

BOARD MEETING OF JULY 30, 2009
C. Kent Conine, Chair



Gloria Ray, Vice-Chair
Leslie Bingham Escareño, Member
Tom Gann, Member
Juan Muñoz, Member

MISSION

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

***TO HELP TEXANS ACHIEVE AN IMPROVED QUALITY
OF LIFE THROUGH THE DEVELOPMENT OF BETTER
COMMUNITIES***

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

A G E N D A

**8:00 am
July 30, 2009**

**Capitol Extension Auditorium
1100 Congress Avenue
Austin, TX 78701**

**CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM**

Kent Conine, Chairman

PUBLIC COMMENT

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

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Board member and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the consent agenda alter any requirements provided under Texas Government Code Chapter 551, the Texas Open Meetings Act.

Item 1: Approval of the following items presented in the Board materials:

Legal:

- a) Presentation, Discussion, and Possible Approval of an award of outside bond counsel contract, subject to the approval of the Office of the Attorney General, for FY 2010 and 2011
- b) Presentation, Discussion, and Possible Approval of an award of outside tax credit counsel contract, subject to the approval of the Office of the Attorney General, for FY 2010 and 2011
- c) Presentation, Discussion, and Possible Approval of an award of administrative law judge contract(s), subject to the approval of the Office of the Attorney General, for FY 2010 and 2011

Kevin Hamby
General Counsel

Neighborhood Stabilization Program:

- d) Presentation, Discussion, and Possible Approval of Texas Neighborhood Stabilization Program Award Recommendations:

2009-0070 Midland

Robb Stevenson
Mgr. NSP

Texas Homeownership Program:

- e) Presentation, Discussion, and Possible Approval to Submit an Application to NeighborWorks America for the National Foreclosure Mitigation Counseling (NFMC) Program – Round 3

Eric Pike
Dir. THP

Bond Finance:

- f) Presentation, Discussion, and Possible Approval of Resolution No. 09-046 authorizing application to the Texas Bond Review Board for reservation of single family private activity bond authority

Ed Morris
Sr. Bond Financial Analyst

Multifamily Division Items–Private Activity Bond Program:

- g) Presentation, Discussion, and Possible Approval of Trustees for the Multifamily Mortgage Revenue Bond Transactions

Robbye Meyer
Dir. Multifamily Finance

Community Affairs:

- h) Presentation, Discussion, and Possible Approval to submit an application to the U.S. Department of Housing and Urban Development for FY 2009 Rental Assistance for Non-Elderly Persons with Disabilities

Brenda Hull
Recovery Act Program Mgr.

ACTION ITEMS

Item 2: Appeals:

- a) Presentation, Discussion, and Possible Action for Weatherization Assistance Program (WAP) Award Appeals:

Michael DeYoung
Program Mgr. EA

Appeals Timely Filed

- b) Presentation, Discussion, and Possible Action for Recovery Act Homelessness Prevention and Rapid Re-Housing Program (HPRP) Application Appeals:

Stuart Campbell
Program Mgr. CA

<u>Region</u>	<u>Applicant</u>
3	Promise House, Inc.

Appeals Timely Filed

- c) Presentation, Discussion, and Possible Action on Housing Tax Credit Appeals:

Robbye Meyer
Dir. Multifamily Finance

09135	Lincoln Terrace	Fort Worth
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Appeals Timely Filed

- d) Presentation, Discussion, and Possible Action for HOME Appeals:

Jeannie Arellano
Dir. HOME Programs

Appeals Filed Timely

- e) Presentation, Discussion, and Possible Action for 2008 Competitive Housing Tax Credit Appeals of Underwriting:

Brent Stewart
Dir. REA

Appeals Timely Filed

Item 3: Financial Administration:

David Cervantes
Dir. Finan. Admin.

- a) Presentation, Discussion, and Possible Approval of the FY2010 Draft Operating Budget
- b) Presentation, Discussion, and Possible Approval of the FY2010 Draft Housing Finance Budget

Item 4: Community Affairs:

Michael DeYoung
Program Mgr. EA

- a) Presentation, Discussion, and Possible Approval of Recovery Act Weatherization Assistance Program Awards for the Existing Subrecipient Network, Temporary WAP providers, and the Competitive Pool award recommendations from a list of the following submissions:

- Alamo Area Council of Governments
- Bee Community Action Agency
- Big Bend Community Action Agency
- Brazos Valley Community Action
- Community Action Committee of Victoria
- Cameron-Willacy Counties Community Projects Inc.
- Caprock Community Action
- City of Fort Worth
- Combined Community Action
- Community Council of Reeves County
- Community Action Program
- Community Services, Inc.
- Concho Valley Community Action Agency
- Community Action Corporation of South Texas
- Community Services Agency of South Texas
- Dallas County Department of Human Services
- El Paso Community Action-Project BRAVO
- Economic Opportunities Advancement Corp. of Planning Reg. XI
- Greater East Texas Community Action Program
- Hill Country Community Action Association
- City of Lubbock
- Nueces County Community Action Association
- Panhandle Community Service
- Program for Human Services

Rolling Plains Management Corporation
 Sheltering Arms Senior Services, Inc.
 South Plains Community Action Agency
 South Texas Development Council
 Texoma Council of Government
 Travis County Human Services Department
 Tri-County Community Action, Inc.
 Webb County Community Action Agency
 West Texas Opportunities, Inc.
 City of Houston
 City of Dallas
 City of San Antonio
 City of El Paso
 City of Austin
 City of Fort Worth
 City of Laredo
 City of Brownsville
 City of Corpus Christi
 City of Lubbock
 City of Arlington
 Waco-Economic Opportunities Advancements Corp. of Planning Reg. XI
 City of McAllen
 Amarillo-Panhandle Community Service
 City of Pasadena
 City of Beaumont
 City of Irving
 City of Garland
 Odessa
 City of Abilene
 City of Georgetown
 City of Socorro
 City of Huntsville
 Community Council of South Central Texas
 Community Development Corporation of Brownsville
 El Paso Collaborative for Community and Economic Development
 Fort Bend Community Revitalization Projects
 Greenville Electric Utility Systems (GEUS)
 Life Builders Inc.
 Neighborhoods in Progress
 Rebuilding Together (Greater Dallas)
 Rebuilding Together (San Angelo)
 Williamson Burnet County Opportunities

- b) Presentation, Discussion, and Possible Approval of the Homelessness Prevention and Rapid Re-Housing Program (HPRP) award recommendations from a list of the following submissions:

Brooke Boston, DED
 Community Based Programs

<u>Region</u>	<u>Applicant</u>
1	Crisis Center of the Plains
2	Catholic Charities, Diocese of Fort Worth, Inc.
2	Salvation Army - Abilene
2	Abilene Regional MHMR Center
2	First Step, Inc.
3	City of Irving, Texas
3	NewLife Housing Foundation-Erath County
3	Grayson County Juvenile Alternatives, Inc.
3	Community Storehouse
3	Christian Community Action
3	City of Denton
3	Catholic Charities Diocese of Fort Worth, Inc.
3	Urban League of Greater Dallas & North Central TX
3	Salvation Army for the DFW Metroplex Command
3	The Family Place
3	Catholic Charities of Dallas, Inc.

3 City of Dallas
 3 Johnson County Family Crisis Center
 3 City of McKinney, Texas
 3 Jewish Family Service of Dallas, Inc.
 3 Wilkinson Center
 3 Tarrant County Department of Human Services
 3 Presbyterian Night Shelter
 3 Promise House, Inc.
 3 Metro Dallas Homeless Alliance
 3 Salvation Army-Arlington
 3 Salvation Army-Mabee Center Fort Worth
 3 Salvation Army-Sherman
 3 Mental Health Mental Retardation of Tarrant County
 3 The Bethlehem Foundation
 3 City Wide Community Development Corporation
 3 Cedar Creek Non-Profit Housing, Inc.
 3 First Assembly of God Church Adopt a Block Ministries
 3 Central Dallas Food Pantry
 3 Community Council of Greater Dallas
 4 Salvation Army-Tyler
 4 Randy Sams' Outreach Shelter, Inc.
 4 Shelter Agencies for Families in East Texas, Inc.
 4 East Texas Crisis Center, Inc.
 4 House of Faith Ministries, Inc.
 5 Love Inc. of Nacogdoches
 5 South East Texas Regional Planning Commission
 6 Salvation Army-Galveston
 6 Memorial Assistance Ministries
 6 Newlife Housing Foundation-Walker County
 6 Northwest Assistance Ministries
 6 SEARCH
 6 Montgomery County Women's Center
 6 The Women's Home
 6 Salvation Army Social Services Dept.-Houston
 6 Houston Area Women's Center
 6 New Hope Counseling Center, Inc.
 6 Rockwell Fund, Inc.
 6 Wesley Community Center, Inc. of Houston, Texas
 6 Houston Area Urban League, Inc.
 6 Star of Hope Mission
 6 Harvest Life Foundation
 6 Fort Bend County Women's Center, Inc.
 6 Gulf Coast Community Services Association
 6 Sister's of Serenity Ministry Inc.
 7 Youth and Family Alliance
 7 Caritas of Austin
 7 Catholic Charities of Central Texas
 7 Salvation Army-Austin
 8 Salvation Army-Waco
 8 Families In Crisis, Inc.
 9 Salvation Army-Kerrville
 9 NewLife Housing Foundation-Medina County
 9 City of San Antonio-Dept. of Community Initiatives
 9 San Antonio Metropolitan Ministry, Inc.
 9 Family Violence Prevention Services, Inc.
 9 St. Peter-St. Joseph Children's Home
 9 Salvation Army-San Antonio
 9 Community Council of South Central Texas, Inc.
 9 Society of St. Vincent de Paul
 9 San Antonio Water System
 9 Haven for Hope of Bexar County
 10 Mid-Coast Family Services, Inc.
 10 Corpus Christi Metro Ministries, Inc.

- 10 Salvation Army-Corpus Christi
- 11 City of Brownsville
- 11 Loaves and Fishes of the Rio Grande Valley, Inc.
- 11 Salvation Army-McAllen
- 12 Salvation Army-Midland
- 13 Texas RioGrande Legal Aid, Inc.
- 13 El Paso Center for Children, Inc.
- 13 El Paso County

CMHP Pilot Project Applications

- 7 Caritas of Austin-Pilot
- 13 El Paso Coalition for the Homeless-Pilot
- 3 Dallas County MHMR Center
- 7 Any Baby Can
- 6 SEARCH-Pilot
- 3 City of Dallas-Pilot
- 13 El Paso Human Services, Inc.-Pilot
- 6 Harvest Life Foundation-Pilot

Item 5: Office of Recovery Act Accountability Oversight:

- a) Presentation, Discussion, and Possible Action on a Status Report on the Implementation of the American Recovery and Reinvestment Act of 2009
- b) Presentation, Discussion, and Possible Action to adopt a policy regarding the Exchange of Tax Credits and the process for allocation of funds received under any Exchange

Brooke Boston
ARRA Accountability and Oversight

Tom Gouris
DED, Housing Programs

Item 6: Rules:

- a) Presentation, Discussion, and Possible Approval for publication in the *Texas Register* a final order adopting repeal of 10 TAC Chapter 3, Self Help Center Program Rule and final order adopting new 10 TAC Chapter 3, Self Help Center Program Rule
- b) Presentation, Discussion, and Possible Approval for publication in the *Texas Register* a final order adopting amendments to 10 TAC, Chapter 5, Subchapters A and D, concerning client income eligibility requirements for Community Affairs Programs and the withdrawal of the proposed amendment to Subchapter B, §5.203, Distribution of CSBG Funds

Homero Cabello
Dir. OCI

Brooke Boston
DED Community Based Programs

Item 7: Disaster Recovery:

- a) Presentation, Discussion, and Possible Approval of CDBG Disaster Recovery Program Award Recommendations:
 - 09-0009 Fort Bend County
 - 09-0011 Cameron County
 - 09-0012 Deep East Texas Council of Governments
 - 09-0013 City of Brownsville
 - 09-0016 Houston-Galveston Area Council
 - 09-0019 Hidalgo County
- b) Presentation, Discussion, and Possible Approval to increase the insurance cap for wind storm coverage and flood insurance under Hurricane Rita Round 2 awards

Sara Newsom
DED – Disaster Recovery and Emrgy. Housing

Item 8: Housing Trust Fund Programs Division:

- a) Presentation, Discussion, and Possible Approval of the 2010-2011 Housing Trust Fund Biennial Plan

Brooke Boston, DED
Comm. Based Prgms

Item 9: Multifamily Division Items - Housing Tax Credit Program:

- a) Presentation, Discussion, and Possible Approval of the Final Commitments from the 2009 State Housing Credit Ceiling for the Allocation of Competitive Housing Tax Credits and the Waiting List for the 2009 Housing Tax Credit Application Round:

Robbye Meyer
Dir. Multifamily Finance

- 09000 Courtwood Apartments Eagle Lake
- 09001 Hillwood Apartments Weimar

09100	Crestmoor Park South Apartments	Burleson
09101	Hampton Villages	Pampa
09102	Magnolia Trails	Magnolia
09103	Trebah Village	Katy
09104	Stone Hearst Seniors	Beaumont
09105	Villages at Snyder	Snyder
09108	Peachtree Seniors	Balch Springs
09110	Mustang Heights Apartments	Sweetwater
09113	Estacado Place Apartment	Lubbock
09115	Magnolia Trace	Dallas
09116	Tuscany Villas	Plano
09118	Fairways at Sammons Park	Temple
09119	Legacy Villas	Eagle Pass
09120	Senior Villages of Huntsville	Huntsville
09121	Red Oak Seniors	Waco
09126	Holland House Apartments	Holland
09127	Sage Brush Village	Odessa
09129	Napa Villas	Plano
09130	M Station	Austin
09131	Presidio Palms	San Elizario
09132	Chelsea Senior Community	Houston
09135	Lincoln Terrace	Fort Worth
09136	Gateway to Eden	Eden
09138	Belmont Senior Village	Leander
09140	Village of Salado	Cedar Hill
09142	Floral Gardens	Houston
09146	Oakwood Apartments	Brownwood
09147	Village Place Apartments	Lorena
09148	Whispering Oaks Apartments	Goldthwaite
09149	Autumn Villas	Lorena
09150	Prairie Village Apartments	Rogers
09156	Park Lane Apartments	Houston
09158	Arrowsmith Apartments	Corpus Christi
09159	Malibu Apartments	Austin
09160	Stone Court Senior Residences	Houston
09161	Sterling Court Senior Residences	Houston
09162	Arbor Pines Apartment Homes	Orange
09163	Tremont Apartment Homes	Killeen
09164	Gholson Hotel	Ranger
09165	Cherrywood Apartments	West
09167	Fondren Ranch	Houston
09168	LifeNet Lofts	Dallas
09169	Orem Ranch	Houston
09170	South Acres Ranch II	Houston
09172	Evergreen at Vista Ridge	Lewisville
09175	Abilene Senior Village	Abilene
09177	Orchard at Oak Forest	Houston
09179	Emory Senior Living Apartments	Lubbock
09180	Weslaco Hills Apartments	Weslaco
09181	Bowie Garden Apartments	Brownsville
09183	Grace Lake Townhomes	Beaumont
09184	Oakmont Apartments	Orange
09185	Maplewood Village II	League City
09187	Pleasanton Farms	San Antonio
09188	Casa Brazoria	Clute
09189	Crestshire Village	Dallas
09190	San Juan Square III	San Antonio
09191	Sendero Pointe	Houston
09192	Tierra Pointe	Karnes City
09193	Sierra Meadows	Houston

