioner, S

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was overwhelming support from officials and one letter of support from a non-official. The Mayor Pro-Tem, Janice Hancock, is also in support. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lexington Court

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 136 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Americas Palms

BASIC DEVELOPMENT INFORMATION

Site Address: 12300 Lorenzo Ruiz Drive Development #: 04196
 City: El Paso Region: 13
 County: El Paso Zip Code: 79936 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: American Palms Ltd.
 Bobby Bowling IV - Phone: (915) 821-3550
 Developer: Tropicana Building Corporation
 Housing GC: Tropicana Building Corporation
 Architect: David Marquez
 Market Analyst: Zacour and Associates
 Syndicator: Richman Group
 Supp Services TWCA Credit Counseling Service
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	52	36	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
11	16	17	68		
Total LI Units:					112
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					112

FUNDING INFORMATION

Credits Requested: \$635,064 Credits Recommended in an Amount Not to Exceed: **\$635,064**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eliot Shapleigh, District 29 Points: -3 US Rep.: NC
 TX Representative Chente Quintanilla, District 75 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Joe Wardy, Mayor, NC Resolution of Support from Local Government
 John Cook, City Rep., Dist. 4, S

Individuals/Businesses In Support: 3 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

El Paso Collaborative, Delia Ponce Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents will be very beneficial. Also, the organization has been impressed with the developer's track record.

Project VIDA, Bill Schlesinger Letter Score: NA S or O: S

The organization supports this development because they have been pleased with the developer's track record.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Americas Palms

PV Community Development Corporation, Bill Schlesinger Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Lower Valley Housing Corporation, Nancy Hanson Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Santa Lucia Community Development, Richard Alvarado Letter Score: NA S or O: S
 The organization supports this development because it has first-hand experience with the developer and recognizes the developer's diligence in promoting values amongst its residents "that lead to economic success and independence."

Opportunity Center for the Homeless, Ann Chaney Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Alianza Para El Desarrollo Comunitario Inc., Daniel Solis Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

El Paso Foster Parent Association, Inc., Dorothy Truax Letter Score: NA S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Project VIDA Health Center, Bill Schlesinger Letter Score: NA S or O: S
 The organization supports this development because the developer "has a fine record of accomplishment."

General Summary of Comment:

There was minimal support from officials and non-officials alike. There was support from nine neighborhood organizations. There was a letter of opposition from Senator Shapleigh who is opposed because of "the recent actions by Mr. Bowling in El Paso, Texas."

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 132 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Horizon Palms

BASIC DEVELOPMENT INFORMATION

Site Address: West of Darrington Rd. Development #: 04197
 City: Horizon City Region: 13
 County: El Paso Zip Code: 79838 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Horizon Palms Ltd.
 Bobby Bowling IV - Phone: (915) 821-3550
 Developer: Tropicana Building Corporation
 Housing GC: Tropicana Building Corporation
 Architect: David Marquez
 Market Analyst: Zacour and Associates
 Syndicator: Richman Group
 Supp Services TWCA Credit Counseling Service
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	36	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
7	10	13	46		
Total LI Units:					76
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					76

FUNDING INFORMATION

Credits Requested: \$431,206 Credits Recommended in an Amount Not to Exceed: **\$431,206**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eliot Shapleigh, District 29 Points: -3 US Rep.: NC
 TX Representative Chente Quintanilla, District 75 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Diane Whitty, Mayor, O Resolution of Support from Local Government

Individuals/Businesses In Support: 3 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from non-officials and one letter of support from an official. There were two letters of opposition from officials from the Mayor of the City, Diane Whitty, and Senator Shapleigh. The Mayor of Horizon City opposes the development because she is concerned that the siting of the property will concentrate low income families and that there may be issues of environmental justice. The opposition from the Senator is because of "the recent actions by Mr. Bowling in El Paso, Texas."



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Horizon Palms

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 132 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Alvin Manor Estates

BASIC DEVELOPMENT INFORMATION

Site Address: 917 E. Hwy 6 Development #: 04200
 City: Alvin Region: 6
 County: Brazoria Zip Code: 77511 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Artisan/American Corp.
 Elizabeth Young - Phone: (713) 626-1400
 Developer: Artisan/American Corp.
 Housing GC: Inland General Construction Co.
 Architect: JRM Architects, Inc.
 Market Analyst: O'Connor & Associates
 Syndicator: N/A
 Supp Services: Child & Adult Development Center
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	0	0	36	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	0	7	17		
Total LI Units:					28
Market Rate Units:					8
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$251,978 Credits Recommended in an Amount Not to Exceed: **\$251,978**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mike Jackson, District 11 NC Points: 0 US Rep.: NC
 TX Representative Glenda Dawson, District 29 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Andy Reyes, Mayor, O Resolution of Support from Local Government
 John Willy, County Judge, S

Individuals/Businesses In Support: 1 In Opposition: 1

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Neighborhood Centers Inc., No Contact Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing.

American Red Cross, Toni Hodges Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Alvin Manor Estates

General Summary of Comment:

There was opposition from one non-official, there was one letter of support from an official and one from a non-official. There were two letters of support from neighborhood organizations. The Mayor of Alvin, Andy Reyes, has provided the Department with a copy of a City Council resolution declining to support this development because Alvin already houses a disproportionate share of the low income residents of Brazoria County and a similar low income property was built there in 2003.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 151 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Alvin Manor

BASIC DEVELOPMENT INFORMATION

Site Address: 837 E. Highway 6 Development #: 04203
 City: Alvin Region: 6
 County: Brazoria Zip Code: 77511 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Artisan/American Corp.
 Elizabeth Young - Phone: (713) 626-1400
 Developer: Artisan/American Corp.
 Housing GC: Inland General Construction Co.
 Architect: JRM Architects, Inc.
 Market Analyst: O'Connor & Associates
 Syndicator: N/A
 Supp Services: Child & Adult Development Center
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	12	12	12	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	0	7	17		
Total LI Units:					28
Market Rate Units:					8
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$177,273 **Credits Recommended in an Amount Not to Exceed:** **\$177,273**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mike Jackson, District 11 NC Points: 0 US Rep.: NC
 TX Representative: Glenda Dawson, District 29 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Andy Reyes, Mayor, O Resolution of Support from Local Government
 John Willy, Brazoria County Judge, S

Individuals/Businesses In Support: **3** In Opposition: **2**

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Neighborhood Centers Inc., No Contact Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing.

American Red Cross, Toni Hodges Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Alvin Manor

General Summary of Comment:

There was support from non-officials and one letter of support from a local official. There are letters of support from two neighborhood organizations. The Mayor of Alvin, Andy Reyes, has provided the Department with a copy of a City Council resolution declining to support this development because Alvin already houses a disproportionate share of the low income residents of Brazoria County and a similar low income property was built there in 2003.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 151 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lake Jackson Manor

BASIC DEVELOPMENT INFORMATION

Site Address: 100 Garland Development #: 04206
 City: Lake Jackson Region: 6
 County: Brazoria Zip Code: 77566 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Artisan/American Corp.
 Elizabeth Young - Phone: (713) 626-1400
 Developer: Artisan/American Corp.
 Housing GC: Inland General Construction Co.
 Architect: JRM Architects, Inc.
 Market Analyst: O'Connor & Associates
 Syndicator: N/A
 Supp Services: Child & Adult Development Center
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	50	50	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
10	2	20	48		
Total LI Units:					80
Market Rate Units:					20
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$409,155 Credits Recommended in an Amount Not to Exceed: **\$409,155**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kyle Janek, District 17 NC Points: 0 US Rep.: NC
 TX Representative Dennis Bonnen, District 25 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 John Willy, County Judge, S

Individuals/Businesses In Support: 5 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Neighborhood Centers Inc., No Contact Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing.

American Red Cross, Toni Hodges Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lake Jackson Manor

General Summary of Comment:

There was one letter of support from an official and five letters of support from non-officials. There were no letters of opposition. There were two letters of support from neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **145** Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Westview Place

BASIC DEVELOPMENT INFORMATION

Site Address: Westview Blvd and Montgomery Park Blvd. Development #: 04210
 City: Conroe Region: 6
 County: Montgomery Zip Code: 77304 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Westview Place, Ltd.
 Emanuel Glockzin - Phone: (979) 846-8878
 Developer: Emanuel H. Glockzin, Jr.
 Housing GC: Brazos Valley Construction, Inc.
 Architect: Myriad Designs, Inc.
 Market Analyst: J. Mikeska & Company
 Syndicator: Boston Capital Holdings LLC
 Supp Services Affordable Caring Housing, Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	8	16	12	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	4	7	17		
Total LI Units:					28
Market Rate Units					8
Owner/Employee Units:					0
Total Project Units:					36

FUNDING INFORMATION

Credits Requested: \$228,852 Credits Recommended in an Amount Not to Exceed:

\$0

 Other Department Funds:

No other funds were requested from the Department.
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Todd Staples, District 3

NC

 Points:

0

 US Rep.: NC
 TX Representative Ruben Hope, District 16

S

 Points:

3

 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Carter Moore, Mayor, S Resolution of Support from Local Government
 Alan B. Sadler, County Judge, S Nancy Mikeska, Director County CD, S
 Mike Meador, Commissioner Precinct 1, Willis, S Joanne Callahan, County Housing Authority, S

Individuals/Businesses In Support:

2

 In Opposition:

0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and non-officials. There was a letter of support from the City Council. There was no opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Westview Place

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

- Score: 143 Meeting a Required Set Aside

Explanation: Was determined to be financially infeasible upon review by the Real Estate Analysis Division.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Arbors at Rose Park

BASIC DEVELOPMENT INFORMATION

Site Address: 2702 South 7th Street Development #: 04211
 City: Abilene Region: 2
 County: Taylor Zip Code: 79605 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Abilene DMA Housing, L.P.
 Diana McIver - Phone: (512) 328-3232
 Developer: DMA Development Company, LLC
 Housing GC: Global Construction Company, LLC
 Architect: Chiles Architects Inc.
 Market Analyst: Integra Realty Resources
 Syndicator: Related Capital Company
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	64	16	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
3	7	18	44		
Total LI Units:					72
Market Rate Units					8
Owner/Employee Units:					0
Total Project Units:					80

FUNDING INFORMATION

Credits Requested: \$542,577 Credits Recommended in an Amount Not to Exceed: **\$0**

Other Department Funds: Requested, but not recommended for, Housing Trust Fund Rental Development funds in an amount not to exceed \$75,000. If the Board decides to recommend this development for an allocation of credits, the Housing Trust Fund Rental Development Loan is recommended for simultaneous approval. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 S Points: 3 US Rep.: NC
 TX Representative Bob Hunter, District 71 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Grady Barr, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Abilene Neighborhood in Progress, Odus Dolton Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive and the developer is qualified.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Arbors at Rose Park

General Summary of Comment:

There was support from officials. There was no opposition. There was support from one neighborhood organization.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 129 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Village at Forest Grove

BASIC DEVELOPMENT INFORMATION

Site Address: 1000 Block of Richardson Road Development #: 04212
 City: Mount Pleasant Region: 4
 County: Titus Zip Code: 75455 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: BETCO Forest Grove, L.P.
 Eric Hartzell - Phone: (512) 567-2920
 Developer: BETCO Development Company, Inc.
 Housing GC: Global Construction Company, LLC
 Architect: Chiles Architects Inc.
 Market Analyst: Integra Realty Resources
 Syndicator: Apollo Housing Capital
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+	
0	16	32	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
3	3	18	40		
Total LI Units:					64
Market Rate Units					8
Owner/Employee Units:					0
Total Project Units:					72

FUNDING INFORMATION

Credits Requested: \$540,697 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: Requested, but not recommended for, Housing Trust Fund Rental Development funds in an amount not to exceed \$100,000. If the Board decides to recommend this development for an allocation of credits, the Housing Trust Fund Rental Development Loan is recommended for simultaneous approval. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kevin Eltife, District 1 NC Points: 0 US Rep.: NC
 TX Representative Mark Homer, District 3 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Mount Pleasant Habitat For Humanity, Thomas Nuchols Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing. Additionally, the organization believes the location is ideal in terms of proximity to schools, etc., the planned amenities appear beneficial and the architectural design is attractive.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Village at Forest Grove

Shelter Agencies for Families in East Texas, Inc., Carol Gresham

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive and the developer is qualified.

General Summary of Comment:

There was support from two neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 129 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Village at Morningstar

BASIC DEVELOPMENT INFORMATION

Site Address: 3401 Magnolia Avenue Development #: 04213
 City: Texas City Region: 6
 County: Galveston Zip Code: 77590 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Texas City DMA Housing, L.P.
 Diana McIver - Phone: (512) 328-3232
 Developer: DMA Development Company, LLC
 Housing GC: Global Construction Company, LLC
 Architect: N/A
 Market Analyst: O'Connor & Associates
 Syndicator: Related Capital Company
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	80	20	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	0	27	54		
Total LI Units:					90
Market Rate Units					10
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$537,331 Credits Recommended in an Amount Not to Exceed: **\$537,331**
 Other Department Funds: Requested, and recommended for, a Housing Trust Fund Rental Development award in an amount not to exceed \$200,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mike Jackson, District 11 S Points: 3 US Rep.: NC
 TX Representative Craig Eiland, District 23 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: James D. Yarbrough, County Judge, S Resolution of Support from Local Government

Individuals/Businesses In Support: 3 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Texas City - LA Marque Chamber of Commerce, Jimmy Hayley Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the planned amenities are beneficial and the developer is qualified.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Village at Morningstar

Retired American Persons of Texas City, Bonnie Arnald

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the planned amenities are beneficial and the developer is qualified.

Texas City Habitat for Humanity, Robert W. Greeley

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the location is ideal, the design will benefit residents, and the developer is qualified.

General Summary of Comment:

There was support from officials and non-officials. There were no letters of opposition. There was a Resolution of Support from the City Commission. There were three letters of support from neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 149 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Las Villas de Magnolia

BASIC DEVELOPMENT INFORMATION

Site Address: 7123 Capitol Street Development #: 04214
 City: Houston Region: 6
 County: Harris Zip Code: 77011 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Las Villas de Magnolia, LP
 Rogelio Santos - Phone: (713) 923-5433
 Developer: AAMA Community Development Corp.
 Housing GC: Global Construction Company
 Architect: Flores Architects
 Market Analyst: Integra Realty Resources
 Syndicator: Related Capital Company
 Supp Services N/A
 Consultant: Diana McIver & Associates

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	104	12	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	11	89	0		
Total LI Units:					104
Market Rate Units					12
Owner/Employee Units:					0
Total Project Units:					116

FUNDING INFORMATION

Credits Requested: \$681,856 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: Requested, but not recommended for, Housing Trust Fund Rental Development funds in an amount not to exceed \$200,000. If the Board decides to recommend this development for an allocation of credits, the Housing Trust Fund Rental Development Loan is recommended for simultaneous approval. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6 S Points: 3 US Rep.: NC
 TX Representative Joe Moreno, District 143 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Bill White, Mayor, S Resolution of Support from Local Government
 Carol Alvarado, City Council Member District 1, S
 Victor Trevino, County Constable Precinct 6, S

Individuals/Businesses In Support: 11 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Houston East Chamber of Commerce, Diane Lipton Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Las Villas de Magnolia

the developer is qualified.

Immaculate Conception Catholic Church, Kevin Collins Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

De Madres a Madres, Inc., Sylvia Castillo Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the location is ideal, the architectural design is attractive, and the developer is qualified.

Northside Redevelopment Center, Rodrigo Gonzalez Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

National Hispanic Council on Aging, Veronica Garza Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Centro Aztlan de Servicios Sociales, Edward Castillo Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Tejano Center for Community Concerns, Richard Farias Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Greater East End Management District, Mary Hansen Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Local Council 643, Lucy Reyna Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization is pleased with the developer's track record.

LULAC - Houston District VIII, Sylvia Gonzalez Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

General Summary of Comment:

There was broad support from officials and non-officials alike. There were no letters of opposition. There were letters of support from ten neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 137 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Thomas Ninke Senior Village

BASIC DEVELOPMENT INFORMATION

Site Address: 1900 Block of Lova Drive Development #: 04216
 City: Victoria Region: 10
 County: Victoria Zip Code: 77901 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Thomas Ninke Senior Village, L.P.
 Debbie Gillespie - Phone: (361) 575-3682
 Developer: Victoria Affordable Housing Corp. No.2
 Housing GC: N/A
 Architect: Chiles Architects Inc.
 Market Analyst: O'Connor & Associates
 Syndicator: Apollo Housing Capital, LLC
 Supp Services N/A
 Consultant: Diana McIver & Associates, Inc.

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	68	12	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
8	0	22	46		
Total LI Units:					76
Market Rate Units					4
Owner/Employee Units:					0
Total Project Units:					80

FUNDING INFORMATION

Credits Requested: \$439,626 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Ken Armbrister, District 18 Points: US Rep.: NC
 TX Representative Geanie W. Morrison, District 30 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

LOVA III Neighborhood Watch, Frank Flores Letter Score: 12 S or O:
 The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Thomas Ninke Senior Village

Victoria Chamber of Commerce, Phyllis Hunt

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.

Victoria North Side Rotary, Kent Grier

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.

Victoria County Senior Citizens Association, Inc., Yvonne M. Smith

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.

Kiwanis Club of Victoria, Jamie Brown

Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

General Summary of Comment:

There was support from officials and non-officials alike. There were no letters of opposition. There was a Resolution of Support from the City Council of Victoria. There were letters of support from five neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **154** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Converse Village Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 500 S. Sequin Rd. Development #: 04218
 City: Converse Region: 9
 County: Bexar Zip Code: 78109 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Converse Village, LP
 Tina Brooks - Phone: (740) 321-1574
 Developer: Converse Protech 113, LP
 Housing GC: ICI Construction, Inc.
 Architect: Chiles Architects Inc.
 Market Analyst: Apartment Market Data
 Syndicator: Paramount Financial Group
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	45	35	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	9	23	48		
Total LI Units:					80
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$458,035 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Judith Zaffirini, District 21 Points: US Rep.:Ciro Rodriguez, Dist. 28, S
 TX Representative Robert Puente, District 119 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Mayor, Craig Martin, Mayor, S Resolution of Support from Local Government
 Nelson W. Wolff, County Judge, NA
 Carlos I. Uresti, TX Rep., Dist. 118, S

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Converse Lions Club, Dan O'Connor Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities and supportive services planned for residents in the development will be very beneficial. Also, the location is ideal in terms of proximity to schools, a library, and principal transportation corridors.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Converse Village Apartments

Neighborhood Housing Services of San Antonio, Inc, Robert Jordan Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities planned for the development will be beneficial for residents.

Habitat for Humanity of San Antonio, Dennis Beehold Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents will be very beneficial, and that the location near schools and a library is also a plus.

General Summary of Comment:

There was support from officials and one letter of support from non-officials. There was support from three neighborhood organizations. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 137 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Primrose at Highland

BASIC DEVELOPMENT INFORMATION

Site Address: 2100 Block of Highland Avenue Development #: 04222
 City: Dallas Region: 3
 County: Dallas Zip Code: 75228 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: TX Tenison Housing, L.P.
 Deepak Sulakhe - Phone: (214) 891-1402
 Developer: Housing Services Incorporated
 Housing GC: Affordable Housing Construction
 Architect: Beeler, Guest, and Owens Architects
 Market Analyst: Apartment Market Data
 Syndicator: Paramount Financial Group
 Supp Services: Housing Services of Texas
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	42	108	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	30	72		
Total LI Units:					120
Market Rate Units:					30
Owner/Employee Units:					0
Total Project Units:					150

FUNDING INFORMATION

Credits Requested: \$935,153 Credits Recommended in an Amount Not to Exceed: **\$935,153**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Royce West, District 23 S Points: 3 US Rep.: NC
 TX Representative Bill Keffer, District 107 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 3 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Ferguson Road Initiative, Vikki Martin Letter Score: 12 S or O: S
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

Highland on the Creek Owners Association, Nita Bridwell Letter Score: NA S or O: S
 The organization expresses a general statement of support for the development.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Primrose at Highland

General Summary of Comment:

There was support from officials and non-officials alike. There was a Resolution of Support from the City Council of Dallas. There were letters of support from five neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **129** Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Commons of Grace Senior

BASIC DEVELOPMENT INFORMATION

Site Address: 8900 Block of Tidwell Development #: 04224
 City: Houston Region: 6
 County: Harris Zip Code: 77078 Population Served: ET
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: TX Commons of Grace, LP
 Deepak Sulakhe - Phone: (214) 891-7862
 Developer: Pleasant Hill Community Development
 Housing GC: Affordable Housing Construction
 Architect: Beeler, Guest, and Owens Architects
 Market Analyst: Apartment Market Data
 Syndicator: Paramount Financial Group
 Supp Services: Housing Services of Texas
 Consultant: Southwest Housing Development

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	84	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	12	21	53		
Total LI Units:					86
Market Rate Units:					22
Owner/Employee Units:					0
Total Project Units:					108

FUNDING INFORMATION

Credits Requested: \$759,068 Credits Recommended in an Amount Not to Exceed: **\$759,068**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mario Gallegos, Jr., District 6 S Points: 3 US Rep.: Gene Green, Dist.29, S
 TX Representative Senfronia Thompson, District 141 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Bill White, Mayor, S Resolution of Support from Local Government
 El Franco Lee, County Commissioner, Pct. 1, S Gordon Quan, City Council Member, at large, S
 Carol Mims Galloway, City Council Member, Dist. B, S Ronald C. Green, City Council Member, at large, S

Individuals/Businesses In Support: 17 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

East Houston / Settegast Super Neighborhood Council, Joyce Willis Letter Score: 0 S or O: O

The organization is opposed to the development because the developer did not adequately communicate during the planning process. The organization states that the developer did not notify the organization about the proposed development and was not forthcoming about the transitional-resident aspect of the project.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Commons of Grace Senior

Glenwood Forest Civic Club, Carolyn Williams Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization is pleased with the developer's track record.

Greater Houston Development, Inc., Robin Curtis Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization is pleased with the developer's track record.

New Progressive Civic Club, Tobie Ross Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

The Parkwood East, Verde Forest Sec. II Homeowners Association, Joel Richards Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization has been impressed by the developer's track record.

Greater North Forest Area, Allen Provost Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

Verde Forest Civic Association, Carolyn Jones Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

G.C. Community Development Corporation, Belinda E. Taylor Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

Grace Cathedral Church, Barbara Gaston Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Super Neighborhood #47, Jacqueline Mayhorn Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

Northeast Houston Economic Development Corp., Robin German Curtis Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable and safe senior housing.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Commons of Grace Senior

General Summary of Comment:

There was overwhelming support from officials and non-officials. There was opposition from one neighborhood organization, but there was support from ten neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **145** Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



TEXAS
 DEPARTMENT OF HOUSING
 AND COMMUNITY AFFAIRS
MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Arbor Cove

BASIC DEVELOPMENT INFORMATION

Site Address: 2805 Fordyce Avenue Development #: 04226
 City: Donna Region: 11
 County: Hidalgo Zip Code: 78537 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Arbor Cove, Ltd.
 Anita Kegley - Phone: (210) 349-4994
 Developer: CDHM Group, LLC
 Housing GC: Charter Builders
 Architect: L.K. Travis & Associates, Inc.
 Market Analyst: Apartment Market Data
 Syndicator: PNC Multifamily Capital
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	6	57	57	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	12	28	64		
Total LI Units:					108
Market Rate Units					12
Owner/Employee Units:					0
Total Project Units:					120

FUNDING INFORMATION

Credits Requested: \$1,152,552 Credits Recommended in an Amount Not to Exceed: **\$1,152,552**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eddie Lucio, Jr., District 27 S Points: 3 US Rep.: NC
 TX Representative Miguel David Wise, District 39 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Ricardo L. Morales, Mayor, S Resolution of Support from Local Government
 Ramon Garcia, County Judge, S

Individuals/Businesses In Support: 0 In Opposition: 1166

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and overwhelming opposition from non-officials.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Arbor Cove

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 145 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Stone Hearst

BASIC DEVELOPMENT INFORMATION

Site Address: 1650 East Lucas Drive Development #: 04228
 City: Beaumont Region: 5
 County: Jefferson Zip Code: 77703 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Stone Way, LP
 R.J. Collins - Phone: (512) 249-6240
 Developer: Eastern Marketing, Inc.
 Housing GC: Charter Contractors, Inc.
 Architect: Cross Architects, PLLC
 Market Analyst: Apartment Market Data
 Syndicator: MMA Financial, LLC
 Supp Services: Tejas Affordable Housing, Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	22	46	36	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	12	21	50		
Total LI Units:					83
Market Rate Units:					21
Owner/Employee Units:					0
Total Project Units:					104