09196	Golden Bamboo Village II	Houston
09198	Montabella Pointe	San Antonio
09200	Mariposa Pointe	Hutchins
09201	Ventana Pointe	Houston
09202	Tesoro Hills	San Antonio
09211	Corban Townhomes	Corpus Christi
09223	Kleberg Commons	Dallas
09225	Hacienda Del Sol	Dallas
09228	Lufkin Pioneer Crossing for Seniors	Lufkin
09230	Darson Marie Terrace	San Antonio
09232	Brazos Bend Villa	Richmond
09237	Woodland Park at Decatur	Decatur
09242	Beechnut Oaks	Houston
09245	Heights at Corral	Kingsville
09248	Pearland Senior Village	Pearland
09249	Dixie Gardens	Houston
09254	Irvington Court	Houston
09260	Millie Street Apartments	Longview
09261	Turner Street Apartments	Palestine
09264	Sedona Ranch	Fort Worth
09265	Greenhouse Place	Houston
09266	Skytop Apartments	Conroe
09267	Heritage Crossing	Santa Fe
09268	Wildflower Terrace	Austin
09269	Eldridge Oaks	Houston
09270	Northline Apartment Homes	Houston
09272	Mason Apartment Homes	Houston
09276	Cypress Creek at Calder Drive	Dickinson
09280	Mariposa at Ella Blvd.	Houston
09281	Mariposa at Keith Harrow	Houston
09287	Horizon Meadows Apartments	La Marque
09293	Villas of Shady Grove	Burnet
09294	Northgate/Rhomberg Apartments	Burnet
09299	Hillcrest Acres	Midland
09304	Gardens at Clearwater Apartments	Kerrville
09306	Canyon Square Village	El Paso
09307	Medio Springs Ranch Apartments	San Antonio
09310	San Gabriel Crossing	Liberty Hill
09311	Deerbrook Place Apartments	Houston
09312	Villas at El Dorado Apartments	Houston
09313	Hampshire Court Apartments	Pasadena
09314	Taylor Farms	Dallas
09315	Canyons Retirement Community	Amarillo
09316	Champion Homes at Bay Walk	Galveston
09317	Champion Homes at Marina Landing	Galveston
09318	Hyatt Manor I and II Apartments	Gonzales
09320	Oxford Street Apartments	Amarillo

Item 10: HOME Program Division:

- a) Presentation, Discussion, and Possible Approval of HOME Program Award Recommendations:

Jeannie Arellano
Dir. HOME Programs

Community Housing Development Organization Rental Housing Development Program

09172	Evergreen at Vista Ridge	Lewisville
09138	Belmont Senior Village	Leander

Rental Housing Development Program

09001	Hillwood Apartments	Weimar
09000	Courtwood Apartments	Eagle Lake
09100	Crestmoor Park South Apartments	Burleson
09248	Pearland Senior Village	Pearland
09245	Heights at Corral	Kingsville

09267	Heritage Crossing	Santa Fe
09287	Horizon Meadows Apartments	La Marque
09136	Gateway to Eden	Eden
09318	Hyatt Manor I and II Apartments	Gonzales
09293	Villas of Shady Grove	Burnet
09126	Holland House Apartments	Holland
09228	Lufkin Pioneer Crossing for Seniors	Lufkin
09150	Prairie Village Apartments	Rogers
09146	Oakwood Apartments	Brownwood
09148	Whispering Oaks Apartments	Goldthwaite
09147	Village Place Apartments	Lorena
09149	Autumn Villas	Lorena
09294	Northgate and Rhomberg Apartments	Burnet
09165	Cherrywood Apartments	West

EXECUTIVE SESSION

- a) The Board may go into Executive Session (close its meeting to the public) on any agenda item if appropriate and authorized by the Open Meetings Act, Texas Government Code, Chapter 551
- b) The Board may go into Executive Session Pursuant to Texas Government Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.
- c) Consultation with Attorney Pursuant to §551.071(1) and (2), Texas Government Code including:
 - 1. With Respect to pending litigation styled *The Inclusive Communities Project, Inc. v Texas Department of Housing and Community Affairs*, et al filed in federal district court
 - 2. With Respect to pending litigation styled *M.G. Valdez Ltd. v. Texas Department of Housing and Community Affairs* filed in District Court, Hidalgo County
 - 3. With Respect to EEOC Claim from Don Duru
 - 4. With Respect to Any Other Pending Litigation Filed Since the Last Board Meeting
 - 5. Potential sale of agency owned real estate and/or sales of loans, pursuant to §551.072, Texas Government Code

Kent Conine, Chairman

OPEN SESSION

Action in Open Session on Items Discussed in Executive Session

REPORT ITEMS

- 1. Presentation and Discussion of Challenges Made in Accordance with §49.(17)(c) of the 2009 Qualified Allocation Plan and Rules (QAP) Concerning 2009 Housing Tax Credit (HTC) Applications
- 2. Presentation and Discussion of the Disaster Recovery Division's Status Report and Discussion of CDBG Disaster Recovery Program Award Recommendations with Project Description:

Kent Conine, Chairman

09-0001	City of Houston
09-0002	East Texas Council of Governments
09-0003	Harris County
09-0004	South East Texas Regional Planning Commission
09-0005	Montgomery County
09-0008	City of Galveston
09-0014	Galveston County

ADJOURN

To access this agenda & details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact Nidia Hiroms, 512-475-3934; TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Nidia Hiroms, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.

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

**To Be Posted
three days
prior to the meeting**

**To Be Posted
three days
prior to the meeting**

**To Be Posted
three days
prior to the meeting**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

BOARD ACTION REQUEST

July 30, 2008

Action Item

Presentation, Discussion and Possible Approval of Texas Neighborhood Stabilization Program Award Recommendations.

Requested Action

Approve, Deny or Approve with Amendments the Neighborhood Stabilization Program Award Recommendations.

Background

The Neighborhood Stabilization Program (NSP) is a HUD-funded program authorized by HR3221, the “Housing and Economic Recovery Act of 2008” (HERA), as a supplemental allocation to the Community Development Block Grant (CDBG) Program through an amendment to the existing State of Texas 2008 CDBG Action Plan (Action Plan). The purpose of the program is to redevelop into affordable housing, or acquire and hold, abandoned and foreclosed properties in areas that are documented to have the greatest need for arresting declining property values as a result of excessive foreclosures.

Texas has received approximately \$173,000,000, approximately \$71,000,000 of which has already been identified by HUD as a direct allocation to 14 cities and counties with the greatest need as determined by HUD. The Texas Department of Housing and Community Affairs (TDHCA) and the Office of Rural and Community Affairs (ORCA) are collaborating to administer the remaining approximately \$102,000,000 with TDHCA taking the lead role. A Memorandum of Understanding (MOU) is being executed between TDHCA and ORCA to outline roles and responsibilities. The funds were made available in the Texas NSP Notice of Funding Availability (NOFA) as delineated below:

Texas NSP NOFA	
Direct Allocation	\$50,692,337
Select Pool	\$31,104,826
Land Banking	\$10,000,000
Administration	\$10,199,685
Total	\$101,996,848

On July 16, 2009 the TDHCA Governing Board approved the Texas NSP awards as recommended by staff, including the postponement of a \$6,880,125 award to Texas NSP

Application No. 2009-0070, Midland County Housing Authority (MCHA). Details of the process used are available in the July 16, 2009 Board materials.

It is further recommended that MCHA be conditionally awarded pending the submission of evidence of the ability of the proposed activities to meet the 35% set-aside requirement to serve 50% AMI and below households with permanent housing through the redevelopment of foreclosed or abandoned residential property and the resolution of all multifamily underwriting administrative deficiencies as noted in the final administrative deficiency notice.

Texas NSP funding is recommended to be conditionally awarded as follows:

County Served	Legal Name	Select Pool	Select As Available	Total NSP Award
Midland	Midland County Housing Authority	\$525,000	\$6,355,125	\$6,880,125

If MCHA is unable to fully resolve all administrative deficiencies, the \$6,880,125 conditionally awarded will be proportionately added to Direct Allocation applicants who requested funding in excess of the county allocations in the “As Available” budget column of the applications but were not previously awarded complete funding on July 16, 2009 due to the oversubscription of the program.

Recommendation

Staff recommends the conditional approval of the above-listed award as recommended. The award is conditional pending complete resolution of application administrative deficiencies for Midland County Housing Authority Texas NSP Application No. 2009-0070. If the conditions for award are not met, a proportional allocation of funding to the “As Available” column of Direct Allocation applicants is recommended to exhaust all available funding.

TEXAS HOMEOWNERSHIP DIVISION

**BOARD ACTION REQUEST
JULY 30, 2009**

Action Items

Presentation, Discussion and Possible Approval to submit an application to NeighborWorks America for the National Foreclosure Mitigation Counseling (NFMC) Program – Round 3

Required Action

Approve or deny the submittal of an application to NeighborWorks America for the National Foreclosure Mitigation Counseling (NFMC) Program – Round 3

Background

Summary

At the September 4, 2008 TDHCA Board meeting, staff received approval to use up to \$250,000 in its application in deobligated Housing Trust Fund (HTF) funds for match to secure foreclosure mitigation assistance through Round 2 of the NFMC Program. The NFMC Program, administered through NeighborWorks America, provides funding to HUD-Approved Housing Counseling Agencies for foreclosure counseling with the goal of helping to prevent foreclosure and result in the long-term affordability of the mortgage or another positive outcome for the homeowner.

TDHCA, partnering with six non-profit agencies (sub-grantees) specializing in foreclosure prevention and utilizing the administrative services of the Texas State Affordable Housing Corporation (TSAHC), applied for Round 2 funding in October 2008 and was awarded \$491,490. The one year grant agreement was executed January 14, 2009. Due to the size of the grant award, TDHCA was only required to utilize approximately \$100,000 of its matching funds. The match funds were used to reimburse for additional counseling sessions, additional program support and administrative costs.

To date, of the 949 counseling sessions required under the grant agreement, over 650 have been completed. Twenty-seven percent of the counseling sessions have been provided to minority and low-income homeowners and neighborhoods. In addition to using NFMC grant funds for counseling services, the participating counseling organizations have also been able to use the funds for outreach events such as telethons, direct mailings and newspaper and radio advertising to help promote the availability of no-cost counseling for borrowers facing foreclosure.

As a result of recaptured funds from prior award recipients and additional appropriations, NeighborWorks is offering a Round 3 application cycle. Based on the success of our current grant award, TDHCA is qualified to apply for and submit a streamlined application. Successful applicants, on behalf of their sub-grantees will be awarded funds for reimbursement of counseling sessions completed between July 1, 2009 and June 30, 2010.

In anticipation of the quick application timeline, TDHCA sent notification to its existing six sub-grantee foreclosure prevention housing counselors as well as other HUD approved housing counselors within the state that may be interested in participating in TDHCA's grant application. The number of counseling sessions proposed to be completed within the grant period will determine the exact application amount and resulting match requirement. Since approximately \$150,000 in match funds remains of the \$250,000

previously approved by the Board, staff is proposing utilizing a portion of these funds for its Round 3 match commitment as well as in-kind services. As part of the partnership, TSHAC has committed to request approval from its Governing Board at their August meeting to split the grant match requirement with TDHCA and to continue their administrative role. Applicants must provide a 20 percent match for the first \$500,000 in funding they receive. After \$500,000 the required match drops to 10 percent.

Recommendation

Approve the submittal of an application to NeighborWorks of America for the National Foreclosure Mitigation Counseling (NFMC) Program – Round 3 and use of previously approved Housing Trust Fund (HTF) funds for match.

BOND FINANCE DIVISION

**BOARD ACTION REQUEST
July 30, 2009**

Action Item

Presentation, Discussion and Approval of Resolution No. 09-046 authorizing application to the Texas Bond Review Board for reservation of single family private activity bond authority.

Required Action

Approval of Resolution No. 09-046 authorizing the application to the Texas Bond Review Board for reservation of single family private activity bond authority.

Background

The TDHCA Board approves resolutions to draw down private activity bond authority for single family bonds and Mortgage Credit Certificate (MCC) programs, after which an application is sent to the Texas Bond Review Board to draw down volume cap and then Bond Finance comes back to the TDHCA Board for approval of the specific structure. The Department has six months to utilize that authority; if not utilized, the Department must reapply to draw down the volume cap.

TDHCA was allocated \$204.4 million in 2009 single family private activity volume cap of which TDHCA has not used any of the 2009 volume cap this year. Staff is requesting to draw down \$204.4 million of our 2009 volume cap for use on future MCC programs or new single family bond structures. Over the years, TDHCA has used prior volume cap when issuing our MCC and Bond Programs. Staff will come back to the TDHCA Board for final approval for one or both of these structures using 2009 volume cap.

Recommendation

Approve Resolution No. 09-046 authorizing the application to the Texas Bond Review Board for reservation of single family private activity bond authority.

Resolution No. 09-046

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

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

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

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

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

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

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

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

WHEREAS, the Board has determined to authorize the filing of the Application for Reservation with respect to qualified mortgage bonds;

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

Section 1 - Application for Reservation. The Board hereby authorizes Vinson & Elkins L.L.P., as Bond Counsel to the Department, to file on its behalf with the Bond Review Board the Application for Reservation for qualified mortgage bonds to be issued and delivered within 180 days after receipt of a “reservation date,” as defined in the Allocation Rules, in the maximum amount of \$204,387,451, together with any other documents and opinions required by the Bond Review Board as a condition to the granting of the Reservation.

Section 2 - Authorization of Certain Actions. The Board authorizes the Executive Director, the staff of the Department, as designated by the Executive Director, and Bond Counsel to take such actions on its behalf as may be necessary to carry out the purposes of this Resolution.

Section 3 - Purposes of Resolution. The Board has expressly determined and hereby confirms that the issuance of the qualified mortgage bonds will accomplish a valid public purpose of the Department by providing for the housing needs of persons and families of low, very low and extremely low income and families of moderate income in the State.

Section 4 - Mortgage Credit Certificate Authority. The Department reserves the right, upon receipt of a Reservation, to convert all or any part of its authority to issue qualified mortgage bonds to mortgage credit certificates.

Section 5 - Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

Section 6 - Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials made available to the Board relevant to the subject of this Resolution were posted on the Department’s website not later than the third day before the date of the meeting of the Board at which this Resolution was considered, and any documents made available to the Board by the Department on the day of the meeting were also made available in hard-copy format to the members of the public in attendance at the meeting, as required by Section 2306.032, Texas Government Code, as amended.

[Execution page follows]

PASSED AND APPROVED this 30th day of July, 2009.

Chairman, Governing Board

ATTEST:

Secretary to the Governing Board

(SEAL)

MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

July 30, 2009

Action Item

Presentation, Discussion and Possible Approval of Trustees for the Multifamily Mortgage Revenue Bond Transactions.

Requested Action

Approve, Amend or Deny the Recommended Trustees Below.

Background

The Department has an open Request for Qualifications (RFQ) published on the website. The approved trustees are approved on a two year basis and the Department received a RFQ from one trustee, Amegy Bank, who is requesting to be added to the Department's approved list. All other trustees on the list are not up for renewal at this time. For multifamily bond transactions, the Applicant selects a trustee from an approved list published by the Department. The trustee administers the Trust Indenture, makes payments to the Bondholders and disburses bond proceeds, and provides reports on bond issues and fund balances to the Department.

The Department received the RFQ response from Amegy Bank of Texas on June 17, 2009. Amegy Bank of Texas is an affiliate of Zions Bancorporation which has a Corporate Trust Division in four western states, one of which is located in Houston. The multifamily transactions closed by Zions Bank (affiliate) since 2005 have been in neighboring states; however, none have been in Texas. While the corporate trust personnel with Amegy Bank have experience with multifamily transactions in their tenure with other banks, Amegy Bank itself as trustee does not have any previous corporate trustee experience in Texas. Staff notes that although they have a Houston office where most functions regarding the administration of the accounts would be handled, there are several functions that are centralized in their Salt Lake City office. Those functions include security processing, trade settlement and bond payments.

An analysis comparison was performed comparing Amegy Bank to that of other approved trustees currently on the Department's list. The results of the analysis revealed the following:

- Amegy Bank is an affiliate of Zions Bancorporation out of Utah, who's ratings are "BBB-"/"B2"/"A-" on the holding company level and "BBB"/"Ba3"/"A-" on the bank level. This barely sets them in the investment grade category. In comparison a current approved trustee is rated "AA"/"Aa3"/"AA-" and "AA+"/"Aa1"/"AA-" respectively.
- When comparing the experience of Amegy to that of a current approved trustee, at a national level, Amegy only has four transactions with the par amounts totaling \$51.085 million for 2005, one transaction with a par amount of \$9.79 million for 2006, and seven transactions with a total par of \$75.195 in 2007. This is a total of 12 transactions with a total par amount of \$136.07 million for 2005-2007 Multifamily Revenue Bond Issues with no experience in Texas. In comparison, a current approved trustee has \$141.535 million for 13 transactions in experience for solely Texas Multifamily Revenue Bonds from 2005-2007 and total national experience covering 115 issues totaling \$2.194 billion. This puts the other trustee's experience for just Texas Multifamily Revenue Bonds higher than Amegy Bank's total national experience.

Recommendation

Due to staff's concerns regarding the Bank's rating as well as the lack of Bank corporate trust experience in Texas staff recommends the Board not approve Amegy Bank of Texas as a trustee for multifamily bond transactions.