FUNDING INFORMATION

Credits Requested: \$685,739 Credits Recommended in an Amount Not to Exceed: **\$685,739**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Tommy Williams, District 4 S Points: 3 US Rep.: NC
 TX Representative Joe Deshotel, District 22 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Evelyn M. Lord, Mayor, S Resolution of Support from Local Government
 Janet Blunt, City Housing Manager, S Rick Barrilleaux, Chamber of Commerce, S
 Kyle Hayes, City Manager, S

Individuals/Businesses In Support: 3 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and three letters of support from non-officials. There were no letters of opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Stone Hearst

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 138 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
The Villages

BASIC DEVELOPMENT INFORMATION

Site Address: FM 247 & Midway Road Development #: 04229
 City: Huntsville Region: 6
 County: Walker Zip Code: 77340 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Essex Villages LP
 R.J. Collins - Phone: (512) 249-6240
 Developer: Tejas Housing & Development, Inc.
 Housing GC: Charter Contractors, Inc.
 Architect: L.K. Travis & Associates
 Market Analyst: Novogradac & Company
 Syndicator: MMA Financial, LLC
 Supp Services: Tejas Affordable Housing, Inc.
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	45	35	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	12	20	48		
Total LI Units:					80
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$691,442 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Steve Ogden, District 5 S Points: 3 US Rep.: Jim Turner, Dist. 2, S
 TX Representative Lois Kolkhorst, District 13 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Karl Davidson, Mayor, S Resolution of Support from Local Government
 Kevin Evans, City Manager, S
 Steve Everett, Chairman of the Board, Chamber of Commerce, S

Individuals/Businesses In Support: 3 In Opposition: 2

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and non-officials alike. There were two letters of opposition from non-officials. There was a resolution of support from the city.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
The Villages

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 138 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Crescent Moon

BASIC DEVELOPMENT INFORMATION

Site Address: 7720 Emmett Lowry Expressway Development #: 04235
 City: Texas City Region: 6
 County: Galveston Zip Code: 77591 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: TC Emmett, L.P.
 Manish Verma - Phone: (210) 240-8376
 Developer: GMAT III Development, Ltd.
 Housing GC: Galaxy Builders, LTD
 Architect: Chiles Architects Inc.
 Market Analyst: Apartment Market Data
 Syndicator: JER Hudson Housing Capital
 Supp Services: Commonwealth Housing Corporation
 Consultant: Commercial Investment Services

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	68	56	56	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	21	35	84		
Total LI Units:					140
Market Rate Units:					40
Owner/Employee Units:					0
Total Project Units:					180

FUNDING INFORMATION

Credits Requested: \$754,845 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Mike Jackson, District 11 Points: US Rep.: NC
 TX Representative Craig Eiland, District 23 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There were no letters of support or opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 122 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Crescent Rivers

BASIC DEVELOPMENT INFORMATION

Site Address: Lake Brazos Dr., West of Waco Dr. Development #: 04239
 City: Waco Region: 8
 County: McLennan Zip Code: 76704 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: WL Brazos L.P.
 Manish Verma - Phone: (210) 240-8376
 Developer: GMAT III Development, Ltd.
 Housing GC: Galaxy Builders, LTD
 Architect: Chiles Architects Inc.
 Market Analyst: Apartment Market Data
 Syndicator: JER Hudson Housing Capital
 Supp Services: Waco Public Facility Corporation
 Consultant: Commercial Investment Services

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	68	56	56	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
17	4	36	87		
Total LI Units:					144
Market Rate Units:					36
Owner/Employee Units:					0
Total Project Units:					180

FUNDING INFORMATION

Credits Requested: \$955,575 **Credits Recommended in an Amount Not to Exceed:** **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kip Averitt, District 22 Points: 0 US Rep.: NC
 TX Representative John Mabry, District 56 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Mae J. Jackson, City Manager, O Resolution of Support from Local Government
 H.G. Bert Lumbreras, Assistant City Manager, O

Individuals/Businesses In Support: **0** In Opposition: **25**

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There were two letters of opposition from officials and broad opposition from non-officials.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Crescent Rivers

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 116 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Deer Creek Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: West Ellis Street & Martin Luther King Development #: 04240
City: Levelland Region: 1
County: Hockley Zip Code: 79336 Population Served: F
Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Deer Creek Apartments, LP
Justin Zimmerman - Phone: (417) 883-1632
Developer: Zimmerman Properties, LLC
Housing GC: Zimmerman Properties Construction
Architect: Parker & Associates
Market Analyst: Apartment Market Data
Syndicator: Related Capital Company
Supp Services Texas Interfaith Housing
Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	23	20	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	5	9	49		
Total LI Units:					63
Market Rate Units					0
Owner/Employee Units:					1
Total Project Units:					63

FUNDING INFORMATION

Credits Requested: \$454,573 Credits Recommended in an Amount Not to Exceed:
Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28 Points: US Rep.: NC
TX Representative Delwin Jones, District 83 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 126 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Anson Park II

BASIC DEVELOPMENT INFORMATION

Site Address: 3102 Old Anson Road Development #: 04241
 City: Abilene Region: 2
 County: Taylor Zip Code: 79603 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Anson Park II Limited Partnership
 R.J. Collins - Phone: (512) 249-6240
 Developer: Tejas Housing & Development, Inc.
 Housing GC: Charter Contractors, Inc.
 Architect: L.K. Travis & Associates
 Market Analyst: Novogradac & Company
 Syndicator: MMA Financial, LLC
 Supp Services: Tejas Affordable Housing, Inc.
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+
0	16	36		0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
5	4	16	39	
Total LI Units:				64
Market Rate Units:				16
Owner/Employee Units:				0
Total Project Units:				80

FUNDING INFORMATION

Credits Requested: \$535,250 Credits Recommended in an Amount Not to Exceed: **\$535,250**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 S Points: 3 US Rep.: NC
 TX Representative Bob Hunter, District 71 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Grady Barr, Mayor of Abilene, S Resolution of Support from Local Government
 George A. Newman, County Judge, S Vicky Smedley, Abilene Chamber of Commerce, S
 Roberta Thompson, Executive Director of Abilene, S

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Northwest Abilene Community Organization, Ezequiel Pecina Letter Score: 1 S or O: S
 The organization expresses a general statement of support for the development.

General Summary of Comment:

There was broad support from officials and one letter of support from a non-official. There were no letters of opposition and one letter of support from a neighborhood organization.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Anson Park II

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 147 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region. In a tie for score with 04172 this application has a lower credit per square foot than 04172 and therefore wins the tie.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Hampton Chase Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: State HWY-155, South of N. Loop 256 Development #: 04243
City: Palestine Region: 4
County: Anderson Zip Code: 75803 Population Served: F
Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Hampton Chase Apartments, LP
Justin Zimmerman - Phone: (417) 883-1632
Developer: Zimmerman Properties, LLC
Housing GC: Zimmerman Properties Construction
Architect: Parker & Associates
Market Analyst: Apartment Market Data
Syndicator: Related Capital Company
Supp Services: Texas Interfaith Housing
Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+
0	20	31	24	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	8	26	41	
Total LI Units:				75
Market Rate Units:				0
Owner/Employee Units:				1
Total Project Units:				76

FUNDING INFORMATION

Credits Requested: \$556,158 Credits Recommended in an Amount Not to Exceed:

Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Todd Staples, District 3 Points: US Rep.: NC
TX Representative Byron Cook, District 8 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: George J. Foss, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials. There were no letters of opposition. There was a Resolution of Support from the City Council.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Hampton Chase Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **129** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Camden Crossing Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: NE Corner of North Avenue D & Stewart St. Development #: 04244
 City: Brownfield Region: 1
 County: Terry Zip Code: 79316 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Camden Crossing Apartments, LP
 Justin Zimmerman - Phone: (417) 883-1632
 Developer: Zimmerman Properties, LLC
 Housing GC: Zimmerman Properties Construction
 Architect: Parker & Associates
 Market Analyst: Apartment Market Data
 Syndicator: Related Capital Company
 Supp Services: Texas Interfaith Housing
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	23	20	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	7	9	47		
Total LI Units:					63
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					63

FUNDING INFORMATION

Credits Requested: \$455,296 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Robert Duncan, District 28 S Points: 3 US Rep.: NC
 TX Representative Pete Laney, District 85 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Nancy Wade, Mayor, Brownfield, S Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 123 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Wildwood Trails Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: McClain & Looney Street Development #: 04246
 City: Brownwood Region: 2
 County: Brown Zip Code: 76801 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Wildwood Trails Apartments, LP
 Justin Zimmerman - Phone: (417) 883-1632
 Developer: Zimmerman Properties, LLC
 Housing GC: Zimmerman Properties Construction
 Architect: Parker & Associates
 Market Analyst: Apartment Market Data
 Syndicator: Related Capital Company
 Supp Services: Texas Interfaith Housing
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	31	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	10	12	53		
Total LI Units:					75
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					75

FUNDING INFORMATION

Credits Requested: \$558,403 Credits Recommended in an Amount Not to Exceed: **\$558,403**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 S Points: 3 US Rep.: NC
 TX Representative Jim Keffer, District 60 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Bert V. Massey, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 2 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and minimal support from non-officials. There were no letters of opposition. There was a Resolution of Support from the City Council of Brownwood.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Wildwood Trails Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 130 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Hawthorne Hills Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: Grand Avenue & Crawford St. Development #: 04247
 City: Marshall Region: 4
 County: Harrison Zip Code: 75670 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Hawthorne Hills Apartments, LP
 Justin Zimmerman - Phone: (417) 883-1632
 Developer: Zimmerman Properties, LLC
 Housing GC: Zimmerman Properties Construction
 Architect: Parker & Associates
 Market Analyst: Apartment Market Data
 Syndicator: Related Capital Company
 Supp Services: Texas Interfaith Housing
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	23	16	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	7	21	35		
Total LI Units:					63
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					63

FUNDING INFORMATION

Credits Requested: \$455,467 Credits Recommended in an Amount Not to Exceed:
 Other Department Funds:

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kevin Eltife, District 1 Points: US Rep.: NC
 TX Representative Bryan Hughes, District 5 Points: US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Ed Smith, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: In Opposition:

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 135 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Knollwood Heights Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: NE corner of MLK Blvd & West Mercy Dr. Development #: 04250
 City: Big Spring Region: 12
 County: Howard Zip Code: 79720 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Knollwood Heights Apartments, LP
 Justin Zimmerman - Phone: (417) 883-1632
 Developer: Zimmerman Properties, LLC
 Housing GC: Zimmerman Properties Construction
 Architect: Parker & Associates
 Market Analyst: Apartment Market Data
 Syndicator: Related Capital Company
 Supp Services: Texas Interfaith Housing
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+	
0	20	23	20	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	2	0	61		
Total LI Units:					63
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					64

FUNDING INFORMATION

Credits Requested: \$457,678 Credits Recommended in an Amount Not to Exceed: **\$457,678**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kel Seliger, District 31 NC Points: 0 US Rep.: NC
 TX Representative Pete Laney, District 85 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Russ McEwen, Mayor, S Resolution of Support from Local Government
 Ben Lockhart, County Judge, O

Individuals/Businesses In Support: 0 In Opposition: 4

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials. There was one letter of opposition from the county judge who is opposed because he is concerned about the impact of another development on the apartment community in Big Spring. There were minimal letters of opposition from non-officials.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Knollwood Heights Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 117 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Freeport Oaks Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: NE Corner of Avenue J & Skinner St. Development #: 04255
 City: Freeport Region: 6
 County: Brazoria Zip Code: 77541 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Freeport Oaks LP
 Les Kilday - Phone: (713) 914-9400
 Developer: Kilday Partners LLC
 Housing GC: N/A
 Architect: EDI Architects
 Market Analyst: Apartment Market Data
 Syndicator: MMA Financial
 Supp Services: N/A
 Consultant: Gannon Outsourcing

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	45	35	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
3	9	20	48		
Total LI Units:					80
Market Rate Units:					20
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$721,599 Credits Recommended in an Amount Not to Exceed: **\$721,599**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kyle Janek, District 17 S Points: 3 US Rep.: NC
 TX Representative Dennis Bonnen, District 25 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 8 In Opposition: 1

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and non-officials alike. There was one letter of opposition from a non-official.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 140 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Vista Del Sol-The Rudy C Perez, Sr.

Edgewood Neighborhood Association, Manuel Diaz Garza Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Benitia Family Center, Carmen Sanchez Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the city for affordable and safe housing.

Community Workers Council, Lucy Hall Letter Score: NA S or O: S
The organization supports this development because it will fulfill a need in the community for "top rate" affordable housing. Also, the organization suggests the benefits of an increase in student enrollment at the local school district.

Macedonia Community Development Corporation, Gloria Sterling-McGill Letter Score: NA S or O: S
The organization supports the development.

General Summary of Comment:

There was overwhelming support from officials and minimal support from non-officials. There were no letters of opposition. There were five letters of support from neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **147** Meeting a Required Set Aside

Explanation: There are not enough funds in Region 9 Urban/Exurban to allocate credits to any additional developments.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Villa del Arroyo Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 1200 Block of Elm Street Development #: 04259
 City: Midland Region: 12
 County: Midland Zip Code: 79705 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Midland Villa del Arroyo, L.P.
 David Diaz - Phone: (432) 682-2520
 Developer: Midland CDC, LLC
 Housing GC: N/A
 Architect: Architettura, Inc.
 Market Analyst: Mark Temple
 Syndicator: MMA Financial
 Supp Services: Midland Community Development Corp.
 Consultant: KLT Associates, L.P.

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	20	16	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
2	4	12	28		
Total LI Units:					46
Market Rate Units:					6
Owner/Employee Units:					0
Total Project Units:					52

FUNDING INFORMATION

Credits Requested: \$385,000 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kel Seliger, District 31 NC Points: 0 US Rep.: NC
 TX Representative Tom Craddick, District 82 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Michael J. Canon, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from two officials and one non-official. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 141 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Towne Park in Fredericksburg II

BASIC DEVELOPMENT INFORMATION

Site Address: 1100 Block of S. Adams Development #: 04260
 City: Fredericksburg Region: 9
 County: Gillespie Zip Code: 78624 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Towne Park Fredericksburg II, L.P.
 Mark Mayfield - Phone: (830) 693-4521
 Developer: Kilday Partners
 Housing GC: N/A
 Architect: Cameron Alread Architects
 Market Analyst: Apartment Market Data Research
 Syndicator: Paramount Financial Group
 Supp Services: Central Texas Community Housing Authority
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+	
0	21	18	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	1	10	24		
Total LI Units:					39
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					44

FUNDING INFORMATION

Credits Requested: \$257,151 Credits Recommended in an Amount Not to Exceed: **\$257,151**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Troy Fraser, District 24 S Points: 3 US Rep.: NC
 TX Representative Carter Casteel, District 73 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 4 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and non-officials alike. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 118 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gruene Oaks Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: NE Corner of Common St. and Gruene Rd. Development #: 04261
 City: New Braunfels Region: 9
 County: Comal Zip Code: 78130 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: New Braunfels Gruene Oaks L.P.
 Les Kilday - Phone: (713) 914-9400
 Developer: Kilday Partners LLC
 Housing GC: N/A
 Architect: Cameron Alread Architects
 Market Analyst: Apartment Market Data Research
 Syndicator: Paramount Financial Group
 Supp Services: Central Texas Community Housing Authority
 Consultant: Gannon Outsourcing

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	50	50	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	4	23	54		
Total LI Units:					90
Market Rate Units					10
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$534,693 Credits Recommended in an Amount Not to Exceed:

\$0

 Other Department Funds:

No other funds were requested from the Department.
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Jeff Wentworth, District 25

S

 Points:

3

 US Rep.: NC
 TX Representative Carter Casteel, District 73

S

 Points:

3

 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 Michael Meek, Chamber of Commerce, S
 Nancy L. Davison, CDBG Manager of New Braunfels, NA

Individuals/Businesses In Support:

7

 In Opposition:

3

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and non-officials. There were three letter of opposition from non-officials.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Gruene Oaks Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 128 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION

Multifamily Finance Production - 2004 Application Cycle

July Board Summary - Development Information and Public Input Summary

Brentwood Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: W. Hardy. Rd. and Langwick Development #: 04267
 City: Houston Region: 6
 County: Harris Zip Code: 77060 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Langqick/Hardy, Ltd.
 Angie Stahl - Phone: (713) 824-6263
 Developer: Tasel Management Co.
 Housing GC: CSI
 Architect: Hoff Architects
 Market Analyst: O'Connor & Associates
 Syndicator: Paramount Financial Services
 Supp Services Distinguished Care Services
 Consultant: Capital Consultants

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
9	3	20	48	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	3	20	48		
Total LI Units:					80
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					100

FUNDING INFORMATION

Credits Requested: \$799,000 Credits Recommended in an Amount Not to Exceed:

\$0

 Other Department Funds:

No other funds were requested from the Department.
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: John Whitmire, District 15 Points: -3 US Rep.: Gene Green, Dist.29, S
 TX Representative Senfronia Thompson, District 141 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 El Franco Lee, County Commissioner, Pct. 1, O
 Mario Gallegos, Jr., TX Sen., S

Individuals/Businesses In Support:

5

 In Opposition:

1

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Mission Greenspoint, Cindy Butler Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for housing designed with seniors in mind. The organization hopes that future residents might be willing contributors to the organization's community service efforts.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Brentwood Apartments

Houston Center for Independent Living, Sandra Bookman Letter Score: NA S or O: S
 The organization supports this development because it "looks forward to providing services to the new residents, which will increase their level of independence and inclusion in the community."

Family Services of Greater Houston, Nyla K. Wood Letter Score: NA S or O: S
 The organization supports this development because it "looks forward to the possibility of collaborating to address the social service needs of seniors."

Greater Greenspoint District, Jack Drake Letter Score: NA S or O: O
 The organization opposes this development because: 1) Aldine City does not exist as an incorporated city, 2) the developer did not properly inform the community about a planning meeting, 3) "the applicant did not solicit community support from elected officials," and 4) "the application has no input from neighborhood organizations."

General Summary of Comment:

There was one letter of opposition from a local commissioner. Senator Whitmire opposes this development because of concerns of concentration of affordable units and the additional burden on the community. There was also three letters of support from officials. There were five letters of support and one letter of opposition from non-officials. There was opposition from one neighborhood organization and support from three other neighborhood organizations.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 131 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lansborough Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 10050 Cullen Blvd. Development #: 04268
 City: Houston Region: 6
 County: Harris Zip Code: 77051 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Lansborough Apartments, L.P.
 Margie Bingham - Phone: (713) 224-5526
 Developer: M.L. Bingham, Inc.
 Housing GC: FCI Multifamily
 Architect: GTF Design
 Market Analyst: Butler Burgher and Assoc.
 Syndicator: Paramount Financial Group
 Supp Services: Beacon Endeavors
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	78	62	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
16	5	36	84		
Total LI Units:					141
Market Rate Units:					35
Owner/Employee Units:					0
Total Project Units:					176

FUNDING INFORMATION

Credits Requested: \$1,084,983 Credits Recommended in an Amount Not to Exceed: **\$1,084,983**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Rodney Ellis, District 13 S Points: 3 US Rep.: NC
 TX Representative Al Edwards, District 146 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Tim Crenwelge, Mayor, S Resolution of Support from Local Government
 Ada Edwards, City Council Member Dist. D, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

Houston Area Urban League, Inc., Sylvia Brooks Letter Score: NA S or O: S

The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developers track record.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lansborough Apartments

Greater Sugar Valley Civic Club, Margaret Jenkins

Letter Score: NA S or O: S

The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developer's track record.

Sunnyside Gardens, L.E. Chamberlain

Letter Score: 12 S or O: S

The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developer's track record.

General Summary of Comment:

There was support from officials. There was support from three neighborhood organizations. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 157 Meeting a Required Set Aside

Explanation: Has a competitive score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Essex Gardens Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 800 Columbus Road Development #: 04270
 City: Sealy Region: 6
 County: Austin Zip Code: 77474 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Essex Gardens Partners, L.P.
 Brian Cogburn - Phone: (713) 626-7796
 Developer: Hyperion Holdings, Inc.
 Housing GC: William Taylor & Company, Inc.
 Architect: Thompson Nelson Group
 Market Analyst: National Realty Consultants
 Syndicator: MMA Financial, LLC
 Supp Services YMCA of Greater Houston
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	28	61	47	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
12	4	27	66		
Total LI Units:					109
Market Rate Units					27
Owner/Employee Units:					0
Total Project Units:					136

FUNDING INFORMATION

Credits Requested: \$654,654 Credits Recommended in an Amount Not to Exceed:

\$0

 Other Department Funds:

No other funds were requested from the Department.
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All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Ken Armbrister, District 18

S

 Points:

3

 US Rep.: NC
 TX Representative Lois Kolkhorst, District 13

S

 Points:

3

 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Betty Reinbeck, Mayor, S Resolution of Support from Local Government
 Dennis Kocich, Councilman, Place 4, S Beverly Koym, Councilwoman, Place 1, S
 Joe Scranton, Jr., Councilman, Place 2, Mayor Pro Tem, S Chris Schavrda, Councilwoman, Place 3, S

Individuals/Businesses In Support:

3

 In Opposition:

0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was overwhelming support from officials and non-officials. There was a resolution of support from the city. There were no letters of opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Essex Gardens Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 137 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Bahia Palms Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 1303 Pino Dr. Development #: 04275
 City: Laguna Vista Region: 11
 County: Cameron Zip Code: 78578 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: R
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Cameron Fountainhead, L.P.
 Patrick Barbolla - Phone: (817) 732-1055
 Developer: Fountainhead Affiliates, Inc.
 Housing GC: Fountainhead Construction, Inc.
 Architect: J. Douglas Cain Associates, Inc.
 Market Analyst: Ed Ipser & Associates, Inc.
 Syndicator: Boston Capital Corporation
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	32	32	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
6	10	10	38		
Total LI Units:					64
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					64

FUNDING INFORMATION

Credits Requested: \$123,922 Credits Recommended in an Amount Not to Exceed: **\$123,922**
 Other Department Funds: Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed \$650,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Eddie Lucio, Jr., District 27 NC Points: 0 US Rep.: NC
 TX Representative Rene Oliveira, District 37 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was one letter of support from an official. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 96 Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Golden Manor Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 800 Avenue H Development #: 04279
 City: Bay City Region: 6
 County: Matagorda Zip Code: 77414 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: FDI-Golden Manor, LTD
 Melissa Baughman - Phone: (281) 371-7320
 Developer: Fieser Development, Inc.
 Housing GC: LCJ Construction
 Architect: David J. Albright
 Market Analyst: N/A
 Syndicator: Enterprise Social Investment Corp.
 Supp Services: N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	4	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	40		
Total LI Units:					40
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					40

FUNDING INFORMATION

Credits Requested: \$116,099 **Credits Recommended in an Amount Not to Exceed: \$116,099**
 Other Department Funds: Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed \$400,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Ken Armbrister, District 18 Points: 3 US Rep.: NC
 TX Representative: Glenda Dawson, District 29 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Charles Martinez Jr., Mayor, S Resolution of Support from Local Government
 Leonard Lamar, County Commissioner, Pct. 3, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials. There were no letters of opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Golden Manor Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 38

Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Country Square Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 1001 Lakeview Development #: 04280
 City: Lone Star Region: 4
 County: Morris Zip Code: 75668 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: FDI-Country Square, LTD
 Jim Fieser - Phone: (281) 371-7320
 Developer: Fieser Development, Inc.
 Housing GC: National Urban Construction
 Architect: David J. Albright
 Market Analyst: N/A
 Syndicator: Enterprise Social Investment Corp.
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	24	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	24		
Total LI Units:					24
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					24

FUNDING INFORMATION

Credits Requested: \$78,006 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kevin Eltife, District 1 Points: 0 US Rep.: NC
 TX Representative Barry Telford, District 1 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was one letter of support from a non-official. There were no letters of opposition. There was a Resolution of Support from the City.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Country Square Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 36 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Shady Oaks Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 506 Ellen Powell Dr. Development #: 04283
 City: Prairie View Region: 6
 County: Waller Zip Code: 77446 Population Served: E
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: FDI-Shady Oaks, LTD.
 Keridi Cameron - Phone: (281) 371-7320
 Developer: Fieser Development, Inc.
 Housing GC: LCJ Construction
 Architect: David J. Albright
 Market Analyst: N/A
 Syndicator: Enterprise Social Investment Corp.
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	4	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	40		
Total LI Units:					40
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					40