**Approved Trustees for
Multifamily Bond Transactions**

**Bank of New York Mellon Trust
Company, N.A. (6/08)**

Dallas Contact: Dorothy Miller
919 Congress Avenue, Suite 500
Austin, Texas 78701
Phone: (512) 236-6506
dorothy.miller@bnymellon.com

**Bank of New York Mellon Trust
Company, N.A. (6/08)**

Dallas Contact: Robert Patterson
2001 Bryan Street, 11th Floor
Dallas, Texas 75201
Phone: (214) 468-6536
robert.l.patterson@bnymellon.com

**Bank of New York Mellon Trust
Company, N.A. (6/08)**

Houston Contact: Seth Crone
601 Travis Street, Floor 18
Houston, Texas 77002
Phone: (713) 410-8259
Seth.crone@bnymellon.com

Regions Bank (6/08)

Houston Office Contact: Cary W. Gilliam
1717 St. James Place, Suite 500
Houston, Texas 77056
Phone: (713) 693-5344
Cary.gilliam@regions.com
Alternate Contact: Ann Harris
Phone: (205) 326-7831
Ann.harris@regions.com

Regions Bank (6/08)

Dallas Office Contact: Mark Dault
1111 W. Mockingbird Lane, 12th Floor
Dallas, Texas 75247
Phone: (214) 678-2577
mark.dault@regions.com

U.S Bank National Association (07/09)

Contact: Steven A. Finklea
5555 San Felipe, Suite 1150
Houston, Texas 77056
Phone: (713) 235-9208
steven.finklea@usbank.com

Wells Fargo Bank Texas, N.A. (6/08)

Austin Office Contact: Greg Stites
400 West 15th, First Floor
Austin, Texas 78701
Phone: (512)344-8640
greg.l.stites@wellsfargo.com

Wells Fargo Bank Texas, N.A. (6/08)

Contact: Sherri H. Owen or Greg Hasty
1445 Ross Avenue, 2nd Floor
Dallas, Texas 75202
Phone: (214) 668-6450
Sherri.h.owen@wellsfargo.com
Phone: (214) 740-1548
greg.hasty@wellsfargo.com

**COMMUNITY AFFAIRS DIVISION
SECTION 8 PROGRAM**

**BOARD ACTION REQUEST
July 30, 2009**

Action Items

Presentation, Discussion, and Permission to submit an application to the U.S. Department of Housing and Urban Development (HUD) for funds for FY 2009 Rental Assistance for Non-Elderly Persons with Disabilities.

Required Action

Approve an application to HUD for additional Section 8 Housing Choice Vouchers.

Background

On June 22, 2009, HUD announced a draft Notice of Funding Availability (NOFA) that, when finalized, will make available approximately 4,000 additional Housing Choice Vouchers for non-elderly persons with disabilities. Approximately 1,000 of these vouchers will be made available to non-elderly persons transitioning from nursing homes into non-institutional housing; the balance does not have a de-institutionalization requirement.

The draft NOFA requires that applications come from Public Housing Agencies that have experience with the target population in order to be eligible to apply for the additional vouchers. The Department currently administers the Project Access Program with vouchers reserved for non-elderly persons with disabilities transitioning from institutions into the community and collaboration with the Texas Department of Aging and Disability Services or a Money Follows the Person grant. According to the draft NOFA, a Public Housing Agency may apply for up to ten percent of its Housing Choice Voucher authorized baseline, or 200 vouchers, whichever is less. For the Department, this number is approximately 100 vouchers.

To increase resources in Texas for low income persons with disabilities, staff is eager to apply for the maximum number of vouchers permitted under this NOFA. The Disability Advisory Workgroup, an external advisory committee to the Executive Director, strongly supports a Department application for the additional vouchers. Staff intends that the additional vouchers will be administered similarly to the current Project Access Program in coordination with the Housing and Health Services Coordination Council initiatives and services.

Recommendation

Staff recommends the Board grant approval for staff to submit an application to HUD for additional Housing Choice Vouchers.

**COMMUNITY AFFAIRS DIVISION
BOARD ACTION REQUEST
July 30, 2009**

Action Item

Presentation, Discussion and Possible Action on Timely Filed Appeals to the Board of Directors on Weatherization Assistance Program (WAP) Award Recommendations.

Requested Action

Approve, deny or approve with modifications any timely filed appeals to the Board of Directors on Weatherization Assistance Program (WAP) Award Recommendations.

Background

On July 15, 2009 staff notified certain applicants for the Weatherization Assistance Program (WAP) that they would not be funded due to Material Non-Compliance on one or more TDHCA contracts for which they are involved. Under Title 10, Part 1, Chapter 1, Section 1.7, applicants are given the opportunity to appeal the staff decision to the Executive Director. If the Executive Director denies the appeal, the applicant has the right under Section 1.7 to appeal the decision to the Board of Directors.

Recommendation

The Executive Director has denied the appeals and staff recommends that the Board affirm the Executive Director's decision and deny further appeals.

**COMMUNITY AFFAIRS DIVISION
BOARD ACTION REQUEST
July 30, 2009**

Action Item

Presentation, Discussion and Possible Action for Recovery Act Homelessness Prevention and Rapid Re-Housing Program (HPRP) Applications Appeals.

Requested Action

Approve, deny or approve with modifications the timely filed appeal to the Board of Directors on Homelessness Prevention and Rapid Re-Housing Program (HPRP) Award Recommendations.

Background

On July 14, 2009 staff notified certain applicants for the Homelessness Prevention and Rapid Re-Housing Program (HPRP) that they were not being considered for funding due to incomplete applications or lack of response to delinquency notifications. Under Title 10, Part 1, Chapter 1, Section 1.7, applicants were given the opportunity to appeal the staff decision to the Executive Director. If the Executive Director denies the appeal, the applicant has the right under Section 1.7 to appeal the decision to the Board of Directors.

Only one applicant has filed a Timely Appeal Election Form. Promise House, Inc. from Region 3 (Dallas) failed to submit a current Fidelity Bond policy declaration. Staff notified Promise House via email on June 19, 2009 that the Documentation of Current Bond Insurance was not included in their initial application. The Department did not receive a response from Promise House. After receiving notification on July 14, 2009 that they were deemed ineligible due to lack of response, Promise House asserted that they did not receive the June 19 notification, and that in fact the requested information had been included in the original application. However, the Common Policy Declarations provided by Promise House covers a period between 01/14/2007 through 01/14/2008 and does not satisfy the requirement of proof of current insurance.

It is important to note that even if Promise House had not been deemed ineligible, this application does not have a competitive score and would not have been recommended for funding.

Recommendation

The Executive Director has denied the appeal and staff recommends that the Board affirm the Executive Director's decision and deny further appeals.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

**HOMELESSNESS PREVENTION AND RAPID REHOUSING (HPRP)
APPEAL ELECTION FORM**

This form is to notify the Department that I am filing a formal appeal to the Executive Director for processing.

If my appeal is denied by the Executive Director, I: (check one)

Do wish to appeal to the Board of Directors and request that my application be added to the July 30, 2009 Board of Directors meeting agenda. My appeal documentation, which identifies my specific grounds for appeal, is attached. I understand that my Board appeal documentation must be submitted by 5:00 p.m. Wednesday, July 22, 2009 to be placed in the July 30, 2009 Board materials. If no further documentation is submitted, the appeal documentation to the Executive Director will be utilized.

Do not wish to appeal to the Board of Directors.

^{Agency} Development Name:	Promise House, Inc.
^{Agency} Development Address:	224 W. PAGE Ave DALLAS, 75208
Signer's Name	DR. HARRIET BOORHEM
Signer's Title:	PRESIDENT
Date:	7-20-09

Signed:

Dr. Harriet Boorhem



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Rick Perry
GOVERNOR

Michael Gerber
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Juan S. Muñoz, Ph.D.

June 19, 2009

Dr. Harriet Boorhem
Promise House, Inc.
224 W. Page Avenue
Dallas, Texas 75208

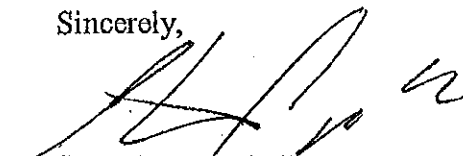
Dear Dr. Boorhem,

The Texas Department of Housing and Community Affairs (the Department) performed a review of the Threshold Documents and Threshold Information submitted in your Homelessness Prevention and Rapid Re-Housing Program (HPRP) Application. Below is a table of the required documents and/or information that was not included in the submission of your HPRP application. Refer to pages 13-17 of the HPRP NOFA for information on the threshold documents and information which must be submitted. For Pilot and Homelessness Prevention and Case Management Projects, refer to pages 13, 14 and 29.

In order for your application to be considered eligible for review, all missing documentation, as noted in the following list of missing documents and/or information, must be submitted to our office no later than 5:00 p.m., Tuesday, June 23, 2009. No exceptions or extensions to this deadline will be accepted. Two points will be deducted for each missing document or missing information as stated on page 3 of the HPRP NOFA.

Documents should be e-mailed to rita.garza@tdhca.state.tx.us or faxed to (512) 475-3539.

Sincerely,



Stuart P. Campbell, Manager
Community Services Section

APPLICANT: Promise House Inc.		
Region/Sequence: 3/6		
THRESHOLD DOCUMENT		NO DOCUMENT OR INFORMATION
1.	State of Texas HPRP NOFA Form	
2.	Table of Contents with page numbers.	
3.	Attachment A - Standard Form 424	
4.	Attachment B - Roster of Board of Directors	
5.	Articles of Incorporation	
6.	Attachment C - Local Government Certification Form	
7.	Current Internal Revenue Services (IRS) Ruling	X-OK
8.	Job Descriptions	
9.	Attachment D and E - Proposed Budget Tables	
10.	Photographs - two different views (one exterior and one interior)	
11.	Attachment F - Homeless Management Information Systems Reporting Form	
12.	Attachment G - Audit Certification Form	
13.	Attachment H - HB 1196 Form	
14.	Fiscal Accountability - A-133 Audit or Year End Financial Strmnts	
15.	Documentation of a Current Fidelity Bond or Letter of Commitment to obtain	X
16.	CCR Registration	
17.	DUNS Number	

	HPRP THRESHOLD INFORMATION	NO DOCUMENT OR INFORMATION
PART I.	HPRP COST - Provided a description of the costs for:	
A.	Financial Assistance	
B.	Housing Relocation and Stabilization Services	
C.	Data Collection and Evaluation	
D.	Administrative Costs	
PART II.	ORGANIZATION AND SERVICES PROVIDED	
A.	Described History, Mission and Staff Size?	
B.	Provide information on Board of Directors?	
C.1	Described services?	
C.2.	Described number of persons served?	
C.3.	Described target Group(s)?	
C.4.	Described location of Office(s)?	
D.	Described of case Management services provided?	
E.	Described direct service - staff positions?	

	HPRP THRESHOLD INFORMATION Applicant: Promise House Inc. Region/Sequence: 3/6	NO DOCUMENT OR INFORMATION
Part III.	COORDINATION EFFORTS	
A.	Provided description of coordination of mainstream services?	
B.	Provided description of participation in Local Homeless Coalition or Coordinating Council?	
PART IV.	POPULATIONS TO BE SERVED - Provided information related to:	
A.1	Need Data	
A.2.	Needs and Gaps in Services	
B.	Plan to Provide Services	
B.1	Plan to Prioritize Services	
B.2	Method and Criteria to Determine Client Eligibility	
B.3.	Plans to Develop and Implement a Policies and Procedures Manual	
PART V.	REPORTING SYSTEMS - Described:	
A.	Current Reporting Systems	
B.	Proposed Reporting Systems	



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

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Michael Gerber
EXECUTIVE DIRECTOR

July 14, 2009

Harriet Boorman
Promise House Inc
224 W Page Ave
Dallas, TX 75208

Re: Homelessness Prevention and Rapid Re-Housing Program (HPRP)

Dear Ms. Boorman:

Thank you for your submission of an application in response to the HPRP NOFA issued by the Texas Department of Housing and Community Affairs (the Department) April 28, 2009. On June 19, 2009, the Department e-mailed your organization correspondence outlining the required documents and/or information which was not included in the HPRP application submitted and had to be submitted by June 23, 2009 at 5:00 p.m. Enclosed is a copy of the June 19, 2009 correspondence and related attachment.

The Department regrets to inform you that your HPRP application will not be recommended for funding because your organization failed to provide the deficiency documents requested by the Department by the deadline of 5:00 p.m., June 23, 2009.

Should your organization elect to appeal this decision to the Texas Department of Housing and Community Affairs, it may do so in accordance with Title 10, Part 1, Chapter 1, Subchapter A, Rule 1.7 of the Texas Administrative Code. A copy of the referenced regulation can be located at: [http://info.sos.state.tx.us/pls/pub/readtac\\$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=1&sch=A&rl=Y](http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=1&sch=A&rl=Y). An applicant must file a written appeal with the Department not later than the seventh day after the date of the Board meeting at which the decision to be appealed is made. Appeals are to be addressed to Michael Gerber, Executive Director, and mailed to my attention. The Department's HPRP funding recommendations are to be presented to the TDHCA Board of Directors at its July 30, 2009 meeting for their review and approval.

You are encouraged to sign up to receive notices of funding opportunities by going to the Department's website at www.tdhca.state.tx.us and sign up to join our e-mail list serve. Should you have any related questions in the interim, please do not hesitate to contact me at (512) 475-3850 or stuart.campbell@tdhca.state.tx.us.

Sincerely,

Stuart P. Campbell, Manager
Community Services Section

221 EAST 11TH • P. O. BOX 13941 • AUSTIN, TEXAS 78711-3941 • (800) 525-0657 • (512) 475-3800

No response from Promise House

Region	Seqnc	Applicant	Responded to Deficiency Ltr by Deadline 6/23/09 5 pm	Late Response	Response Adequate	Response Deficient Ineligible
2	2	Abilene Regional MHMR	x			
2	3	First Step	x			
3	1	Cedar Creek Non-Profit Housing, Inc.				
3	11	Bethlehem Foundation	x			
3	12	Dallas County MHMR	x		x	
3	13	City of McKinney	x		x	
3	14	Central Dallas Food Pantry	x			
3	15	City of Dallas - Pilot				
3	16	City of Dallas				
3	18	Salvation Army Sherman	x		x	
3	27	Tarrant County Dept of Human Svcs	x		x	
3	29	Urban League of Greater Dallas County	x		x	
3	3	Wilkinson Center	x		x	
3	30	Presbyterian Night Shelter				
3	31	New Life Foundation	x		x	
3	32	First Assembly of God				
3	6	Promise House				
3	7	MHMR of Tarrant County	x		x	
3	8	Salvation Army Arlington	x		x	
3	9	City of Irving	x			
4	2	East TX Crisis Ctr				
4	3	House of Faith Ministries	x			
4	4	Randy Sams Outreach Ctr	x		x	
5	1	Southeast TX Regnl Plng Commission				
6	1	Sister's of Serenity	x			
6	18	Gulf Coast CSA	x		x	
6	3	Houston Area Urban League				
6	7	Montgomery County Women's Ctr				
7	1	Caritas of Austin	x		x	
7	6	Catholic Charities of Central TX				
8	2	Salvation Army Waco	x		x	
9	1	Haven for Hope	x		x	
9	10	New Life Housing Foundation				
9	11	City of San Antonio, Dept of Community Initiatives	x			
9	2	Society of St Vincent de Paul	x			
9	6	Salvation Army Kerrville	x		x	
9	9	San Antonio Water System	x			
10	2	Corpus Christi Metro Ministries	x		x	
10	3	Mid-Coast Family Services	x		x	
11	1	Salvation Army McAllen	x		x	
12	1	Salvation Army Midland	x		x	
13	1	El Paso County	x		x	
13	3	El Paso Human Services, Inc. - Pilot				
13	4	El Paso Ctr for Children	x		x	
13	5	TX Rio Grande Legal Aid	x		x	



Denial Letter

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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Rick Perry
GOVERNOR

Michael Gerber
EXECUTIVE DIRECTOR

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Thomas H. Gann
Juan S. Muñoz, Ph.D.

July 15, 2009

Promise House Inc.
Dr. Harriet Boorman
224 W. Page Avenue
Dallas, TX 75208

Re: Homelessness Prevention and Rapid Re-Housing Program (HPRP)

Dear Dr. Boorman:

Thank you for your submission of an application in response to the HPRP NOFA issued by the Texas Department of Housing of Housing and Community Affairs (the Department) April 28, 2009. On June 19, 2009, the Department e-mailed your organization correspondence outlining the required documents and/or information which was not included in the HPRP application submitted and had to be submitted by June 23, 2009 at 5:00 p.m. Enclosed is a copy of the June 19, 2009 correspondence and related attachment.

The Department regrets to inform you that your HPRP application will not be recommended for funding because your organization failed to provide the deficiency documents requested by the Department by the deadline of 5:00 p.m., June 23, 2009.