FUNDING INFORMATION

Credits Requested: \$128,636 Credits Recommended in an Amount Not to Exceed: **\$128,636**
 Other Department Funds: Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed \$465,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Ken Armbrister, District 18 Points: 3 US Rep.: John R. Carter, Dist. 31, S
 TX Representative Glenn Hegar, Jr., District 28 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials. There was a resolution of support from the city. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 40 Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Katy Manor Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 5360 E. 5th Street Development #: 04284
 City: Katy Region: 6
 County: Harris Zip Code: 77493 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: FDI-Katy Manor, LTD
 Keridi Cameron - Phone: (281) 371-7320
 Developer: Fieser Development, Inc.
 Housing GC: LCJ Construction
 Architect: David J. Albright
 Market Analyst: N/A
 Syndicator: Enterprise Social Investment Corp.
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	48	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	48		
Total LI Units:					48
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					48

FUNDING INFORMATION

Credits Requested: \$123,768 Credits Recommended in an Amount Not to Exceed: **\$123,768**
 Other Department Funds: Requested, and recommended for, a Preservation Incentives Program award in an amount not to exceed \$475,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Jon Lindsay, District 7 NC Points: 0 US Rep.: NC
 TX Representative Bill Callegari, District 132 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 1 In Opposition: 1

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was one letter of support from a non-official and one letter of opposition from non-officials.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 39 Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Ole Town Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 501 MLK Drive Development #: 04285
 City: Jefferson Region: 4
 County: Marion Zip Code: 75657 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: FDI-Ole Town, LTD
 Jim Fieser - Phone: (281) 371-7320
 Developer: Fieser Development, Inc.
 Housing GC: National Urban Construction
 Architect: David J. Albright
 Market Analyst: N/A
 Syndicator: Enterprise Social Investment Corp.
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	8	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	24		
Total LI Units:					24
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					24

FUNDING INFORMATION

Credits Requested: \$117,328 Credits Recommended in an Amount Not to Exceed: **\$117,328**
 Other Department Funds: Requested, and recommended for, a Preservation Incentives Program award in an amount not to exceed \$280,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kevin Eltife, District 1 Points: 0 US Rep.: Max Sandlin, Dist. 1, S
 TX Representative Barry Telford, District 1 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was a letter of support from an official and a non-official. There were no letters of opposition. There was a Resolution of Support from the City Council.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Ole Town Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 36

Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Country Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 1300 Courtland Rd. Development #: 04286
 City: Atlanta Region: 4
 County: Cass Zip Code: 75551 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: FEI-Country Place, LTD
 Jim Fieser - Phone: (281) 371-7320
 Developer: Fieser Development, Inc.
 Housing GC: National Urban Construction
 Architect: David J. Albright
 Market Analyst: N/A
 Syndicator: Enterprise Social Investment Corp.
 Supp Services: N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>
0	0	72	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	0	72	
Total LI Units:				72
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				72

FUNDING INFORMATION

Credits Requested: \$219,663 Credits Recommended in an Amount Not to Exceed: **\$0**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kevin Eltife, District 1 Points: 0 US Rep.: NC
 TX Representative Barry Telford, District 1 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Kay Phillips, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was one letter of support from a non-official. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **36** Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Vista Hermosa Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 820 N. Bibb Development #: 04287
 City: Eagle Pass Region: 11
 County: Maverick Zip Code: 78852 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Maverick Fountainhead, L.P.
 Patrick Barbolla - Phone: (817) 732-1055
 Developer: Fountainhead Affiliates, Inc.
 Housing GC: Fountainhead Construction, Inc.
 Architect: J. Douglas Cain Associates, Inc.
 Market Analyst: Ed Ipser & Associates, Inc.
 Syndicator: Boston Capital Corporation
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	20	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
2	3	3	12		
Total LI Units:					20
Market Rate Units					0
Owner/Employee Units:					0
Total Project Units:					20

FUNDING INFORMATION

Credits Requested: \$63,097 Credits Recommended in an Amount Not to Exceed: **\$63,097**
 Other Department Funds: Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed \$320,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Frank Madla, District 19 NC Points: 0 US Rep.: NC
 TX Representative Timoteo Garza, District 80 NC Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Jose A. Aranda, County Judge, S Resolution of Support from Local Government
 Jesus Olivares, City Manager, S
 Tom Cary, Board Member Eagle Pass ISD, S

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Vista Hermosa Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 104 Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Briarwood Apartment

BASIC DEVELOPMENT INFORMATION

Site Address: 513 E. 6th Street Development #: 04288
 City: Kaufman Region: 3
 County: Kaufman Zip Code: 75142 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Kaufman Fountainhead, L.P.
 Patrick Barbolla - Phone: (817) 732-1055
 Developer: Fountainhead Affiliates, Inc.
 Housing GC: Fountainhead Construction, Inc.
 Architect: J. Douglas Cain Associates, Inc.
 Market Analyst: Ed Ipser & Associates, Inc.
 Syndicator: Boston Capital Corporation
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	24	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
5	7	7	29		
Total LI Units:					48
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					48

FUNDING INFORMATION

Credits Requested: \$173,148 **Credits Recommended in an Amount Not to Exceed: \$173,148**
 Other Department Funds: Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed \$500,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Dr. Bob Deuell, District 2 Points: 0 US Rep.: NC
 TX Representative Betty Brown, District 4 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
 James Blystone, City Manager, S

Individuals/Businesses In Support: 1 In Opposition: 1

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was one letter of support from an official and non-official alike. There was one letter of opposition from a non-official.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Briarwood Apartment

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 91

Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
L.U.L.A.C. Village Park

BASIC DEVELOPMENT INFORMATION

Site Address: 1417 Home Road Development #: 04290
 City: Corpus Christi Region: 10
 County: Nueces Zip Code: 78416 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: U/E USDA Purpose / Activity: R
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Texas L.U.L.A.C. Village Housing, L.P.
 David Marquez - Phone: (210) 216-5611
 Developer: L.U.L.A.C. Village Park Trust
 Housing GC: Affordable Housing Construction
 Architect: Beeler, Guest, and Owens Architects
 Market Analyst: Apartment Market Data
 Syndicator: Paramount Financial Group
 Supp Services: Housing Services of Texas
 Consultant: Southwest Housing Development

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+	
0	28	64	60	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	152		
Total LI Units:					152
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					152

FUNDING INFORMATION

Credits Requested: \$899,429 Credits Recommended in an Amount Not to Exceed: **\$899,429**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Juan "Chuy" Hinojosa, District 20 S Points: 3 US Rep.: Solomon P. Ortiz, Dist. 27, S
 TX Representative Vilma Luna, District 33 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Samuel L. Neal, Mayor, S Resolution of Support from Local Government
 Betty Jean Longoria, County Commissioner, Dist. 2, S Jesse Noyola, City Council Member, Dist. 3, S
 Terry Shamsie, County Judge, S Jesus Chavez, Superintendent of Schools, S

Individuals/Businesses In Support: 9 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

LULAC Council No. 1, Ramrio Gamboa Letter Score: NA S or O: S

The organization supports this development because it will fulfill a need in the community for affordable housing. The organization also approves of the complex's 30-year history in the community.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
L.U.L.A.C. Village Park

Zavala / Austin Neighborhood Council, Miguel Rios

Letter Score: NA S or O:

The organization supports this development because it will fulfill a need in the community for affordable housing. The organization also approves of the complex's 30-year history in the community.

General Summary of Comment:

There was broad support from both officials and non-officials. There was support from two neighborhood organizations. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 102 Meeting a Required Set Aside

Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Saltgrass Landing Apartments

<u>BASIC DEVELOPMENT INFORMATION</u>					
Site Address: 1602 South Church Street					Development #: 04291
City: Rockport	Region: 10				
County: Aransas	Zip Code: 78382	Population Served: F			
Set Asides: <input checked="" type="checkbox"/> At-Risk <input type="checkbox"/> Nonprofit	Allocation: R	<input checked="" type="checkbox"/> USDA	Purpose / Activity: ACQ/R		
<small>Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab</small>					

<u>OWNER AND DEVELOPMENT TEAM</u>	<u>UNIT INFORMATION</u>																																								
Owner: Saltgrass Landing Apartments, Ltd. James Brawner - Phone: (512) 331-5173	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Eff</u></th> <th style="text-align: center;"><u>1 BR</u></th> <th style="text-align: center;"><u>2 BR</u></th> <th style="text-align: center;"><u>3 BR</u></th> <th style="text-align: center;"><u>4BR+</u></th> </tr> </thead> <tbody> <tr> <td>0</td> <td style="text-align: center;">24</td> <td style="text-align: center;">31</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td><u>30%</u></td> <td style="text-align: center;"><u>40%</u></td> <td style="text-align: center;"><u>50%</u></td> <td style="text-align: center;"><u>60%</u></td> <td></td> </tr> <tr> <td>0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">55</td> <td></td> </tr> <tr> <td colspan="5">Total LI Units: 55</td> </tr> <tr> <td colspan="5">Market Rate Units: 0</td> </tr> <tr> <td colspan="5">Owner/Employee Units: 1</td> </tr> <tr> <td colspan="5">Total Project Units: 56</td> </tr> </tbody> </table>	<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	0	24	31	0	0	<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		0	0	0	55		Total LI Units: 55					Market Rate Units: 0					Owner/Employee Units: 1					Total Project Units: 56				
<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>																																					
0	24	31	0	0																																					
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>																																						
0	0	0	55																																						
Total LI Units: 55																																									
Market Rate Units: 0																																									
Owner/Employee Units: 1																																									
Total Project Units: 56																																									
Developer: Johnny L. Melton																																									
Housing GC: CrisCourt Construction, Inc.																																									
Architect: Barbutti & Associates																																									
Market Analyst: N/A																																									
Syndicator: N/A																																									
Supp Services: N/A																																									
Consultant: N/A																																									

<u>FUNDING INFORMATION</u>	
Credits Requested: \$95,218	Credits Recommended in an Amount Not to Exceed: \$95,218
Other Department Funds:	No other funds were requested from the Department.
All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.	

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Ken Armbrister, District 18 S Points: 3 US Rep.: NC
TX Representative Gene Seaman, District 32 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government
Glenn D. Guillory, County Judge, S

Individuals/Businesses In Support: 1 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and one letter of support from a non-official. There were no letters of opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Saltgrass Landing Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 90

Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
West Side Place Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 1000 N. 13th. Development #: 04292
 City: West Columbia Region: 6
 County: Brazoria Zip Code: 77486 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: FDI-West Side Place, LTD.
 Melissa Baughman - Phone: (281) 371-7320
 Developer: Fieser Development, Inc.
 Housing GC: LCJ Construction
 Architect: David J. Albright
 Market Analyst: N/A
 Syndicator: Enterprise Social Investment Corp.
 Supp Services: N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	24	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	24		
Total LI Units:					24
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					24

FUNDING INFORMATION

Credits Requested: \$84,339 **Credits Recommended in an Amount Not to Exceed:** \$0
 Other Department Funds: Requested, but not recommended for, a Preservation Incentives Program loan in an amount not to exceed \$385,000. If the Board decides to recommend this development for an allocation of credits, the Preservation Incentives Program loan is recommended for simultaneous approval. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kyle Janek, District 17 Points: 0 US Rep.: NC
 TX Representative Dennis Bonnen, District 25 Points: 0 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: David E. Foster, Mayor, S Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from an official. There were no letters of opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
West Side Place Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 37 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lantana Ridge Apartments South

BASIC DEVELOPMENT INFORMATION

Site Address: 2200 N. Adams St. Development #: 04293
 City: Beeville Region: 6
 County: Bee Zip Code: 78102 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Lantana Southridge Apartments, Ltd.
 James Brawner - Phone: (512) 331-5173

 Developer: Johnny L. Melton
 Housing GC: CrisCourt Construction, Inc.
 Architect: Barbutti & Associates
 Market Analyst: N/A
 Syndicator: N/A
 Supp Services: N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	19	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	16		
Total LI Units:					35
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					35

FUNDING INFORMATION

Credits Requested: \$51,980 **Credits Recommended in an Amount Not to Exceed:** **\$51,980**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Judith Zaffirini, District 21 NC Points: 0 US Rep.: NC
 TX Representative Gabi Canales, District 35 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from an official. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: **86** Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Lantana Ridge Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 2200 N. Adams St. Development #: 04294
 City: Beeville Region: 6
 County: Bee Zip Code: 78102 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Lantana Northridge Apartments, Ltd.
 James Brawner - Phone: (512) 331-5173

 Developer: Johnny L. Melton
 Housing GC: CrisCourt Construction, Inc.
 Architect: Barbutti & Associates
 Market Analyst: N/A
 Syndicator: TBC
 Supp Services: N/A
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	31	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	55		
Total LI Units:					55
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					55

FUNDING INFORMATION

Credits Requested: \$66,535 **Credits Recommended in an Amount Not to Exceed:** **\$66,535**
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Judith Zaffirini, District 21 Points: 3 US Rep.: NC
 TX Representative Gabi Canales, District 35 Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government

Individuals/Businesses In Support: 0 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was minimal support from officials. There were no letters of opposition.

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 90 Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
La Mirage Villas

BASIC DEVELOPMENT INFORMATION

Site Address: 309 SE 15th Development #: 04295
 City: Perryton Region: 1
 County: Ochiltree Zip Code: 79070 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: ACQ/R
 Allocation: R=Rural, U=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Perryton Fountainhead, L.P.
 Patrick Barbolla - Phone: (817) 732-1055
 Developer: La Mirage Villas
 Housing GC: Fountainhead Construction, Inc.
 Architect: J. Douglas Cain Associates, Inc.
 Market Analyst: Ed Ipser & Associates, Inc.
 Syndicator: Boston Capital Corporation
 Supp Services N/A
 Consultant: N/A

UNIT INFORMATION

Eff	1 BR	2 BR	3 BR	4BR+	
0	8	39	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
5	8	8	26		
Total LI Units:					47
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					47

FUNDING INFORMATION

Credits Requested: \$173,281 Credits Recommended in an Amount Not to Exceed: **\$173,281**
 Other Department Funds: Requested, and recommended for, a HOME Preservation Rental Development award in an amount not to exceed \$500,000. Loan amount, terms and conditions are subject to final financial feasibility analysis.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Kel Seliger, District 31 NC Points: 0 US Rep.: NC
 TX Representative Warren Chisum, District 88 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: David Hale, Mayor, S Resolution of Support from Local Government
 Roger Wright, Council Member, S David Landis, City Manager, S

Individuals/Businesses In Support: 3 In Opposition: 0

Neighborhood Input:

All Comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was support from officials and three letters of support from non-officials. There were no letters of opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
La Mirage Villas

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 94

Meeting a Required Set Aside

Explanation: Satisfies the USDA Allocation in its region.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Sierra Royale Apartments

BASIC DEVELOPMENT INFORMATION

Site Address: 601 Wright Street Development #: 04302
 City: Robstown Region: 10
 County: Nueces Zip Code: 78380 Population Served: F
 Set Asides: At-Risk Nonprofit Allocation: R USDA Purpose / Activity: NC
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

OWNER AND DEVELOPMENT TEAM

Owner: Sierra Housing, Ltd.
 Rick Deyoe - Phone: (512) 858-2674
 Developer: Sierra Housing Development, LLC
 Housing GC: Construction Supervisors, Inc.
 Architect: Northfield Design Group
 Market Analyst: O'Connor & Associates
 Syndicator: N/A
 Supp Services Texas Interfaith Housing
 Consultant: N/A

UNIT INFORMATION

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	36	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	8	19	41		
Total LI Units:					68
Market Rate Units:					8
Owner/Employee Units:					0
Total Project Units:					76

FUNDING INFORMATION

Credits Requested: \$529,620 Credits Recommended in an Amount Not to Exceed: \$0
 Other Department Funds: No other funds were requested from the Department.

All recommendations noted in this report are conditioned on confirmation of feasibility by the Real Estate Analysis Division, an amount (loan, grant and/or credit amount), terms and conditions.

PUBLIC COMMENT SUMMARY

Guide: "O" = Oppose, "S" = Support, "N" = Neutral, "NC" or Blank = No comment

State/Federal Officials with Jurisdiction:

TX Senator: Juan "Chuy" Hinojosa, District 20 S Points: 3 US Rep.: Solomon P. Ortiz, Dist. 27, S
 TX Representative Jaime L. Capelo, District 34 S Points: 3 US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: Rodrigo Ramon, Mayor, S Resolution of Support from Local Government
 Jerry Velasco, City Building Official, S
 Laura Young, Executive Director of HA, S

Individuals/Businesses In Support: 9 In Opposition: 0

Neighborhood Input:

All comments from neighborhoods that submitted letters for Quantifiable Community Participation, whether scored or not, are summarized below. If this section is blank, no letters were received for Quantifiable Community Participation.

General Summary of Comment:

There was broad support from officials and non-officials. There were no letters of opposition.



MULTI-FAMILY FINANCE PRODUCTION DIVISION
Multifamily Finance Production - 2004 Application Cycle
July Board Summary - Development Information and Public Input Summary
Sierra Royale Apartments

RECOMMENDATION BY THE EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score: 127 Meeting a Required Set Aside

Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.

Applicant Evaluation

Project ID # **04007**

Name: **Oaks of Bandera Apartments**

City: **Bandera**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 5

Projects in Material Noncompliance

Yes No

in noncompliance: 0

Projects zero to nine: 5
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

monitored with a score less than thirty: 5

Projects not reported Yes
in application No

not yet monitored or pending review: 4

of projects not reported 0

Portfolio Monitoring

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Single Audit

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04012**

Name: **Tyler Square Apartments**

City: **Tyler**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 3

Projects in Material Noncompliance

Yes No

in noncompliance: 0

Projects zero to nine: 3
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

monitored with a score less than thirty: 3

Projects not reported Yes
in application No

not yet monitored or pending review: 1

of projects not reported 0

Portfolio Monitoring

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Single Audit

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04014**

Name: **La Villita Apartments Phase II**

City: **Brownsville**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 5

Projects zero to nine: 3
 grouped ten to nineteen: 0
 by score twenty to twenty-nine: 2

Projects in Material Noncompliance

Yes No

in noncompliance: 0

monitored with a score less than thirty: 5

Projects not reported Yes
 in application No

not yet monitored or pending review: 5

of projects not reported 0

Portfolio Monitoring

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Single Audit

Not applicable
 Review pending
 No unresolved issues
 Issues found regarding late cert
 Issues found regarding late audit
 Unresolved issues found that warrant disqualification
 (Comments attached)

Portfolio Administration/Analysis

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer S. Roth
 Date 7/6/2004

Single Family Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Community Affairs

No relationship
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer EEF
 Date 7/13/2004

Office of Colonia Initiatives

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Financial Administration

No delinquencies found
 Delinquencies found

Reviewer Stephanie A. D'Couto
 Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04018**

Name: **Terrace Pines Apartment Homes**

City: **College Station**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 5

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 5
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 5

Projects not reported Yes
in application No

not yet monitored or pending review: 9

of projects not reported 5

Portfolio Monitoring

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Single Audit

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04024**

Name: **South Union Place Apartments**

City: **Houston**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 2

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 1
grouped ten to nineteen: 1
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 2

Projects not reported Yes
in application No

not yet monitored or pending review: 1

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04026** Name: **Oak Timbers-White Settlement II** City: **White Settlement**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 3

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04028**

Name: **Heritage Park**

City: **Denison**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 0

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04030**

Name: **Park Estates**

City: **Nacogdoches**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 4

Projects zero to nine: 2
 grouped ten to nineteen: 0
 by score twenty to twenty-nine: 2

Projects in Material Noncompliance

Yes No

in noncompliance: 0

monitored with a score less than thirty: 4

Projects not reported Yes
 in application No

not yet monitored or pending review: 5

of projects not reported 0

Portfolio Monitoring

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Single Audit

Not applicable
 Review pending
 No unresolved issues
 Issues found regarding late cert
 Issues found regarding late audit
 Unresolved issues found that warrant disqualification (Comments attached)

Portfolio Administration/Analysis

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth

Date 7/6/2004

Single Family Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____

Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____

Date _____

Community Affairs

No relationship
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF

Date 7/13/2004

Office of Colonia Initiatives

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____

Date _____

Financial Administration

No delinquencies found
 Delinquencies found

Reviewer Stephanie A. D'Couto

Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04047**

Name: **Stratton Oaks**

City: **Seguin**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 1
 Projects zero to nine: 1
 grouped ten to nineteen: 0
 by score twenty to twenty-nine: 0

Projects in Material Noncompliance
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
monitored with a score less than thirty: <u> 1 </u>
not yet monitored or pending review: <u> 2 </u>

in noncompliance: 0
 Projects not reported Yes
 in application No
 # of projects not reported 1

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Not applicable
 Review pending
 No unresolved issues
 Issues found regarding late cert
 Issues found regarding late audit
 Unresolved issues found that warrant disqualification
 (Comments attached)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer S. Roth
 Date 7/6/2004

Single Family Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Community Affairs

No relationship
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer EEF
 Date 7/13/2004

Office of Colonia Initiatives

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Financial Administration

No delinquencies found
 Delinquencies found

Reviewer Stephanie A. D'Couto
 Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04057**

Name: **Stone Hollow Village**

City: **Lubbock**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 5

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 4
grouped ten to nineteen: 0
by score twenty to twenty-nine: 1

Yes No

monitored with a score less than thirty: 5

Projects not reported Yes
in application No

not yet monitored or pending review: 5

of projects not reported 2

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04066**Name: **Pineywood Community Orange**City: **Orange**LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other No Previous Participation in Texas Members of the development team have been disbarred by HUD Members of the application did not receive the required Previous Participation AcknowledgementNational Previous Participation Certification Received: N/A Yes NoNoncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 1

Projects in Material Noncompliance

Yes No # in noncompliance: 0Projects zero to nine: 1
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0# monitored with a score less than thirty: 1Projects not reported Yes
in application No # not yet monitored or pending review: 9# of projects not reported 0Portfolio MonitoringSingle AuditPortfolio Administration/AnalysisNot applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)Reviewed by Jo En TaylorDate 7/14/2004**Multifamily Finance Production**Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)Reviewer S. Roth
Date 7/6/2004**Single Family Finance Production**Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)Reviewer _____
Date _____**Real Estate Analysis
(Cost Certification and Workout)**Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)Reviewer _____
Date _____**Community Affairs**No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)Reviewer EEF
Date 7/13/2004**Office of Colonia Initiatives**Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)Reviewer _____
Date _____**Financial Administration**No delinquencies found
Delinquencies found Reviewer Stephanie A. D'Couto
Date 7/13/2004**Executive Director:** Edwina Carrington**Executed:** Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04079** Name: **Baybrook Park Retirement Center** City: **Webster**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 5

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 5
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 5

Projects not reported Yes
in application No

not yet monitored or pending review: 2

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04085**

Name: **Redwood Heights Apartments**

City: **Houston**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 1

Projects in Material Noncompliance

in noncompliance: 0

Yes No

Projects zero to nine: 1

Projects not reported Yes

grouped ten to nineteen: 0

monitored with a score less than thirty: 1

in application No

by score twenty to twenty-nine: 0

not yet monitored or pending review: 4

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Issues found regarding late cert

Unresolved issues found

Unresolved issues found that

Issues found regarding late audit

Unresolved issues found that

warrant disqualification

Unresolved issues found that

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Single Family Finance Production

Real Estate Analysis (Cost Certification and Workout)

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewer S. Roth

Reviewer _____

Reviewer _____

Date 7/6/2004

Date _____

Date _____

Community Affairs

Office of Colonia Initiatives

Financial Administration

No relationship

Not applicable

No delinquencies found

Review pending

Review pending

Delinquencies found

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

Reviewer EEF

Reviewer _____

Reviewer Stephanie A. D'Couto

Date 7/13/2004

Date _____

Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04088**

Name: **South Plains Apartments**

City: **Lubbock**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
 grouped ten to nineteen: 0
 by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
 in application No

not yet monitored or pending review: 0

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
 Review pending
 No unresolved issues
 Issues found regarding late cert
 Issues found regarding late audit
 Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
 Date 7/6/2004

Single Family Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
 Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
 Date _____

Community Affairs

No relationship
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
 Date 7/13/2004

Office of Colonia Initiatives

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
 Date _____

Financial Administration

No delinquencies found
 Delinquencies found

Reviewer Stephanie A. D'Couto
 Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04089**

Name: **Villas of Forest Hill**

City: **Dallas**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 12

Projects zero to nine: 12
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Projects in Material Noncompliance

Yes No

in noncompliance: 0

monitored with a score less than thirty: 12

Projects not reported Yes
in application No

not yet monitored or pending review: 2

of projects not reported 0

Portfolio Monitoring

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Single Audit

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04093**

Name: **Villas of Seagoville**

City: **Seagoville**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 12

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 12

Yes No

Projects not reported Yes

grouped ten to nineteen: 0

monitored with a score less than thirty: 12

in application No

by score twenty to twenty-nine: 0

not yet monitored or pending review: 2

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Issues found regarding late cert