Should your organization elect to appeal this decision to the Texas Department of Housing and Community Affairs, it may do so in accordance with Title 10, Part 1, Chapter 1, Subchapter A, Section 1.7 of the Texas Administrative Code. An applicant must file a written appeal with the Department not later than the seventh day after receipt of this letter. Appeals are to be addressed to Michael Gerber, Executive Director, and mailed to my attention. The Department's HPRP funding recommendations are to be presented to the TDHCA Board of Directors at its July 30, 2009 meeting for their review and approval.

You are encouraged to sign up to receive notices of funding opportunities by going to the Department's website at www.tdhca.state.tx.us and sign up to join our e-mail list serve. Should you have any related questions in the interim, please do not hesitate to contact me at (512) 475-3850 or stuart.campbell@tdhca.state.tx.us.

Please use the attached HPRP Appeal Reply Form if you decide to move forward with your appeal.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart P. Campbell".

Stuart P. Campbell, Manager
Community Services Section

221 EAST 11TH • P. O. Box 13941 • AUSTIN, TEXAS 78711-3941 • (800) 525-0657 • (512) 475-3800



PROMISE HOUSE

July 15, 2009

Mr. Michael Gerber
Executive Director
Texas Department of Housing and Community Affairs
Attn: Stuart P. Campbell
Manager, Community Services Section
221 East 11th
Austin, Texas 78701

Dear Mr. Gerber:

In reference to Mr. Campbell's letter dated July 14, 2009, I am requesting an appeal of the decision to not recommend Promise House's application for the Homelessness Prevention and Rapid Re-Housing (HPRP) program. I request re-consideration of the decision pursuant to Title 10, Part 1, Chapter 1, Subchapter A, Rule 1.7 of the Texas Administrative Code. The basis of the appeal is as follows:

- I did not receive the correspondence that was emailed on June 19, 2009 indicating that items were missing from our RFP. I have reviewed my email account for the weeks of June 15 and June 22 to ensure I did not overlook the message. Judy Marshall, our grant contact, also reviewed her received messages for the same period; she also did not receive the message.

My suspicion is that the message may have been blocked by our spam blocker or firewall. That often happens when a message has numerous or voluminous attachments or when multiple recipients within the organization receive the same message. Unfortunately, in such as case, the message may be blocked as it appears to be spam.

The third-party vendor that manages our firewall retains blocked messages for seven (7) days; I had our IT department contact the company to see if a message almost 30 days old could be retrieved from archives. Unfortunately, the company is unable to help.

I am sorry that I cannot provide proof that we did not receive the emailed notification. Please be assured that if received, we would not have failed to respond.

RECEIVED

JUL 16 2009

COMMUNITY SERVICES SECTION

PROMISING TEENS. PROMISING FUTURES.

Mr. Michael Gerber
July 15, 2009
Page Two of Three

- After reviewing the Threshold Information form, it appears that the missing information, according to TDHCA's review, was:
 - Current Internal Revenue Services (IRS) ruling
 - Documentation of a current fidelity bond or letter of commitment to obtain

These items are included in our original RFP and can be found on the following pages of our submission (I have included the referenced pages with this letter for ease of evaluation):

- **Current Internal Revenue Services (IRS) ruling – p. 12-13.** Perhaps this item was cited during the review because the letter is dated 2004. As a matter of standard practice, IRS ruling letters are not issued on an annual basis. The IRS only requires the letter to be re-issued if (a) ownership changes, (b) the organization's address changes, or (c) the IRS modifies the organization's exempt status.
- **Documentation of a current fidelity bond – p. 53-56.** Promise House's insurance carrier, Philadelphia Insurance, refers to the employee fidelity bond as part of the Crime package and specifically as the 'Employee Theft' declaration. Page 53 indicates the Commercial Crime Coverage and shows the policy period. Page 54 cites Employee Theft as one of the lines of coverage contained in the Commercial Crime Coverage. Page 55 is the Endorsement Form Schedule for the Commercial Crime Coverage. Page 56 reflects the limits of insurance for each of the lines of coverage contained in the Commercial Crime Coverage (including a \$200,000 limit for Employee Theft). Claims made in excess of the \$200,000 are subject to the overall umbrella coverage of our Commercial Policy which is \$1 million per occurrence and \$3 million aggregate.

*Expired
Jan. 14, 2008*

Mr. Michael Gerber
July 15, 2009
Page Three of Three

After reviewing this information, I hope you will agree that Promise House did in fact include all required information with the original submission of our HPRP RFP. We have enjoyed a long history of collaboration with the Texas Department of Housing and Community Affairs (TDHCA) through the emergency shelter grant program. The HPRP is a natural fit with Promise House's mission, population served, and area-wide service demand. It is absolutely our desire that our application be given full consideration by TDHCA's board of directors.

Thank you so much for your consideration of my request for appeal. If I may provide additional information, please do not hesitate to contact me at 214/941-8578. Please be assured that we are committed to resolving this issue. If funded, we will do our very best to represent the HPRP program's initiatives and will deliver quality services for our community.

Respectfully yours,

A handwritten signature in cursive script that reads "Harriet Boorhem". The signature is written in black ink and is positioned above the typed name and title.

Dr. Harriet Boorhem
President

Enc.

Internal Revenue Service

Date: February 13, 2004

Promise House, Inc.
224 W. Page Avenue
Dallas, TX 75208-6631

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:

Stephanie Broach-Camp 31-04022
Customer Service Specialist

Toll Free Telephone Number:

8:00 a.m. to 6:30 p.m. EST
877-829-5500

Fax Number:

513-263-3756

Federal Identification Number:

75-2180083

Dear Sir or Madam:

This is in response to your request of December 19, 2003, regarding your organization's tax-exempt status.

In August 1987 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Promise House, Inc.
75-2180083

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

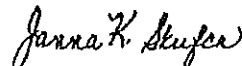
Section 6104 of the Internal Revenue Code requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. The law also requires organizations that received recognition of exemption on July 15, 1987, or later, to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. Organizations that received recognition of exemption before July 15, 1987, and had a copy of their exemption application on July 15, 1987, are also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. For additional information on disclosure requirements, please refer to Internal Revenue Bulletin 1999 - 17.

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,



Janna K. Skufca, Acting Director, TE/GE
Customer Account Services



Philadelphia Insurance Companies
 One Bala Plaza, Suite 100, Bala Cynwyd, Pennsylvania 19004
 Philadelphia Indemnity Insurance Company

COMMON POLICY DECLARATIONS

Policy Number: PHPK210973

Named Insured and Mailing Address:
 PROMISE HOUSE, INC
 224 W Page Ave
 Dallas, TX 75208-6631

Producer: 27912
 Frost Insurance Agency
 5710 LBJ Freeway, Suite 460
 affiliate of 17422
 Dallas, TX, 75240

Policy Period From: 01/14/2007 To: 01/14/2008

at 12:01 A.M. Standard Time at your mailing address shown above.

Business Description: Non Profit Organization

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

	PREMIUM
Commercial-Property Coverage Part	19,659.00
Commercial General Liability Coverage Part	5,047.00
Commercial Crime Coverage Part	1,410.00
Commercial Inland Marine Coverage Part	
Commercial Auto Coverage Part	20,185.00
Businessowners	
Workers Compensation	
Employee Benefits	300.00
Professional Liability	9,609.00
	Total
Total Includes Fees and Surcharges (See Schedule Attached)	\$ 56,210.00
Total Includes Federal Terrorism Risk Insurance Act Coverage	7.00
	57.00

FORM (S) AND ENDORSEMENT (S) MADE A PART OF THIS POLICY AT THE TIME OF ISSUE
Refer To Forms Schedule

*Omits applicable Forms and Endorsements if shown in specific Coverage Part/Coverage Form Declarations

4/18/07
 Countersignature Date

Authorized Representative

Philadelphia Indemnity Insurance Company

POLICY NUMBER: PHPK210973

COMMERCIAL CRIME
CR DS 01 07 02

COMMERCIAL CRIME COVERAGE PART DECLARATIONS

The Commercial Crime Coverage Part consists of this Declarations Form and the Commercial Crime Coverage Form.

EMPLOYEE BENEFIT PLAN(S) INCLUDED AS INSURED(S):

INSURING AGREEMENTS, LIMITS OF INSURANCE AND DEDUCTIBLES:

INSURING AGREEMENTS	LIMIT OF INSURANCE Per Occurrence	DEDUCTIBLE AMOUNT Per Occurrence
1. Employee Theft		See Schedule
2. Forgery Or Alteration		See Schedule
3. Inside The Premises - Theft Of Money And Securities		See Schedule
4. Inside The Premises - Robbery Or Safe Burglary Of Other Property		See Schedule
5. Outside The Premises		See Schedule
6. Computer Fraud		Not Covered
7. Funds Transfer Fraud		Not Covered
8. Money Orders And Counterfeit Paper Currency		Not Covered

If Added by Endorsement, Insuring Agreement(s):

IF APPLICABLE, SEE SCHEDULE ATTACHED

If "Not Covered" is inserted above opposite any specified Insuring Agreement, such Insuring Agreement and any other reference thereto in this policy is deleted.

ENDORSEMENTS FORMING PART OF THIS COVERAGE PART WHEN ISSUED:

SEE SCHEDULE ATTACHED

CANCELLATION OF PRIOR INSURANCE ISSUED BY US:

By acceptance of this Coverage Part you give us notice cancelling prior policy Nos. PHPK154397 ;
the cancellation to be effective at the time this Coverage Part becomes effective.

COUNTERSIGNED

(Date)

BY:

(Authorized Representative)

Philadelphia Indemnity Insurance Company

Form Schedule – Crime

Policy Number: PHPK210973

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
PI-Crime-Notice	0506	Crime and Fidelity Forms Revision Advisory Notice
CRDS01	0702	Commercial Crime Coverage Part Declarations
Crime Schedule	0204	Schedule of Insuring Agreements
CR0021	0506	Commercial Crime Coverage Form (Loss Sustained Form)
CR0407	0300	Inside the Prem-Robbery or Safe Burg of Mon & Sec
CR2012	0702	Binding Arbitration

Philadelphia Indemnity Insurance Company

POLICY NUMBER: PHPK210973

SCHEDULE OF INSURING AGREEMENTS

INSURING AGREEMENT(S)	LIMIT OF INSURANCE Per Occurrence	NUMBER OF PREMISES	DEDUCTIBLE Per Occurrence	PREMIUM
EMPLOYEE THEFT	\$ 200,000	009	\$ 1,000	\$ 551
FORGERY OR ALTERATION	\$ 25,000	009	\$ 1,000	\$ 57
INSIDE PREMISES-THEFT OF M&S	\$ 10,000	009	\$ 1,000	\$ 482
INSIDE PREM-ROBBERY/SAFE BURG-OTHER	\$ 3,000	009	\$ 1,000	\$ 108
OUTSIDE THE PREMISES	\$ 10,000	009	\$ 1,000	\$ 54
INSIDE PREMISES-ROBBERY/SAFE BURG-M&S	\$ 3,000	009	\$ 1,000	\$ 158

Total Premium

\$ 1,410

09135

Lincoln

Terrace

3 Day Posting

NONE AT THE TIME OF THIS
POSTING

NONE AT THE TIME OF THIS
POSTING

Financial Administration Division
Board Action Request
July 30, 2009

Action Item

The Department staff will present a proposed FY 2010 Draft Operating Budget for the Board's consideration and approval.

Required Action

That the Board approve the attached FY 2010 Draft Operating Budget for the fiscal year 2010 beginning September 1, 2009, and running through August 31, 2010.

Background

In accordance with Texas Government Code, Chapter 2306, TDHCA is charged with preparing an operating budget for Board adoption on or before September 1 of each fiscal year. The budget includes operational expenses distributed among the Department's divisions. It does not include pass-through grant funds.

The FY 2010 Draft Internal Operating Budget, which the Board is being asked to approve, corresponds to the first year of the General Appropriations Act passed by the 81st Session of the Legislature. The Department, with the Board's approval, will request of the LBB and Governor's Office additional appropriation authority under Rider 12(a) for an increase to appropriated receipts related to additional fees associated with Disaster Credits and to increase earned federal funds now available as a result of increased federal programs. These funds are necessary to carry out the new programs. The Department will notify the LBB, Governor's Office, Comptroller's Office and the State Auditor's Office of additional temporary FTEs under special provisions of Article IX to carry-out these new programs. Given the unprecedented change and growth in programs, it will likely be necessary to bring an amendment to this budget in the upcoming year.

For general information specific to new developments, please refer to the enclosed Management Discussion. For information related to particular line items of the budget and their associated funding streams, please refer to the accompanying Comparison Report.

TEXAS DEPT. OF HOUSING AND COMMUNITY AFFAIRS
FY 2010 Draft Operating Budget
Management Discussion
July 30, 2009

In State Fiscal Year (SFY) 2009 the Department introduced a new organizational structure tailored to meet the ever growing demands of the agency's mission. In anticipation of additional funds for Disaster Recovery, the Housing and Economic Recovery Act of 2008 (HERA), and the American Recovery and Reinvestment Act of 2009 (ARRA), the Department began its organizational phase-in.

In June 2009, the 81st Legislature completed its 2010-2011 Legislative Budget process. The Department received its base request from the Legislature and an exceptional item for additional funds for the Housing Trust Fund. \$5,000,000 in additional General Revenue was appropriated for the Housing Trust Fund each year (including 1 additional FTE). The Legislature also appropriated General Revenue for the purposes of providing services to homeless individuals in the 8 largest cities in the amount of \$10,000,000 each year and \$265,000 (with 3 FTEs) for the establishment of a Housing & Health Services Coordination Council. This council will develop policy for supportive housing. These are new statutory duties reflected in this proposed budget.

The Department plans to administer over \$2 billion in Disaster Recovery, HERA and ARRA funds during the course of three to four years. The Disaster Recovery program provides approximately \$1.1 billion in Community Development Block Grant (CDBG) and Federal Emergency Management Administration (FEMA) funds. These funds will target housing and infrastructure needs associated with the aftermath of hurricanes Katrina, Rita, Ike and Dolly. The State also has access to \$102 million in Housing and Economic Recovery Act funds. These funds will be used to implement a Neighborhood Stabilization Program (NSP I). The remaining funds are associated with the American Recovery and Reinvestment Act. The estimated \$879 million for ARRA funds will be used for Homelessness Prevention, Weatherization, Community Services (CSBG), Tax Credit Assistance Program (TCAP) and the Housing Tax Credit (HTC) exchange programs.