Unresolved issues found

Unresolved issues found that

Issues found regarding late audit

Unresolved issues found that

warrant disqualification

Unresolved issues found that

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Single Family Finance Production

Real Estate Analysis (Cost Certification and Workout)

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

warrant disqualification

Reviewer S. Roth

Reviewer _____

Reviewer _____

Date 7/6/2004

Date _____

Date _____

Community Affairs

Office of Colonia Initiatives

Financial Administration

No relationship

Not applicable

No delinquencies found

Review pending

Review pending

Delinquencies found

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

Reviewer EEF

Reviewer _____

Reviewer Stephanie A. D'Couto

Date 7/13/2004

Date _____

Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04098**Name: **Copperwood Apartments**City: **The Woodlands**LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other No Previous Participation in Texas Members of the development team have been disbarred by HUD Members of the application did not receive the required Previous Participation AcknowledgementNational Previous Participation Certification Received: N/A Yes NoNoncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0Yes No # monitored with a score less than thirty: 0Projects not reported Yes
in application No # not yet monitored or pending review: 1# of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable Not applicable Not applicable Review pending Review pending Review pending No unresolved issues No unresolved issues No unresolved issues Unresolved issues found Issues found regarding late cert Unresolved issues found Unresolved issues found that Issues found regarding late audit Unresolved issues found that

warrant disqualification

Unresolved issues found that

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewed by Jo En TaylorDate 7/14/2004

Multifamily Finance Production

Single Family Finance Production

Real Estate Analysis (Cost Certification and Workout)

Not applicable Not applicable Not applicable Review pending Review pending Review pending No unresolved issues No unresolved issues No unresolved issues Unresolved issues found Unresolved issues found Unresolved issues found Unresolved issues found that Unresolved issues found that Unresolved issues found that

warrant disqualification

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewer S. Roth

Reviewer _____

Reviewer _____

Date 7/6/2004

Date _____

Date _____

Community Affairs

Office of Colonia Initiatives

Financial Administration

No relationship Not applicable No delinquencies found Review pending Review pending Delinquencies found No unresolved issues No unresolved issues Unresolved issues found Unresolved issues found Unresolved issues found that Unresolved issues found that

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

Reviewer EEF

Reviewer _____

Reviewer Stephanie A. D'CoutoDate 7/13/2004

Date _____

Date 7/13/2004Executive Director: Edwina CarringtonExecuted: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04100**

Name: **O.W. Collins Apartments**

City: **Port Arthur**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 2

of projects not reported 2

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04101**

Name: **Pleasant Hill Apartments**

City: **Austin**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Yes No

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 1

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04107**

Name: **Whitefield Place Apartments**

City: **San Antonio**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: <u> 0 </u>	Projects in Material Noncompliance Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	# in noncompliance: <u> 0 </u>
Projects zero to nine: <u> 0 </u>	# monitored with a score less than thirty: <u> 0 </u>	Projects not reported Yes <input type="checkbox"/>
grouped ten to nineteen: <u> 0 </u>	# not yet monitored or pending review: <u> 1 </u>	in application No <input checked="" type="checkbox"/>
by score twenty to twenty-nine: <u> 0 </u>		# of projects not reported <u> 0 </u>

Portfolio Monitoring

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Single Audit

Not applicable
 Review pending
 No unresolved issues
 Issues found regarding late cert
 Issues found regarding late audit
 Unresolved issues found that warrant disqualification (Comments attached)

Portfolio Administration/Analysis

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
 Date 7/6/2004

Single Family Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer
 Date

Real Estate Analysis (Cost Certification and Workout)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer
 Date

Community Affairs

No relationship
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
 Date 7/13/2004

Office of Colonia Initiatives

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification (Comments attached)

Reviewer
 Date

Financial Administration

No delinquencies found
 Delinquencies found

Reviewer Stephanie A. D'Couto
 Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04109**

Name: **Frazier Fellowship**

City: **Dallas**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 5

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 5
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 5

Projects not reported Yes
in application No

not yet monitored or pending review: 1

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04120**

Name: **Sedona Springs Village**

City: **Odessa**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 3

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 2

Yes No

Projects not reported Yes
in application No

grouped ten to nineteen: 0

monitored with a score less than thirty: 3

by score twenty to twenty-nine: 1

not yet monitored or pending review: 5

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Single Family Finance Production

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Reviewer _____
Date _____

Reviewer _____
Date _____

Community Affairs

Office of Colonia Initiatives

Financial Administration

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

No delinquencies found
Delinquencies found

Reviewer EEF
Date 7/13/2004

Reviewer _____
Date _____

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04131**

Name: **The Alhambra**

City: **San Antonio**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 2

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 2

Yes No

Projects not reported Yes

grouped ten to nineteen: 0

monitored with a score less than thirty: 2

in application No

by score twenty to twenty-nine: 0

not yet monitored or pending review: 0

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Issues found regarding late cert

Unresolved issues found

Unresolved issues found that

Issues found regarding late audit

Unresolved issues found that

warrant disqualification

Unresolved issues found that

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewed by Jo En Taylor

Date 7/20/2004

Multifamily Finance Production

Single Family Finance Production

Real Estate Analysis (Cost Certification and Workout)

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewer S. Roth

Reviewer _____

Reviewer _____

Date 7/19/2004

Date _____

Date _____

Community Affairs

Office of Colonia Initiatives

Financial Administration

No relationship

Not applicable

No delinquencies found

Review pending

Review pending

Delinquencies found

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

Reviewer EEF

Reviewer _____

Reviewer Stephanie A. D'Couto

Date 7/20/2004

Date _____

Date 7/20/2004

Executive Director: Edwina Carrington

Executed: Wednesday, July 21, 2004

Applicant Evaluation

Project ID # **04145** Name: **Village at Meadowbend Apartment** City: **Temple**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 3

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 3
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 3

Projects not reported Yes
in application No

not yet monitored or pending review: 3

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04146**

Name: **Casa Korima**

City: **Mercedes**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 3

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 3
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 3

Projects not reported Yes
in application No

not yet monitored or pending review: 3

of projects not reported 0

Portfolio Monitoring

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Single Audit

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification
(Comments attached)

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04147**

Name: **Shiloh Village**

City: **Dallas**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 0

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04151**

Name: **Renaissance Courts**

City: **Denton**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 7

Projects in Material Noncompliance

in noncompliance: 0

Yes No

Projects zero to nine: 6

Projects not reported Yes

grouped ten to nineteen: 1

monitored with a score less than thirty: 7

in application No

by score twenty to twenty-nine: 0

not yet monitored or pending review: 4

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Issues found regarding late cert

Unresolved issues found

Unresolved issues found that

Issues found regarding late audit

Unresolved issues found that

warrant disqualification

Unresolved issues found that

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewed by Jo En Taylor

Date 7/20/2004

Multifamily Finance Production

Single Family Finance Production

Real Estate Analysis (Cost Certification and Workout)

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewer S. Roth

Reviewer _____

Reviewer _____

Date 7/6/2004

Date _____

Date _____

Community Affairs

Office of Colonia Initiatives

Financial Administration

No relationship

Not applicable

No delinquencies found

Review pending

Review pending

Delinquencies found

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

Reviewer EEF

Reviewer _____

Reviewer Stephanie A. D'Couto

Date 7/20/2004

Date _____

Date 7/20/2004

Executive Director: Edwina Carrington

Executed: Wednesday, July 21, 2004

Applicant Evaluation

Project ID # **04152**

Name: **Bluffview Villas**

City: **Brenham**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0

Yes No

Projects not reported Yes

grouped ten to nineteen: 0

monitored with a score less than thirty: 0

in application No

by score twenty to twenty-nine: 0

not yet monitored or pending review: 2

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Issues found regarding late cert

Unresolved issues found

Unresolved issues found that

Issues found regarding late audit

Unresolved issues found that

warrant disqualification

Unresolved issues found that

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Single Family Finance Production

Real Estate Analysis (Cost Certification and Workout)

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewer S. Roth

Reviewer _____

Reviewer _____

Date 7/6/2004

Date _____

Date _____

Community Affairs

Office of Colonia Initiatives

Financial Administration

No relationship

Not applicable

No delinquencies found

Review pending

Review pending

Delinquencies found

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

Reviewer EEF

Reviewer _____

Reviewer Stephanie A. D'Couto

Date 7/13/2004

Date _____

Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04154**

Name: **Plainview Vistas**

City: **Plainview**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 8

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04157**

Name: **Samaritan House**

City: **Fort Worth**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 0

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04160**

Name: **Hobbs Road Village LP**

City: **League City**

LIHTC 9%

LIHTC 4%

HOME

BOND

HTF

SECO

ESGP

Other

No Previous Participation in Texas

Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 6

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 6
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 6

Projects not reported Yes
in application No

not yet monitored or pending review: 1

of projects not reported 0

Portfolio Monitoring

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Single Audit

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04167**

Name: **Oxford Place**

City: **Houston**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 7

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 7
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 7

Projects not reported Yes
in application No

not yet monitored or pending review: 5

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04170**

Name: **The Gardens of Athens**

City: **Athens**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
 grouped ten to nineteen: 0
 by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
 in application No

not yet monitored or pending review: 0

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that
 warrant disqualification
 (Comments attached)

Not applicable
 Review pending
 No unresolved issues
 Issues found regarding late cert
 Issues found regarding late audit
 Unresolved issues found that
 warrant disqualification
 (Comments attached)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that
 warrant disqualification
 (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that
 warrant disqualification
 (Comments attached)

Reviewer S. Roth
 Date 7/6/2004

Single Family Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that
 warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that
 warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Community Affairs

No relationship
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that
 warrant disqualification
 (Comments attached)

Reviewer EEF
 Date 7/13/2004

Office of Colonia Initiatives

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that
 warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Financial Administration

No delinquencies found
 Delinquencies found

Reviewer Stephanie A. D'Couto
 Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04191**

Name: **Providence at Boca Chica**

City: **Brownsville**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 1

Projects zero to nine: 1
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Projects in Material Noncompliance

Yes No

in noncompliance: 0

monitored with a score less than thirty: 1

Projects not reported Yes
in application No

not yet monitored or pending review: 4

of projects not reported 0

Portfolio Monitoring

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Single Audit

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04194**

Name: **Lexington Court**

City: **Kilgore**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 22

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 22
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 22

Projects not reported Yes
in application No

not yet monitored or pending review: 5

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04197**

Name: **Horizon Palms**

City: **Horizon City**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects zero to nine: 0
 grouped ten to nineteen: 0
 by score twenty to twenty-nine: 0

Projects in Material Noncompliance

Yes No

in noncompliance: 0

monitored with a score less than thirty: 0

Projects not reported Yes
 in application No

not yet monitored or pending review: 10

of projects not reported 0

Portfolio Monitoring

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Single Audit

Not applicable
 Review pending
 No unresolved issues
 Issues found regarding late cert
 Issues found regarding late audit
 Unresolved issues found that warrant disqualification
 (Comments attached)

Portfolio Administration/Analysis

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer S. Roth
 Date 7/6/2004

Single Family Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Community Affairs

No relationship
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer EEF
 Date 7/13/2004

Office of Colonia Initiatives

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Financial Administration

No delinquencies found
 Delinquencies found

Reviewer Stephanie A. D'Couto
 Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04200**

Name: **Alvin Manor Estates**

City: **Alvin**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 3

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Single Family Finance Production

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth

Reviewer

Reviewer

Date 7 /6 /2004

Date

Date

Community Affairs

Office of Colonia Initiatives

Financial Administration

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

No delinquencies found
Delinquencies found

Reviewer EEF

Reviewer

Reviewer Stephanie A. D'Couto

Date 7 /13/2004

Date

Date 7 /13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04203**

Name: **Alvin Manor**

City: **Alvin**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 3

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04206**

Name: **Lake Jackson Manor**

City: **Lake Jackson**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
 grouped ten to nineteen: 0
 by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
 in application No

not yet monitored or pending review: 3

of projects not reported 0

Portfolio Monitoring

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Single Audit

Not applicable
 Review pending
 No unresolved issues
 Issues found regarding late cert
 Issues found regarding late audit
 Unresolved issues found that warrant disqualification
 (Comments attached)

Portfolio Administration/Analysis

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer S. Roth
 Date 7/6/2004

Single Family Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Community Affairs

No relationship
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer EEF
 Date 7/13/2004

Office of Colonia Initiatives

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Financial Administration

No delinquencies found
 Delinquencies found

Reviewer Stephanie A. D'Couto
 Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04222**

Name: **Primrose at Highland**

City: **Dallas**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 2

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 2
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 2

Projects not reported Yes
in application No

not yet monitored or pending review: 2

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04224** Name: **Commons of Grace Senior Estates** City: **Houston**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 1

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 1
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 1

Projects not reported Yes
in application No

not yet monitored or pending review: 3

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/20/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/20/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/20/2004

Executive Director: Edwina Carrington

Executed: Wednesday, July 21, 2004

Applicant Evaluation

Project ID # **04226**

Name: **Arbor Cove**

City: **Donna**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 1

Projects zero to nine: 1

grouped ten to nineteen: 0

by score twenty to twenty-nine: 0

Projects in Material Noncompliance

Yes No

in noncompliance: 0

monitored with a score less than thirty: 1

Projects not reported Yes
in application No

not yet monitored or pending review: 4

of projects not reported 0

Portfolio Monitoring

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Single Audit

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/20/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/20/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/20/2004

Executive Director: Edwina Carrington

Executed: Wednesday, July 21, 2004

Applicant Evaluation

Project ID # **04228**

Name: **Stone Hearst**

City: **Beaumont**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 1

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 1
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 1

Projects not reported Yes
in application No

not yet monitored or pending review: 5

of projects not reported 1

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04241**

Name: **Anson Park II**

City: **Abilene**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 4

of projects not reported 0

Portfolio Monitoring

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Single Audit

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/20/2004

Executive Director: Edwina Carrington

Executed: Wednesday, July 21, 2004

Applicant Evaluation

Project ID # **04246**

Name: **Wildwood Trails Apartments**

City: **Brownwood**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 1

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 1
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 1

Projects not reported Yes
in application No

not yet monitored or pending review: 1

of projects not reported 1

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04250**

Name: **Knollwood Heights Apartments**

City: **Big Spring**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 1

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 1

Yes No

Projects not reported Yes
in application No

grouped ten to nineteen: 0

monitored with a score less than thirty: 1

by score twenty to twenty-nine: 0

not yet monitored or pending review: 1

of projects not reported 1

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04255**

Name: **Freeport Oaks Apartments**

City: **Freeport**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance													
Total # of Projects monitored: <u> 3 </u> Projects zero to nine: <u> 2 </u> grouped ten to nineteen: <u> 1 </u> by score twenty to twenty-nine: <u> 0 </u>	<table style="width: 100%; text-align: center;"> <tr> <td colspan="2">Projects in Material Noncompliance</td> </tr> <tr> <td>Yes <input type="checkbox"/></td> <td>No <input checked="" type="checkbox"/></td> </tr> </table>	Projects in Material Noncompliance		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	# in noncompliance: <u> 0 </u> Projects not reported Yes <input type="checkbox"/> in application No <input checked="" type="checkbox"/> # of projects not reported <u> 0 </u>							
Projects in Material Noncompliance													
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>												
<table style="width: 100%;"> <tr> <th style="text-align: center;"><u>Portfolio Monitoring</u></th> <th style="text-align: center;"><u>Single Audit</u></th> <th style="text-align: center;"><u>Portfolio Administration/Analysis</u></th> </tr> <tr> <td style="vertical-align: top;"> Not applicable <input checked="" type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) </td> <td style="vertical-align: top;"> Not applicable <input checked="" type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Issues found regarding late cert <input type="checkbox"/> Issues found regarding late audit <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) </td> <td style="vertical-align: top;"> Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) </td> </tr> </table>	<u>Portfolio Monitoring</u>	<u>Single Audit</u>	<u>Portfolio Administration/Analysis</u>	Not applicable <input checked="" type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached)	Not applicable <input checked="" type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Issues found regarding late cert <input type="checkbox"/> Issues found regarding late audit <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached)	Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached)	Reviewed by <u> Jo En Taylor </u> Date <u> 7/14/2004 </u>						
<u>Portfolio Monitoring</u>	<u>Single Audit</u>	<u>Portfolio Administration/Analysis</u>											
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<table style="width: 100%;"> <tr> <th style="text-align: center;"><u>Multifamily Finance Production</u></th> <th style="text-align: center;"><u>Single Family Finance Production</u></th> <th style="text-align: center;"><u>Real Estate Analysis (Cost Certification and Workout)</u></th> </tr> <tr> <td style="vertical-align: top;"> Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input checked="" type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer <u> S. Roth </u> Date <u> 7/6/2004 </u> </td> <td style="vertical-align: top;"> Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer _____ Date _____ </td> <td style="vertical-align: top;"> Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer _____ Date _____ </td> </tr> </table>	<u>Multifamily Finance Production</u>	<u>Single Family Finance Production</u>	<u>Real Estate Analysis (Cost Certification and Workout)</u>	Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input checked="" type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer <u> S. Roth </u> Date <u> 7/6/2004 </u>	Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer _____ Date _____	Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer _____ Date _____	<table style="width: 100%;"> <tr> <th style="text-align: center;"><u>Community Affairs</u></th> <th style="text-align: center;"><u>Office of Colonia Initiatives</u></th> <th style="text-align: center;"><u>Financial Administration</u></th> </tr> <tr> <td style="vertical-align: top;"> No relationship <input checked="" type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer <u> EEF </u> Date <u> 7/13/2004 </u> </td> <td style="vertical-align: top;"> Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer _____ Date _____ </td> <td style="vertical-align: top;"> No delinquencies found <input checked="" type="checkbox"/> Delinquencies found <input type="checkbox"/> Reviewer <u> Stephanie A. D'Couto </u> Date <u> 7/13/2004 </u> </td> </tr> </table>	<u>Community Affairs</u>	<u>Office of Colonia Initiatives</u>	<u>Financial Administration</u>	No relationship <input checked="" type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer <u> EEF </u> Date <u> 7/13/2004 </u>	Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer _____ Date _____	No delinquencies found <input checked="" type="checkbox"/> Delinquencies found <input type="checkbox"/> Reviewer <u> Stephanie A. D'Couto </u> Date <u> 7/13/2004 </u>
<u>Multifamily Finance Production</u>	<u>Single Family Finance Production</u>	<u>Real Estate Analysis (Cost Certification and Workout)</u>											
Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input checked="" type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer <u> S. Roth </u> Date <u> 7/6/2004 </u>	Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer _____ Date _____	Not applicable <input type="checkbox"/> Review pending <input type="checkbox"/> No unresolved issues <input type="checkbox"/> Unresolved issues found <input type="checkbox"/> Unresolved issues found that warrant disqualification <input type="checkbox"/> (Comments attached) Reviewer _____ Date _____											
<u>Community Affairs</u>	<u>Office of Colonia Initiatives</u>	<u>Financial Administration</u>											
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Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04268**

Name: **Lansborough Apartments**

City: **Houston**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 0

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification (Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewed by Jo En Taylor

Date 7/20/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer S. Roth
Date 7/19/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer EEF
Date 7/20/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification (Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/20/2004

Executive Director: Edwina Carrington

Executed: Wednesday, July 21, 2004

Applicant Evaluation

Project ID # **04275**

Name: **Bahia Palms Apartments**

City: **Cameron County**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 17

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 17
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 17

Projects not reported Yes
in application No

not yet monitored or pending review: 4

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04279**

Name: **Golden Manor Apartments**

City: **Bay City**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 2

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 2
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 2

Projects not reported Yes
in application No

not yet monitored or pending review: 7

of projects not reported 0

Portfolio Monitoring

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Single Audit

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/20/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/19/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/20/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/20/2004

Executive Director: Edwina Carrington

Executed: Wednesday, July 21, 2004

Applicant Evaluation

Project ID # **04283**

Name: **Shady Oaks Apartment**

City: **Prairie View**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: <u> 2 </u>	Projects in Material Noncompliance Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	# in noncompliance: <u> 0 </u>
Projects zero to nine: <u> 2 </u>	# monitored with a score less than thirty: <u> 2 </u>	Projects not reported Yes <input type="checkbox"/>
grouped ten to nineteen: <u> 0 </u>	# not yet monitored or pending review: <u> 7 </u>	in application No <input checked="" type="checkbox"/>
by score twenty to twenty-nine: <u> 0 </u>		# of projects not reported <u> 0 </u>

Portfolio Monitoring

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Single Audit

Not applicable
 Review pending
 No unresolved issues
 Issues found regarding late cert
 Issues found regarding late audit
 Unresolved issues found that warrant disqualification
 (Comments attached)

Portfolio Administration/Analysis

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer S. Roth
 Date 7/6/2004

Single Family Finance Production

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Community Affairs

No relationship
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer EEF
 Date 7/13/2004

Office of Colonia Initiatives

Not applicable
 Review pending
 No unresolved issues
 Unresolved issues found
 Unresolved issues found that warrant disqualification
 (Comments attached)

Reviewer _____
 Date _____

Financial Administration

No delinquencies found
 Delinquencies found

Reviewer Stephanie A. D'Couto
 Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04288**

Name: **Briarwood Apartments**

City: **Kaufman**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 18

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 18

Yes No

Projects not reported Yes
in application No

grouped ten to nineteen: 0

monitored with a score less than thirty: 18

by score twenty to twenty-nine: 0

not yet monitored or pending review: 8

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Single Family Finance Production

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Reviewer S. Roth

Reviewer _____

Reviewer _____

Date 7/6/2004

Date _____

Date _____

Community Affairs

Office of Colonia Initiatives

Financial Administration

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that warrant disqualification
(Comments attached)

No delinquencies found
Delinquencies found

Reviewer EEF

Reviewer _____

Reviewer Stephanie A. D'Couto

Date 7/13/2004

Date _____

Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04290** Name: **L.U.L.A.C. Village Park Apartment** City: **Corpus Christi**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 0

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 0
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 0

Projects not reported Yes
in application No

not yet monitored or pending review: 0

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04294**

Name: **Lantana Northridge Apartments**

City: **Beeville**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 4

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 4
grouped ten to nineteen: 0
by score twenty to twenty-nine: 0

Yes No

monitored with a score less than thirty: 4

Projects not reported Yes
in application No

not yet monitored or pending review: 0

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Issues found regarding late cert
Issues found regarding late audit
Unresolved issues found that
warrant disqualification
(Comments attached)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer S. Roth
Date 7/6/2004

Single Family Finance Production

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Community Affairs

No relationship
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer EEF
Date 7/13/2004

Office of Colonia Initiatives

Not applicable
Review pending
No unresolved issues
Unresolved issues found
Unresolved issues found that
warrant disqualification
(Comments attached)

Reviewer _____
Date _____

Financial Administration

No delinquencies found
Delinquencies found

Reviewer Stephanie A. D'Couto
Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004

Applicant Evaluation

Project ID # **04295**

Name: **La Mirage Villas**

City: **Perryton**

LIHTC 9% LIHTC 4% HOME BOND HTF SECO ESGP Other

No Previous Participation in Texas Members of the development team have been disbarred by HUD

Members of the application did not receive the required Previous Participation Acknowledgement

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Total # of Projects monitored: 20

Projects in Material Noncompliance

in noncompliance: 0

Projects zero to nine: 20

Yes No

Projects not reported Yes
in application No

grouped ten to nineteen: 0

monitored with a score less than thirty: 20

by score twenty to twenty-nine: 0

not yet monitored or pending review: 7

of projects not reported 0

Portfolio Monitoring

Single Audit

Portfolio Administration/Analysis

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Issues found regarding late cert

Unresolved issues found

Unresolved issues found that

Issues found regarding late audit

Unresolved issues found that

warrant disqualification

Unresolved issues found that

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewed by Jo En Taylor

Date 7/14/2004

Multifamily Finance Production

Single Family Finance Production

Real Estate Analysis (Cost Certification and Workout)

Not applicable

Not applicable

Not applicable

Review pending

Review pending

Review pending

No unresolved issues

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

(Comments attached)

Reviewer S. Roth

Reviewer _____

Reviewer _____

Date 7/6/2004

Date _____

Date _____

Community Affairs

Office of Colonia Initiatives

Financial Administration

No relationship

Not applicable

No delinquencies found

Review pending

Review pending

Delinquencies found

No unresolved issues

No unresolved issues

Unresolved issues found

Unresolved issues found

Unresolved issues found that

Unresolved issues found that

warrant disqualification

warrant disqualification

(Comments attached)

(Comments attached)

Reviewer EEF

Reviewer _____

Reviewer Stephanie A. D'Couto

Date 7/13/2004

Date _____

Date 7/13/2004

Executive Director: Edwina Carrington

Executed: Thursday, July 15, 2004