The proposed FY2010 internal Operating Budget will incorporate these new appropriations, a revised organizational structure, additional FTEs and costs associated with necessary expanded office space. The key changes to the organizational chart (on Page 3) include:

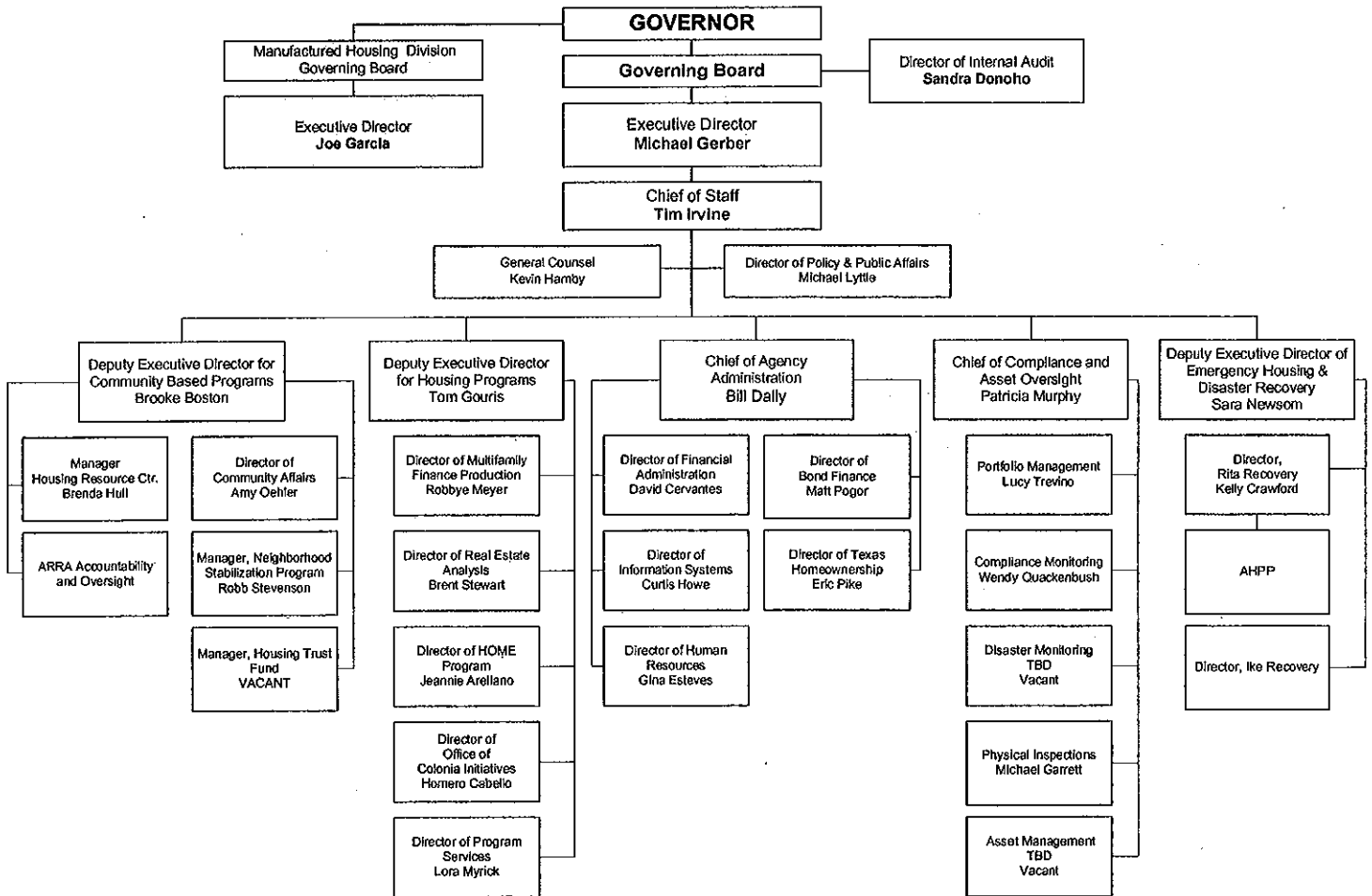
1. The appointment of a Chief of Staff;
2. The creation of a functional realignment for the Community Based Programs; Housing Programs and Emergency Housing and Disaster Recovery areas;
3. Complementary support components for the Agency Administration, Compliance and Asset Oversight, General Counsel and the Policy & Public Affairs sections;

4. The creation, primarily from the HOME Division, of a Program Services Division to support not only HOME but other programs, including CDBG, ARRA, and HERA programs.

The Department will expand by 58 additional temporary full-time equivalents (in excess of its FTE cap set forth in the GAA) to staff adequately for new ARRA and HERA programs and their support.

To accommodate this expansion, the Department is working with the Texas Facilities Commission to occupy ready leased office space at the Twin Towers Business Complex in north Austin in September. The relocating of the Manufactured Housing Division and several smaller well established divisions will create available space for new staff to administer the Department's new programs. The proximity of new staff/programs to executive management will assure the crucial attention needed to expedite program issues and assure timely use of ARRA funds.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS



TEXAS DEPT. OF HOUSING AND COMMUNITY AFFAIRS

FY 2010 Draft Operating Budget

Comparison Report

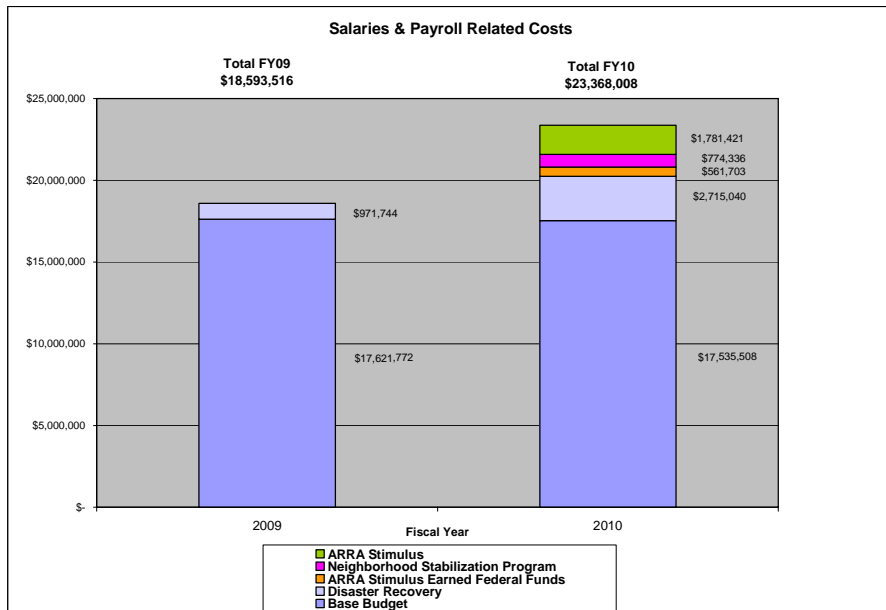
July 30, 2009

The Comparison Report provides for the explanation detail concerning significant changes to the major cost categories and the associated methods of finance.

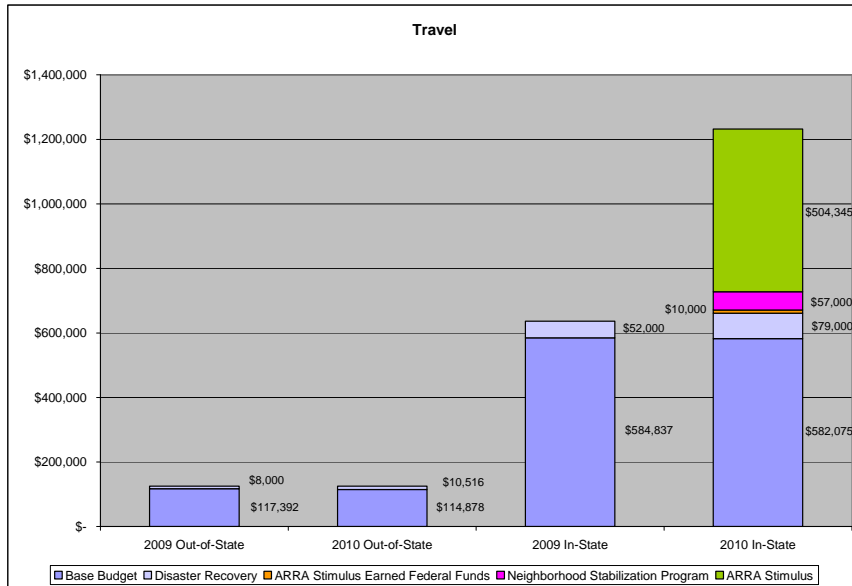
In total, this 2010 draft operating budget is \$33,337,494 or a \$10,053,297 (43.2%) increase over the prior year budget.

Below are the highlights of the 2010 draft budget. Please refer to the “Comparison by Expense Object” schedule on Page 4.

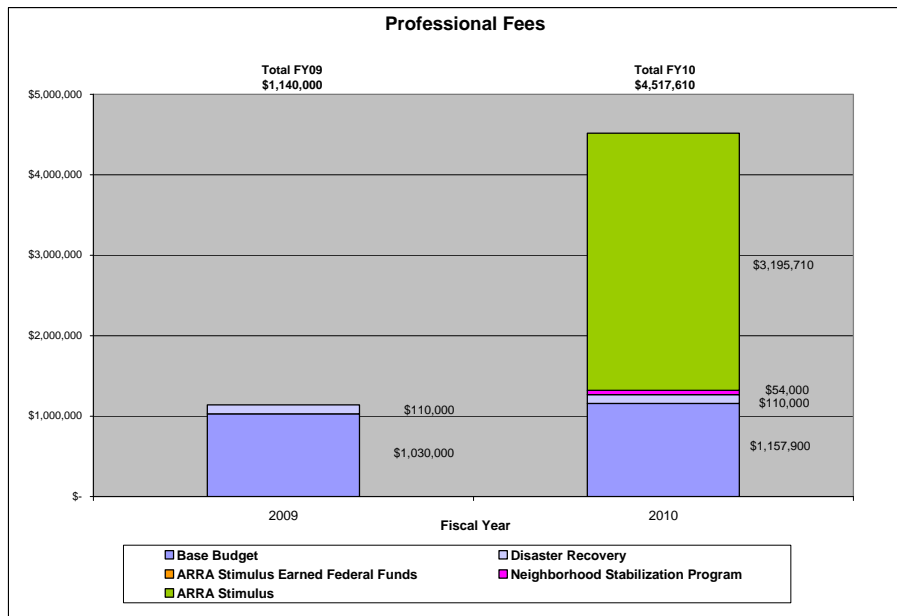
1. **Salaries/Wages and Payroll Related Costs.** These two line items represent 70% of the total operating budget. These line items have increased 25.7% as a result of an additional sixty-two Full Time Equivalents (FTE’s). In State Fiscal Year (SFY) 2010 the Department plans to hire fifty-eight full time temporary employees to assist with the implementation of Disaster Recovery, the Housing and Economic Recovery Act of 2008 (HERA), and the American Recovery and Reinvestment Act of 2009 (ARRA) initiatives. The placement of these FTE’s can be identified in the FTE schedule on Page 3 of 40 in the “FY 2010 Draft Operating Budget.” The additional four FTE’s are regular full time FTE’s authorized under TDHCA’s cap of 314. It is expected that one FTE will be added to the Housing Trust Fund and three to the Housing Resource Center. The three HRC employees will be associated with Article IX, Sect. 17.66 and the establishment of a Housing and Health Services Coordination Council. The funding sources will be General Revenue, Federal, and Disaster Recovery-Tax Credit Commitment Fees.



2. **Travel In-State and Out-of-State.** The Department's In-State travel budget will increase by 93.5%. This is due primarily to travel associated with ARRA and HERA responsibilities. The majority of the increases can be located in Community Services (\$19,980), Energy Assistance (\$484,303), Neighborhood Stabilization Program (NSP, \$57,000) and ARRA, Accountability and Oversight (\$10,000). The out-of-state travel cap imposed by the Legislature remains at \$125,392. The Legislature added Rider 20 to the Department's bill pattern. This rider allows an exception to the limitation as long as travel is 100% reimbursed by the Federal Government. TDHCA plans to exercise this option on a case by case basis when it exceeds normal cap provisions.



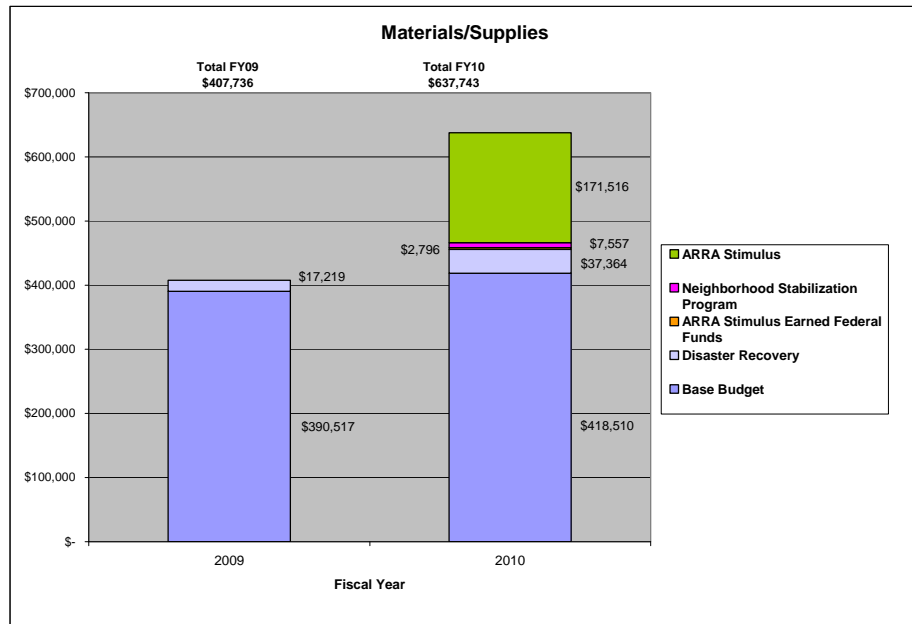
3. **Professional Fees.** Professional Services increased by 296.3%. The majority of this increase can be attributed to a proposed statewide Weatherization Academy in the amount of \$2,964,620 and estimated audit costs of \$648,000. Please refer to the professional fees table on the next page for more details.



Professional Fees Chart

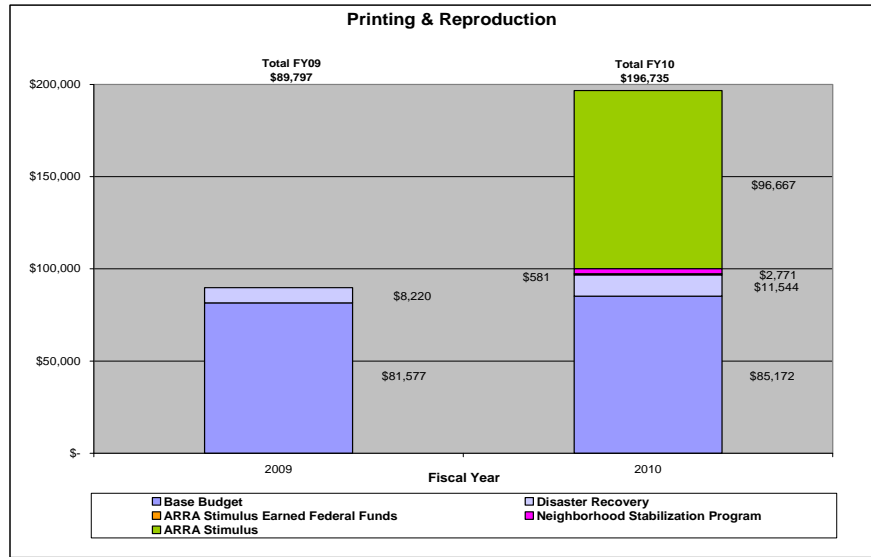
<u>Division</u>	<u>Type of Service</u>	<u>2010 Budgeted</u>	<u>2009 Budgeted</u>
FA, Compliance, Texas Homeownership	Statewide Cost Allocation	\$ 76,900	\$ 35,000
Various	Audit Costs - Financial and Single Audit	648,000	446,000
Legal	Legal Costs	175,000	150,000
Compliance	Inspection Outsourcing (On-Sight Inspections)	140,000	120,000
HOME, Program Svc., Disaster Recovery	Training/Tech Writing/Tech Assistance	47,800	37,800
Texas Homeownership	Tx. Statewide Homebuyer Education Program	90,000	90,000
Energy Assistance	Weatherization Academy	2,964,620	-
Energy Assistance	HVAC/Mobile Home Insulation Training	-	45,000
HRC/DPPA	Market Studies and Preparation of Educational Materials	120,000	120,000
Various	Miscellaneous Training and Special Projects	36,800	56,200
MF/ REA	National Development Council Training	45,400	40,000
NSP	Davis Bacon/Environmental Assistance	54,000	-
HRC	HHS Council/National Foreclosure Mitigation Coordination	35,000	-
Community Services	Homeless Prevention Contactor Training	84,090	-
Total		\$ 4,517,610	\$ 1,140,000

4. **Materials and Supplies.** The main differences in materials and supplies are related to ARRA, HERA, Coordination Council, and Disaster Recovery Activities. The Energy Assistance, Neighborhood Stabilization, Program Services, Housing Resource Center and Disaster Recovery areas increased for a total of \$246,170. The HOME Division decreased by \$15,096.

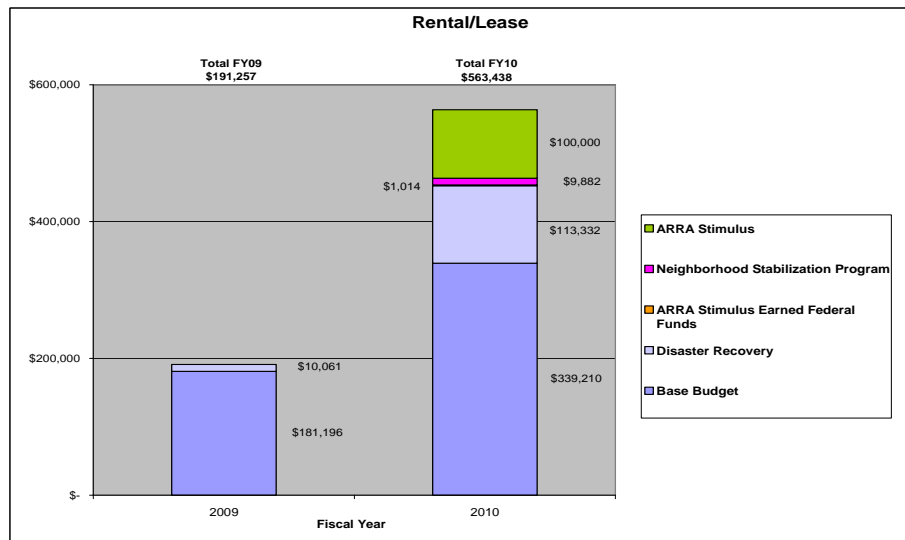


5. **Repairs and Maintenance.** The budget continues to include funding for maintenance of agency software such as MITAS, PeopleSoft, CRN, HAPPY, and APPX systems. These core applications support Loan Servicing, State/Federal Accounting, Bond Accounting, Weatherization, Energy Audits, Section 8 administration and in-house Contract Management Systems.

6. **Printing and Reproduction.** The main reason for the increase to this line item results from increases related to ARRA, Weatherization, and NSP programs (\$99,771). The budget also includes an increase in the Legal area for \$6,674.

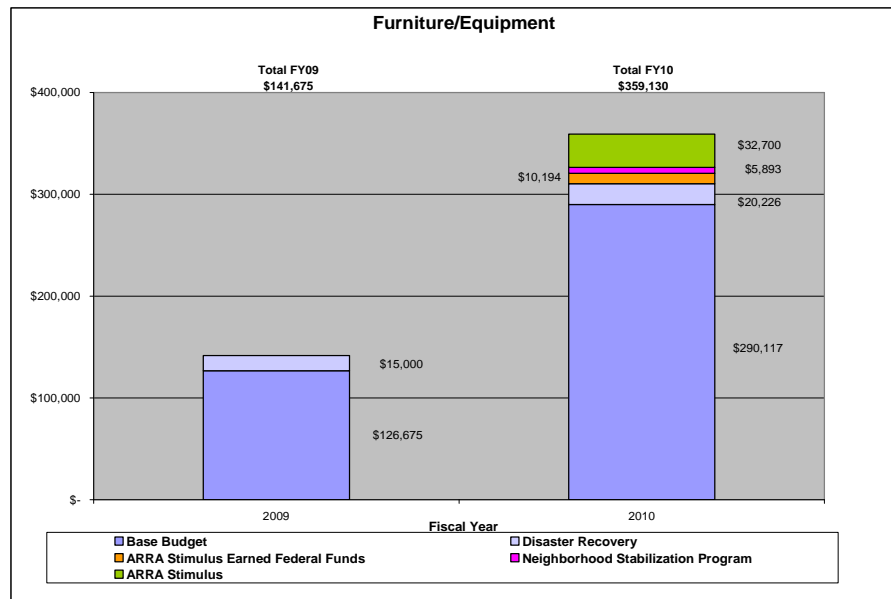


7. **Rentals and Leases.** As noted in the Management Discussion, the Department will begin leasing space at the Twin Towers Business Complex beginning September 2010. The 2010 budget includes approximately \$168,000 related to the lease of new space. The remaining portion is budgeted for customary items such as the rental of copiers, conference space rentals and outside office space estimated at \$20,084 for the Office of Colonia Intitiatives (OCI) and \$27,082 for the Office of State and Federal Relations. The Community Services and Energy Assistance programs anticipate spending \$46,764 and \$105,904 respectively, for conference space needed for extensive ARRA public hearings, training and technical assistance.



8. **Membership Dues.** Key associations are the National Council of State Housing Agencies (NCSHA), the National Associations of Home Builders (NAHB), the National Association for State Community Services Programs (NASCP) and the Council of State Community Development Agencies (COSFDA).

9. **Staff Development.** This category has been adjusted to meet additional business needs for Energy Assistance, NSP, ARRA Accountability and Oversight and Internal Audit (\$73,000 increase).
10. **Advertising.** The majority of this funding will target program/marketing announcements related to Weatherization, MCC, and First Time Homebuyer programs (\$111,333). The Human Resources office will also use funds for proactive staff recruiting efforts (\$15,000). The remaining portion of this line item will be applied to general agency wide employment announcements.
11. **Temporary Help.** The increase to this category results from an additional \$70,000 for temporary help to support Energy Assistance, NSP, Texas Homeownership, ARRA Accountability and Information Systems; Funds are also included for scanning projects in Executive, Financial Services and Compliance in the amount of \$37,804. There is also a decrease in the Legal Services Division of \$50,915.
12. **Furniture and Equipment.** This line item increased 153.5% due to the additional equipment that will be required to support new Disaster Recovery, ARRA, HERA and Coordination Council efforts. The Department has been authorized to spend \$216,160 through its normal growth, capital budget. The additional sum of \$142,970 will be applied to the purchase of furniture and equipment (modular furniture, desks, chairs, etc.) to get resituated at the Insurance Annex and the Twin Towers locations.



13. **Capital Outlay.** The Capital Budget includes \$73,160 as approved by the Legislature for normal growth such as servers, and network enhancements.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Comparison by Expense Object

Appropriation Years 2009 and 2010

BUDGET CATEGORIES	FY09 Budget (a)	FY10 Budget (b)	Variance (b-a)	Percentage Change
Salaries	15,116,679	18,998,381	\$ 3,881,702	25.7%
Payroll Related Costs	3,476,836	4,369,628	892,791	25.7%
Travel In-State	636,837	1,232,420	595,583	93.5%
Travel Out-of-State	125,392	125,392	(0)	0.0%
Professional Fees	1,140,000	4,517,610	3,377,610	296.3%
Materials/Supplies	407,736	637,743	230,006	56.4%
Repairs/Maintenance	589,542	668,855	79,313	13.5%
Printing and Reproduction	89,797	196,735	106,938	119.1%
Rental/Lease	191,257	563,438	372,181	194.6%
Membership Dues	86,325	102,770	16,445	19.1%
Staff Development	312,770	386,372	73,602	23.5%
Insurance/Employee Bonds	92,000	94,997	2,997	3.3%
Employee Tuition	18,000	22,100	4,100	22.8%
Advertising	93,000	163,333	70,333	75.6%
Freight/Delivery	33,403	47,137	13,734	41.1%
Temporary Help	336,789	393,845	57,056	16.9%
Furniture/Equipment	141,675	359,130	217,455	153.5%
Communications/Utilities	293,792	329,887	36,095	12.3%
Capital Outlay	62,944	88,300	25,356	40.3%
State Office of Risk Management	39,423	39,423	-	0.0%
Total	23,284,197	33,337,494	10,053,297	43.2%
FTE's	246.00	308.00	62.00	25.2%
Method of Finance:				
General Revenue	\$ 2,528,185	\$ 3,207,337	679,152	26.9%
ARRA Stimulus Earned Federal Funds		728,935	728,935	
Federal Funds	7,111,311	6,146,975	(964,336)	-13.6%
CDBG/FEMA Disaster Recovery	1,293,319	3,290,118	1,996,799	154.4%
ARRA Stimulus		6,058,761	6,058,761	
Neighborhood Stabilization Program		968,288	968,288	
Appropriated Receipts - Housing Finance	11,757,784	12,339,913	582,130	5.0%
Interagency Contracts	81,472	80,982	(490)	-0.6%
Appropriated Receipts - Manufact. Housing	512,127	516,185	4,058	0.8%
Total, Method of Finance	\$ 23,284,197	\$ 33,337,494	\$ 10,053,297	43.2%

Methods of Finance

The 2010 Budget will be financed from the following sources:
(Please refer to the “Method of Finance” chart on the following page)

General Revenue - State appropriated funds including additional funds for affordable housing market studies.

ARRA Stimulus Earned Federal Funds - Federal funds appropriated for indirect costs associated with administering federal funds.

Federal Funds - Federally appropriated funds:

CDBG/FEMA Disaster Recovery - Federally appropriated funds specifically designated for disaster recovery.

ARRA – Federally appropriated funds specifically designated for Community Services, Homeless Prevention and Weatherization Programs.

Neighborhood Stabilization Program – Federally appropriated funds specifically designated for HERA-NSP.

Appropriated Receipts - Housing Finance (HF):

Bond Admin Fees - Appropriated receipts associated with our Single Family and Multifamily bond programs such as application fees, issuance fees, and administration fees

Low Income Housing Tax Credit Fees - Appropriated receipts associated with our housing tax credit program such as application fees and commitment fees.

Compliance Fees - Fees assessed to multifamily developers for the purpose of ensuring long-term compliance.

Interagency Contracts - Contract with ORCA (Office of Rural Community Affairs) for the Office of Colonia Initiatives (OCI) Self-Help Center’s operation and administration.

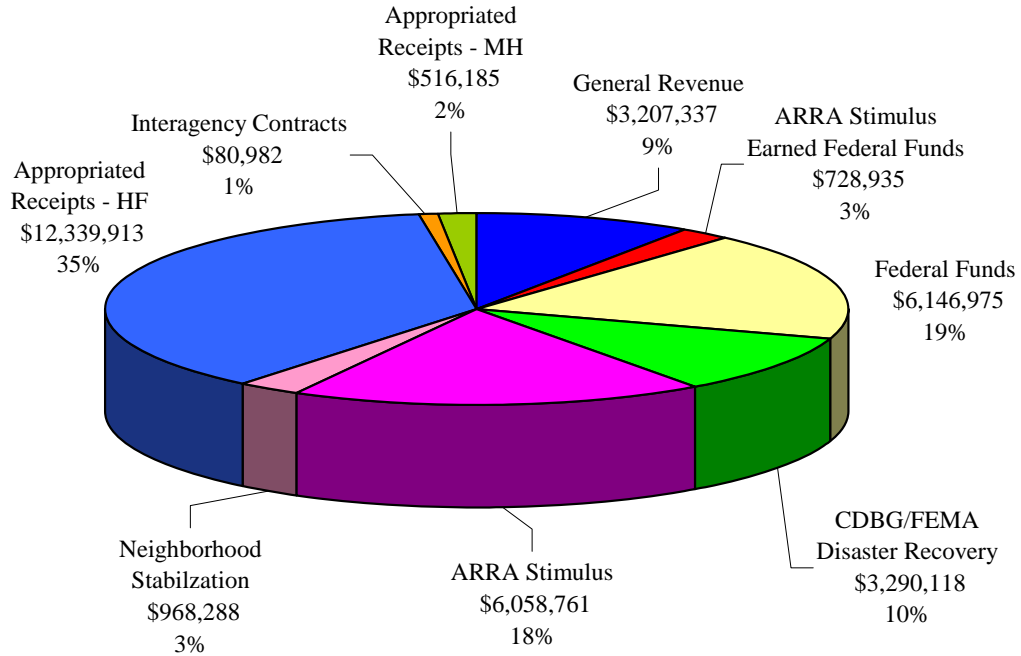
Appropriated Receipts - Manufactured Housing Division fees generated through inspecting, licensing and titling activities.

Method of Finance:

General Revenue	\$ 2,528,185	\$ 3,207,337	679,152	26.9%
ARRA Stimulus Earned Federal Funds		728,935	728,935	
Federal Funds	7,111,311	6,146,975	(964,336)	-13.6%
CDBG/FEMA Disaster Recovery	1,293,319	3,290,118	1,996,799	154.4%
ARRA Stimulus		6,058,761	6,058,761	
Neighborhood Stabilization Program (NSP)		968,288	968,288	
Appropriated Receipts - Housing Finance	11,757,784	12,339,913	582,130	5.0%
Interagency Contracts	81,472	80,982	(490)	-0.6%
Appropriated Receipts - Manufact. Housing	512,127	516,185	4,058	0.8%
Total, Method of Finance	\$ 23,284,197	\$ 33,337,494	\$ 10,053,297	43.2%

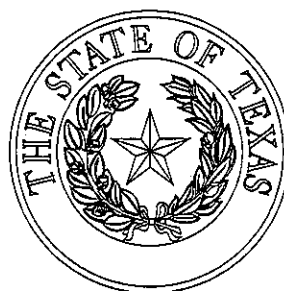
**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
FY 2010 Method of Finance**

Total Budget \$33,337,494



<u>Type</u>	<u>2009</u>	<u>2010</u>
General Revenue	\$ 2,528,185	\$ 3,207,337
ARRA Stimulus EFF		\$ 728,935
Federal Funds	\$ 7,111,311	\$ 6,146,975
CDBG/FEMA Disaster Recovery	\$ 1,293,319	\$ 3,290,118
ARRA Stimulus		\$ 6,058,761
Neighborhood Stabilization		\$ 968,288
Appropriated Receipts - HF	\$ 11,757,784	\$ 12,339,913
Interagency Contracts	\$ 81,472	\$ 80,982
Appropriated Receipts - MH	\$ 512,127	\$ 516,185
Total, Method of Finance	\$ 23,284,198	\$ 33,337,494

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY
AFFAIRS**



FY-2010 DRAFT OPERATING BUDGET

(September 1, 2009 through August 31, 2010)

July 30, 2009

Prepared by the Financial Administration Division

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
FY-2010 OPERATING BUDGET**

T A B L E O F C O N T E N T S

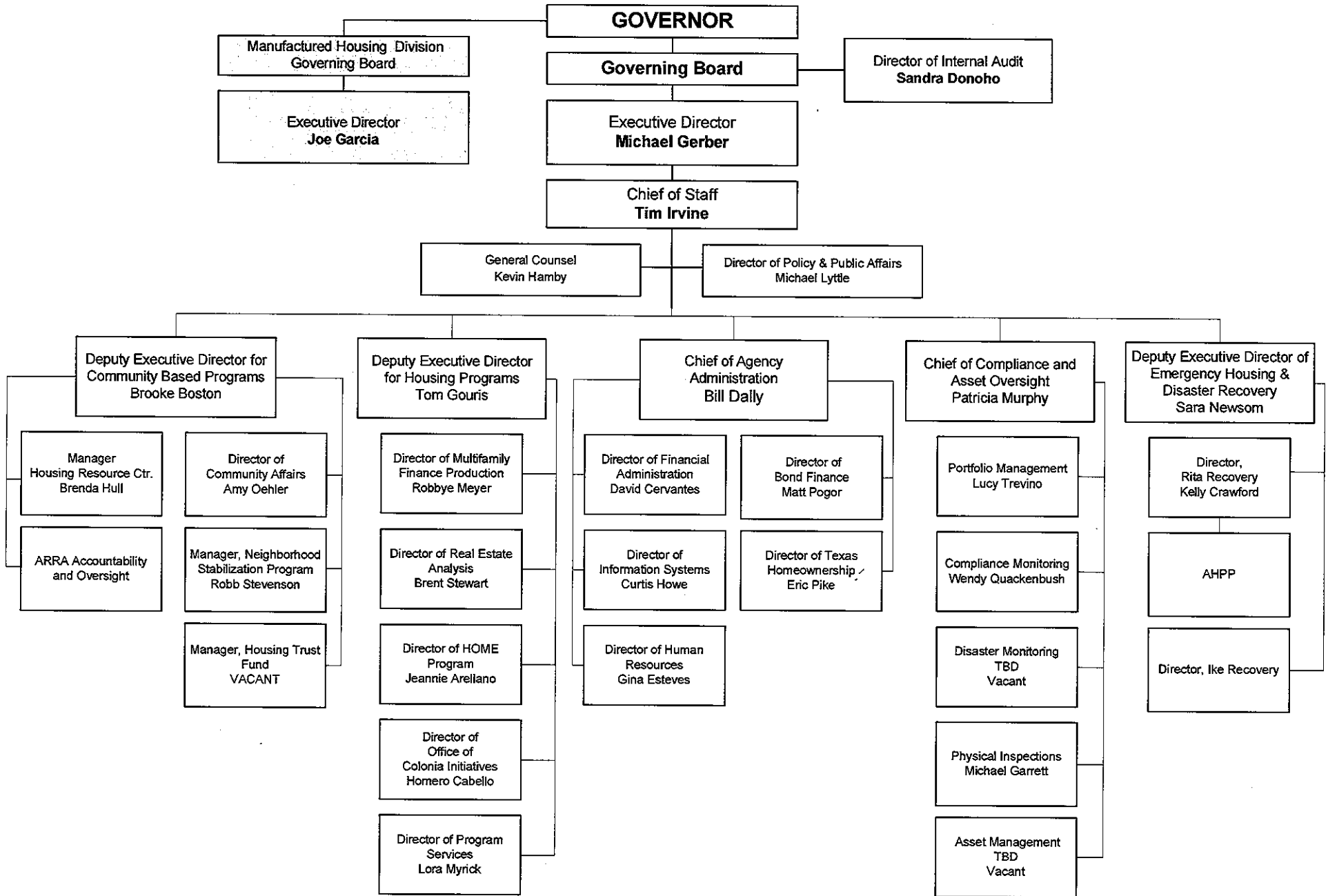
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**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
FY-2010 OPERATING BUDGET**

T A B L E O F C O N T E N T S (Continued)

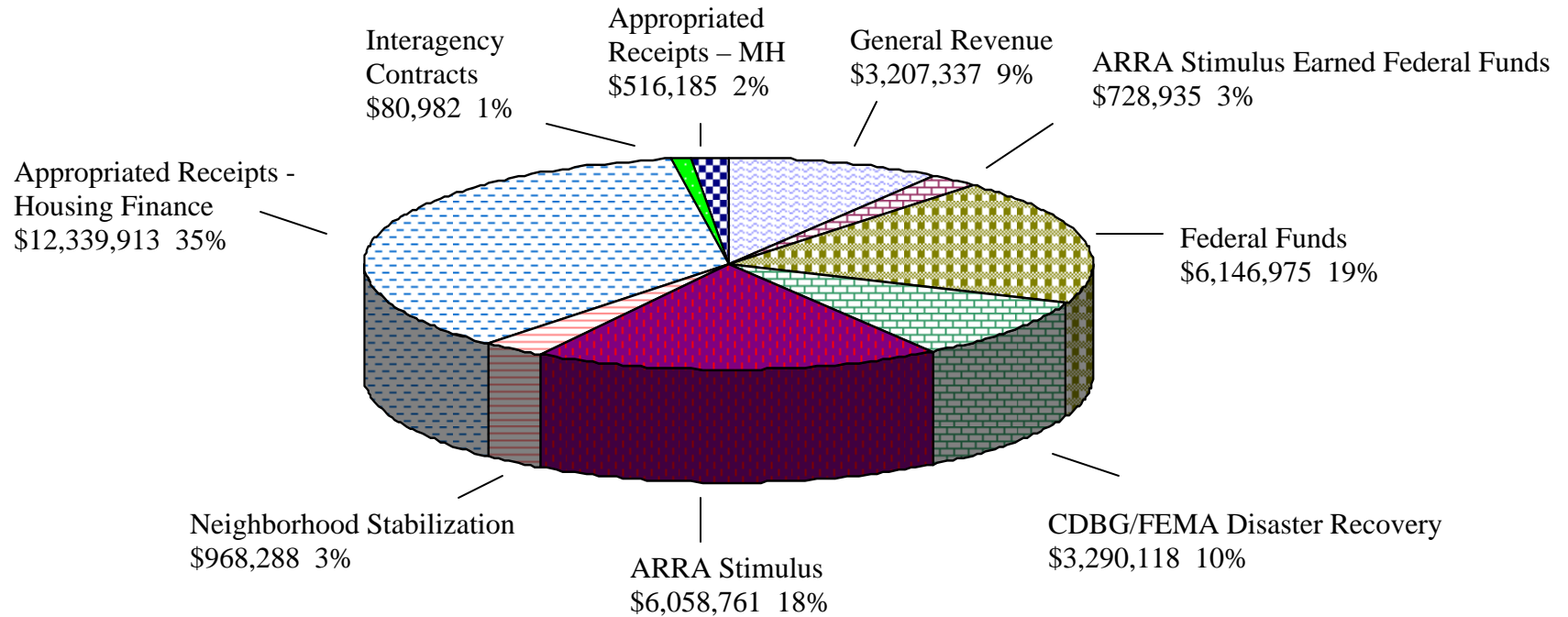
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TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

FY 2010 Method of Finance



Total Budget \$33,337,494

<u>Type</u>	<u>2009</u>	<u>2010</u>
General Revenue	\$2,528,185	\$3,207,337
ARRA Stimulus EFF		728,935
Federal Funds	7,111,311	6,146,975
CDBG/FEMA Disaster Recovery	1,293,319	3,290,118
ARRA Stimulus		6,058,761
Neighborhood Stabilization		968,288
Appropriated Receipts - HF	11,757,784	12,339,913
Interagency Contracts	81,472	80,982
<u>Appropriated Receipts - MH</u>	<u>512,127</u>	<u>516,185</u>
Total, Method of Finance	\$23,284,197	\$33,337,494

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Comparison by Expense Object
 Appropriation Years 2009 and 2010

BUDGET CATEGORIES	FY09 Budget (a)	FY10 Budget (b)	Variance (b-a)	Percentage Change
Salaries	15,116,679	18,998,381	\$ 3,881,702	25.7%
Payroll Related Costs	3,476,836	4,369,628	892,791	25.7%
Travel In-State	636,837	1,232,420	595,583	93.5%
Travel Out-of-State	125,392	125,392	(0)	0.0%
Professional Fees	1,140,000	4,517,610	3,377,610	296.3%
Materials/Supplies	407,736	637,743	230,006	56.4%
Repairs/Maintenance	589,542	668,855	79,313	13.5%
Printing and Reproduction	89,797	196,735	106,938	119.1%
Rental/Lease	191,257	563,438	372,181	194.6%
Membership Dues	86,325	102,770	16,445	19.1%
Staff Development	312,770	386,372	73,602	23.5%
Insurance/Employee Bonds	92,000	94,997	2,997	3.3%
Employee Tuition	18,000	22,100	4,100	22.8%
Advertising	93,000	163,333	70,333	75.6%
Freight/Delivery	33,403	47,137	13,734	41.1%
Temporary Help	336,789	393,845	57,056	16.9%
Furniture/Equipment	141,675	359,130	217,455	153.5%
Communications/Utilities	293,792	329,887	36,095	12.3%
Capital Outlay	62,944	88,300	25,356	40.3%
State Office of Risk Management	39,423	39,423	-	0.0%
Total	23,284,197	33,337,494	10,053,297	43.2%
FTE's	246.00	308.00	62.00	25.2%
Method of Finance:				
General Revenue	\$ 2,528,185	\$ 3,207,337	679,152	26.9%
ARRA Stimulus Earned Federal Funds		728,935	728,935	
Federal Funds	7,111,311	6,146,975	(964,336)	-13.6%
CDBG/FEMA Disaster Recovery	1,293,319	3,290,118	1,996,799	154.4%
ARRA Stimulus		6,058,761	6,058,761	
Neighborhood Stabilization Program		968,288	968,288	
Appropriated Receipts - Housing Finance	11,757,784	12,339,913	582,130	5.0%
Interagency Contracts	81,472	80,982	(490)	-0.6%
Appropriated Receipts - Manufact. Housing	512,127	516,185	4,058	0.8%
Total, Method of Finance	\$ 23,284,197	\$ 33,337,494	\$ 10,053,297	43.2%

Texas Department of Housing and Community Affairs
 Full Time Equivalent (FTE) Positions
 Appropriation Year 2010

	CAP FTEs	Temporary FTE's	Total FTEs
Executive Administration:			
Executive Office	4.00		4.00
Board			
Legal Services	6.00		6.00
Internal Audit	5.00	2.00	7.00
Policy and Public Affairs	6.00		6.00
Total, Executive Administration	21.00	2.00	23.00
Agency Administration:			
Human Resources	4.00	1.00	5.00
Information Services	18.00	1.00	19.00
Director's Office - Financial Administration	8.00		8.00
Accounting Operations	11.00	1.00	12.00
Financial Services	15.00	1.00	16.00
Purchasing and Facilities Management	8.00	1.00	9.00
Texas Homeownership Program	5.00		5.00
Bond Finance	4.00		4.00
Total, Agency Administration	73.00	5.00	78.00
Compliance and Asset Oversight	38.00		38.00
Emergency Housing and Disaster Recovery	12.00	16.50	28.50
Housing Programs Division:			
HOME Program	18.00		18.00
Office of Colonia Initiatives	6.00		6.00
Multi Family Housing Production	12.00	4.00	16.00
Real Estate Analysis	11.00		11.00
Program Services	9.00		9.00
Total, Housing Programs Division	56.00	4.00	60.00
Community Based Programs Division:			
Community Affairs - Administration	3.00		3.00
Community Services	14.00	5.00	19.00
Energy Assistance	15.00	14.00	29.00
Section 8	7.00		7.00
Housing Resource Center	7.00	1.00	8.00
ARRA Accountability and Oversight		1.00	1.00
Neighborhood Stabilization Program		9.50	9.50
Housing Trust Fund	4.00		4.00
Total, Community Based Programs Division	50.00	30.50	80.50
Subtotal, Housing and Community Affairs	250.00	58.00	308.00
Manufactured Housing	64.00		64.00
Total, Department FTEs	314.00	58.00	372.00

Texas Department of Housing and Community Affairs
 Out of State Travel
 Appropriation Year 2010

	Budget 2010	Federal Funds	AARA Stimulus	CDBG/FEMA Disaster	General Revenue	Appropriated Receipts	EFF Stimulus
Executive Administration:							
Executive Office	8,078				0	8,078	0
Board	13,751					13,751	0
Legal Services	4,410					4,410	0
Internal Audit	1,500				1,500	0	0
Policy and Public Affairs	3,145	0			0	3,145	0
Total, Executive Administration	30,884	0	0	0	1,500	29,384	0
Agency Administration:							
Human Resources	1,900				0	1,900	0
Information Services	2,420				1,452	968	0
Director's Office - Financial Administration	2,525					2,525	0
Accounting Operations	1,265				1,265	0	0
Financial Services	2,352				0	2,352	0
Purchasing and Facilities Management	0				0	0	0
Texas Homeownership Program	6,017	0			0	6,017	0
Bond Finance	7,660					7,660	0
Total, Agency Administration	24,139	0	0	0	2,717	21,422	0
Portfolio Management and Compliance	10,900	1,744		2,616		6,540	
Disaster Recovery Division	7,900			7,900			
Housing Programs Division:							
HOME Program	7,485	7,485		0	0		
Office of Colonia Initiatives	3,575	0			3,575	0	
Multi Family Housing Production	8,900			0	0	8,900	
Real Estate Analysis	6,900	0			0	6,900	
Program Services	3,856	3,856		0	0		
Total, Housing Programs Division	30,716	11,341	0	0	3,575	15,800	0
Community Based Programs Division:							
Community Affairs - Administration	8,200	8,200	0				
Community Services	3,155	3,155	0				
Energy Assistance	3,890	3,890	0				
Section 8	2,210	2,210					
Housing Resource Center	1,900			0		1,900	
ARRA Accountability and Oversight				0			
Neighborhood Stabilization Program		0					
Housing Trust Fund	1,500				1,500		
Total, Community Based Programs Division	20,855	17,455	0	0	1,500	1,900	0
Department Total	125,392	30,540	0	10,516	9,292	75,046	0

Note: Rider 20, Out of State Travel Limitations states that the limitation does not apply to travel associated with federal programs if the cost of such travel is paid for or reimbursed by the federal government.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 CAPITAL BUDGET
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	50002 FEDERAL FUNDS	50002 HF APPROP. RECEIPTS
Salaries			
Payroll Related Costs			
Travel In-State			
Travel Out-of-State			
Professional Fees	0		
Materials/Supplies	0		
Repairs/Maintenance	0		
Printing and Reproduction	0		
Rental/Lease	0		
Membership Dues	0		
Staff Development	0		
Insurance/Employee Bonds	0		
Employee Tuition	0		
Advertising	0		
Freight/Delivery	0		
Temporary Help	0		
Furniture/Equipment	216,160	62,200	153,960
Communications/Utilities	0		
Capital Outlay	73,160	29,140	44,020
State Office of Risk Management			
Total	<u>289,320</u>	<u>91,340</u>	<u>197,980</u>

Notes:

1. Capital Outlay and Furniture/Equip are Scheduled Replacement of Items
2. Does not tie to the Capital Budget Rider due to \$36,840 budgeted in Manufactured Housing for Replacement of Items

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 CAPITAL BUDGET by PROJECT
 FISCAL YEAR 2010

Project Name	50002	50002	Total	Professional Services	Capital Outlay	LIHTC	COMPLIANC FEES	BOND		Total
	FEDERAL FUNDS	HF APPROP. RECEIPTS						ADMIN FEES	MANUFACT HOUSING	
Scheduled Replacement of Items:			0							
Furniture/Equipment (PCs, Printrs, etc)	62,200	153,960	216,160		153,960	27,960	28,000	98,000		153,960
Capital Outlay (Servers, Network Enhancements)	29,140	44,020	73,160		44,020	4,960	6,355	32,705		44,020
Total, Fiscal Year 2010	91,340	197,980	289,320	0	197,980	32,920	34,355	130,705	0	197,980

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
 EXECUTIVE ADMINISTRATION
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE (CS)	BOND ADMIN FEES	MANUFACT. HOUSING APP REC	APPROP. RECEIPTS	HOME	CHRP GENERAL REVENUE	F.1.1./13800 EFF - ARRA
Salaries	1,757,882	299,448	196,306	45,673	1,109,452	0		107,004
Travel In-State	70,575	7,000	8,500	0	55,075	0		0
Travel Out-of-State	30,884	1,500	0	0	29,384	0		0
Professional Fees	235,500	0	0	0	175,500	0	60,000	0
Materials/Supplies	46,634	7,699	5,386	0	33,549	0		0
Repairs/Maintenance	35,169	10,497	3,913	0	20,759	0		0
Printing and Reproduction	18,109	702	8,279	0	9,128	0		0
Rental/Lease	37,820	3,598	1,541	0	32,681	0		0
Membership Dues	9,150	2,400	250	0	6,500	0		0
Staff Development	71,605	12,200	3,000	0	56,405	0		0
Insurance/Employee Bonds	6,199	1,886	808	0	3,505	0		0
Employee Tuition	2,700	2,700	0	0	0	0		0
Advertising	1,200	300	0	0	900	0		0
Freight/Delivery	7,050	200	250	0	6,600	0		0
Temporary Help	33,521	1,284	4,351	0	27,886	0		0
Furniture/Equipment	12,262	5,558	282	0	6,422	0		0
Communications/Utilities	36,512	7,969	2,258	0	26,285	0		0
Capital Outlay	0	0	0	0	0	0		0
State Office of Risk Management	1,471	0	1,471	0	0	0		0
Total	2,414,243	364,941	236,595	45,673	1,600,031	0	60,000	107,004

Note:

Executive Administration Includes:

Executive Office	483,831
Board	85,308
Legal Services	732,599
Internal Audit	487,248
Policy and Public Affairs	625,257

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
EXECUTIVE OFFICE
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.1./13800 GENERAL REVENUE (CS)	F.1.1./13800 MH APPROP. RECEIPTS	F.1.1./13800 HF APPROP. RECEIPTS	F.1.1./13800 EFF - ARRA
Salaries	396,295	0	0	396,295	0
Travel In-State	20,000			20,000	
Travel Out-of-State	8,078			8,078	
Professional Fees	0			0	
Materials/Supplies	6,216			6,216	
Repairs/Maintenance	5,819			5,819	
Printing and Reproduction	861			861	
Rental/Lease	2,056			2,056	
Membership Dues	2,500			2,500	
Staff Development	20,305			20,305	
Insurance/Employee Bonds	1,080			1,080	
Employee Tuition	0			0	
Advertising	0			0	
Freight/Delivery	3,000			3,000	
Temporary Help	2,734			2,734	
Furniture/Equipment	1,876			1,876	
Communications/Utilities	13,011			13,011	
Capital Outlay	0				
State Office of Risk Management	0				
Total	483,831	0	0	483,831	0

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 BOARD
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.1./13800 HF APPROP. RECEIPTS	F.1.1./13800 EFF - ARRA
Salaries			
Payroll Related Costs			
Travel In-State	19,000	19,000	
Travel Out-of-State	13,751	13,751	
Professional Fees	500	500	
Materials/Supplies	2,021	2,021	
Repairs/Maintenance	1,000	1,000	
Printing and Reproduction	536	536	
Rental/Lease	2,000	2,000	
Membership Dues	1,000	1,000	
Staff Development	21,000	21,000	
Insurance/Employee Bonds	0	0	
Employee Tuition	0	0	
Advertising	500	500	
Freight/Delivery	3,000	3,000	
Temporary Help	20,000	20,000	
Furniture/Equipment	1,000	1,000	
Communications/Utilities	0	0	
Capital Outlay	0		
State Office of Risk Management			
Total	85,308	85,308	0

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 LEGAL SERVICES
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.1./13800 HF APPROP. RECEIPTS	F.1.1./13800 EFF - ARRA
Salaries	483,860	483,860	0
Travel In-State	4,075	4,075	
Travel Out-of-State	4,410	4,410	
Professional Fees	175,000	175,000	
Materials/Supplies	22,458	22,458	
Repairs/Maintenance	8,027	8,027	
Printing and Reproduction	7,487	7,487	
Rental/Lease	3,084	3,084	
Membership Dues	2,000	2,000	
Staff Development	8,100	8,100	
Insurance/Employee Bonds	1,617	1,617	
Employee Tuition	0	0	
Advertising	400	400	
Freight/Delivery	600	600	
Temporary Help	4,601	4,601	
Furniture/Equipment	2,364	2,364	
Communications/Utilities	4,516	4,516	
Capital Outlay	0	0	
State Office of Risk Management	0		
Total	732,599	732,599	0

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
INTERNAL AUDIT
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.1./13800 GENERAL REVENUE (CS)	F.1.1./13800 MH APPROP. RECEIPTS	F.1.1./13800 HF APPROP. RECEIPTS	F.1.1./13800 EFF - ARRA
Salaries	421,755	299,448	15,303	0	107,004
Travel In-State	7,000	7,000			
Travel Out-of-State	1,500	1,500			
Professional Fees	0	0			
Materials/Supplies	7,699	7,699			
Repairs/Maintenance	10,497	10,497			
Printing and Reproduction	702	702			
Rental/Lease	3,598	3,598			
Membership Dues	2,400	2,400			
Staff Development	12,200	12,200			
Insurance/Employee Bonds	1,886	1,886			
Employee Tuition	2,700	2,700			
Advertising	300	300			
Freight/Delivery	200	200			
Temporary Help	1,284	1,284			
Furniture/Equipment	5,558	5,558			
Communications/Utilities	7,969	7,969			
Capital Outlay	0	0			
State Office of Risk Management	0	0			
Total	487,248	364,941	15,303	0	107,004

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 POLICY AND PUBLIC AFFAIRS
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.1./13800 GENERAL REVENUE (CS)	B.1.1./13034 HF APPROP. RECEIPTS	F.1.1./13800 MH APPROP. RECEIPTS	F.1.1./13800 HF APPROP. RECEIPTS	B.1.1./13034 13034 HOME	B.1.1./13034 CHRP GENERAL REVENUE
Salaries	455,972	0	196,306	30,370	229,297	0	
	0				0	0	
Travel In-State	20,500		8,500		12,000	0	
Travel Out-of-State	3,145		0		3,145	0	
Professional Fees	60,000		0		0	0	60,000
Materials/Supplies	8,240		5,386		2,854	0	
Repairs/Maintenance	9,826		3,913		5,913	0	
Printing and Reproduction	8,523		8,279		244	0	
Rental/Lease	27,082		1,541		25,541	0	
Membership Dues	1,250		250		1,000	0	
Staff Development	10,000		3,000		7,000	0	
Insurance/Employee Bonds	1,616		808		808	0	
Employee Tuition	0		0		0	0	
Advertising	0		0		0	0	
Freight/Delivery	250		250		0	0	
Temporary Help	4,902		4,351		551	0	
Furniture/Equipment	1,464		282		1,182	0	
Communications/Utilities	11,016		2,258		8,758	0	
Capital Outlay	0		0		0	0	
State Office of Risk Management	1,471		1,471		0	0	
Total	625,257	0	236,595	30,370	298,293	0	60,000

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 EMERGENCY HOUSING AND DISASTER RECOVERY
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	D.1.2./13036			
		CDBG I	CDBG II	CDBG - IKE	FEMA AHPP
Salaries	1,797,734	18,074	370,279	1,170,502	238,878
Travel In-State	52,000		7,800	33,800	10,400
Travel Out-of-State	7,900		1,185	5,135	1,580
Professional Fees	110,000		16,500	71,500	22,000
Materials/Supplies	28,670		4,301	18,636	5,734
Repairs/Maintenance	37,683		5,652	24,494	7,537
Printing and Reproduction	9,313		1,397	6,053	1,863
Rental/Lease	106,147		15,922	68,996	21,229
Membership Dues	2,000		300	1,300	400
Staff Development	15,000		2,250	9,750	3,000
Insurance/Employee Bonds	7,680		1,152	4,992	1,536
Employee Tuition	1,200		180	780	240
Advertising	5,000		750	3,250	1,000
Freight/Delivery	3,000		450	1,950	600
Temporary Help	40,228		8,830	16,398	15,000
Furniture/Equipment	17,679		2,652	11,491	3,536
Communications/Utilities	30,452		4,568	19,794	6,090
Capital Outlay	0		0	0	0
State Office of Risk Management	0		0	0	0
Total	2,271,686	18,074	444,168	1,468,821	340,623

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 COMPLIANCE and ASSET OVERSIGHT
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	D.1.2./13036 CDBG II	D.1.2./13037 CDBG IKE	D.1.2./13036 HOME	D.1.1./13035 COMPLIANCE FEES	D.1.2./13036 CSBG	B.2.1./13020 IAC ORCA	A.1.2./13030 NIEGHBOR STABILIZ PROGRAM	A.1.3./13031 HOUSING TRUST FUND SINGLE FAMILY
Salaries	2,188,513	263,702	90,293	337,003	1,371,479	25,488	9,912	59,307	31,329
Travel In-State	190,000	27,000		18,000	145,000				
Travel Out-of-State	10,900	2,616		1,744	6,540				
Professional Fees	156,750				156,750				
Materials/Supplies	39,618	8,694		5,796	25,129				
Repairs/Maintenance	51,776	11,839		7,893	32,044				
Printing and Reproduction	10,849	2,231		1,487	7,131				
Rental/Lease	51,869	7,185		4,790	39,894				
Membership Dues	6,480	1,080		720	4,680				
Staff Development	24,600	3,960		2,640	18,000				
Insurance/Employee Bonds	10,240	2,297		1,531	6,412				
Employee Tuition	2,730	198		132	2,400				
Advertising	1,500	300		200	1,000				
Freight/Delivery	2,500	600		400	1,500				
Temporary Help	85,570	20,523		13,682	51,365				
Furniture/Equipment	13,442	2,547		1,698	9,197				
Communications/Utilities	38,610	10,056		6,704	21,850				
Capital Outlay	0	0		0	0				
State Office of Risk Management	5,677				5,677				
Total	2,891,624	364,828	90,293	404,420	1,906,047	25,488	9,912	59,307	31,329

Note: PMC Professional Fees

Training	
MDSI	
USPCS Inspections	140,000
USPCS Training	
Statewide Cost Allocation	16,750
Total, PMC	156,750

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 COMMUNITY BASED PROGRAMS
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	NEIGHBOR STABILIZ PROGRAM	HTF MULTI FAMILY GENERAL REVENUE	HTF SINGLE FAMILY GENERAL REVENUE	HRC GENERAL REVENUE	FEDERAL FUNDS COMMUNITY AFFAIRS	ARRA STIMULUS	EARNED FED FUNDS STIMULUS ARRA	HF APPROP. RECEIPTS	SINGLE FAMILY BOND ADMIN FEES	CDBG DISASTER RECOVERY	GR ENRICHED HOUSING
Salaries	4,471,932	554,371	70,020	166,914		1,761,360	1,411,815	112,065	236,375			159,012
Travel In-State	743,645	57,000	1,950	4,550		141,500	504,345	10,000	8,500			15,800
Travel Out-of-State	20,855	0	450	1,050		17,455	0	0	1,900			0
Professional Fees	3,625,710	54,000	1,200	2,800	60,000	277,000	3,195,710	0	0			35,000
Materials/Supplies	370,127	7,557	1,405	3,277		131,436	171,516	2,796	9,364			42,776
Repairs/Maintenance	195,185	16,395	1,566	3,653		101,164	6,666	55,304	10,437			0
Printing and Reproduction	121,747	2,771	218	508		12,319	96,667	581	8,684			0
Rental/Lease	179,071	9,882	617	1,439		58,807	100,000	1,014	4,112			3,200
Membership Dues	25,800	1,000	150	350		15,550	8,000	500	250			0
Staff Development	104,202	5,000	600	1,400		29,800	63,402	1,000	3,000			0
Insurance/Employee Bonds	21,692	2,560	323	755		15,629	0	269	2,156			0
Employee Tuition	4,600	2,000	180	420		2,000	0	0	0			0
Advertising	73,933	5,000	300	700		4,100	58,333	500	0			5,000
Freight/Delivery	12,384	2,000	600	1,400		4,300	3,334	500	250			0
Temporary Help	72,734	11,743	220	514		26,140	26,667	2,183	5,267			0
Furniture/Equipment	55,117	5,893	413	963		9,302	32,700	594	752			4,500
Communications/Utilities	85,993	11,151	1,353	3,158		50,556	10,000	2,253	7,522			0
Capital Outlay	0	0	0	0		0	0	0	0			0
State Office of Risk Management	8,561	0	0	0		8,561	0	0	0			0
Total	10,193,288	748,323	81,564	193,851	60,000	2,666,979	5,689,155	189,559	298,569	0	0	265,288

Note:
 Community Based Programs:
 Housing Resource Center 659,857
 ARRA Accountability and Oversight 153,559
 Community Affairs Division 8,381,135
 Neighborhood Stabilization Program 723,322
 Housing Trust Fund 275,415

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING RESOURCE CENTER
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	B.1.1./13034 HF APPROP. RECEIPTS	B.1.1./13034 HRC GENERAL REVENUE	F.1.1./13800 EFF - ARRA	B.1.1./21966 GR ENRICHED HOUSING
Salaries	431,387	236,375		36,000	159,012
Travel In-State	24,300	8,500			15,800
Travel Out-of-State	1,900	1,900			0
Professional Fees	95,000		60,000		35,000
Materials/Supplies	52,140	9,364			42,776
Repairs/Maintenance	10,437	10,437			0
Printing and Reproduction	8,684	8,684			0
Rental/Lease	7,312	4,112			3,200
Membership Dues	250	250			0
Staff Development	3,000	3,000			0
Insurance/Employee Bonds	2,156	2,156			0
Employee Tuition	0	0			0
Advertising	5,000	0			5,000
Freight/Delivery	250	250			0
Temporary Help	5,267	5,267			0
Furniture/Equipment	5,252	752			4,500
Communications/Utilities	7,522	7,522			0
Capital Outlay	0	0			0
State Office of Risk Management	0	0			0
Total	659,857	298,569	60,000	36,000	265,288

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
ARRA ACCOUNTABILITY and OVERSIGHT
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.1./13800 EFF - ARRA
Salaries	76,065	76,065
Travel In-State	10,000	10,000
Travel Out-of-State	0	0
Professional Fees	0	0
Materials/Supplies	2,796	2,796
Repairs/Maintenance	55,304	55,304
Printing and Reproduction	581	581
Rental/Lease	1,014	1,014
Membership Dues	500	500
Staff Development	1,000	1,000
Insurance/Employee Bonds	269	269
Employee Tuition	0	0
Advertising	500	500
Freight/Delivery	500	500
Temporary Help	2,183	2,183
Furniture/Equipment	594	594
Communications/Utilities	2,253	2,253
Capital Outlay	0	0
State Office of Risk Management	0	0
Total	<u>153,559</u>	<u>153,559</u>

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 COMMUNITY AFFAIRS
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	FEDERAL FUNDS	ARRA HOMELESS	ARRA DOE T/TA	ARRA GRANTEE ADMIN	NEIGHBOR HOOD STABILIZ PROGRAM
Salaries	3,198,176	1,761,360	245,016	539,285	627,514	25,001
		0				
Travel In-State	645,845	141,500	19,980	260,038	224,327	0
Travel Out-of-State	17,455	17,455	0	0	0	0
Professional Fees	3,472,710	277,000	76,090	2,682,869	436,751	0
Materials/Supplies	302,952	131,436	4,000	131,433	36,083	0
Repairs/Maintenance	107,830	101,164	0	0	6,666	0
Printing and Reproduction	108,986	12,319	0	52,000	44,667	0
Rental/Lease	158,807	58,807	16,000	12,600	71,400	0
Membership Dues	23,550	15,550	0	5,000	3,000	0
Staff Development	93,202	29,800	0	60,068	3,334	0
Insurance/Employee Bonds	15,629	15,629	0	0	0	0
Employee Tuition	2,000	2,000	0	0	0	0
Advertising	62,433	4,100	0	0	58,333	0
Freight/Delivery	7,634	4,300	0	0	3,334	0
Temporary Help	52,807	26,140	0	6,667	20,000	0
Furniture/Equipment	42,002	9,302	5,700	0	27,000	0
Communications/Utilities	60,556	50,556	0	0	10,000	0
Capital Outlay	0	0	0	0	0	0
State Office of Risk Management	8,561	8,561	0	0	0	0
Total	8,381,135	2,666,979	366,786	3,749,960	1,572,409	25,001

Note:

Community Affairs Includes:

Administration - Community Affairs	320,421
Community Services Program	1,489,403
Energy Assistance Program	6,111,816
Section 8	459,494

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
ADMINISTRATION-COMMUNITY AFFAIRS
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	C.1.1./13011 CSBG	C.2.1./13013 LIHEAP	A.1.2./13030 NIEGHBOR STABILIZ PROGRAM	C.2.1./13013 ARRA DOE GRANTEE
Salaries	279,344	108,421	108,421	25,001	37,501
Travel In-State	5,000	2,500	2,500		
Travel Out-of-State	8,200	4,100	4,100		
Professional Fees	4,000	2,000	2,000		
Materials/Supplies	3,144	1,572	1,572		
Repairs/Maintenance	4,413	2,207	2,207		
Printing and Reproduction	780	390	390		
Rental/Lease	2,541	1,271	1,271		
Membership Dues	1,500	750	750		
Staff Development	3,000	1,500	1,500		
Insurance/Employee Bonds	808	404	404		
Employee Tuition	0	0	0		
Advertising	0	0	0		
Freight/Delivery	500	250	250		
Temporary Help	2,051	1,026	1,026		
Furniture/Equipment	1,382	691	691		
Communications/Utilities	3,758	1,879	1,879		
Capital Outlay	0	0	0		
State Office of Risk Management	0	0	0		
Total	320,421	128,960	128,960	25,001	37,501

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
COMMUNITY SERVICES PROGRAM
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	C.1.1./13011 CSBG	C.1.1./13011 ESGP	C.1.1./13011 ARRA HOMELESS
Salaries	1,081,058	682,541	153,501	245,016
Travel In-State	69,980	32,500	17,500	19,980
Travel Out-of-State	3,155	3,155		0
Professional Fees	168,840	92,750		76,090
Materials/Supplies	24,613	20,613		4,000
Repairs/Maintenance	26,787	26,787		0
Printing and Reproduction	4,742	4,742		0
Rental/Lease	46,764	30,764		16,000
Membership Dues	7,050	7,050		0
Staff Development	11,000	11,000		0
Insurance/Employee Bonds	5,120	5,120		0
Employee Tuition	2,000	2,000		0
Advertising	500	500		0
Freight/Delivery	1,000	1,000		0
Temporary Help	8,485	8,485		0
Furniture/Equipment	9,636	3,936		5,700
Communications/Utilities	15,801	15,801		0
Capital Outlay	0	0		0
State Office of Risk Management	2,872	2,872		
Total	1,489,403	951,616	171,001	366,786

Longevity

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
ENERGY ASSISTANCE PROGRAM
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	C.2.1./13013 DOE T&TA	C.2.1./13013 DOE GRANTEE	C.2.1./13013 LIHEAP	C.2.1./13013 ARRA DOE T&TA	C.2.1./13013 ARRA DOE GRANTEE
Salaries	1,465,298	34,852	35,630	265,518	539,285	590,012
Travel In-State	557,865	14,700	22,050	36,750	260,038	224,327
Travel Out-of-State	3,890	778	1,167	1,945	0	0
Professional Fees	3,285,870	13,500	13,500	139,250	2,682,869	436,751
Materials/Supplies	265,584	75,000		23,068	131,433	36,083
Repairs/Maintenance	59,499		15,000	37,833	0	6,666
Printing and Reproduction	101,021			4,354	52,000	44,667
Rental/Lease	105,904			21,904	12,600	71,400
Membership Dues	14,000			6,000	5,000	3,000
Staff Development	73,402			10,000	60,068	3,334
Insurance/Employee Bonds	7,815			7,815	0	0
Employee Tuition	0			0	0	0
Advertising	61,333			3,000	0	58,333
Freight/Delivery	5,834			2,500	0	3,334
Temporary Help	34,987			8,320	6,667	20,000
Furniture/Equipment	30,326			3,326	0	27,000
Communications/Utilities	35,728			25,728	0	10,000
Capital Outlay	0			0	0	0
State Office of Risk Management	3,460			3,460	0	0
Total	6,111,816	138,830	87,347	600,771	3,749,960	1,534,908

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
SECTION 8 - RENTAL ASSISTANCE PROGRAM
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	A.1.4./13004 SECTION 8
Salaries	372,475	372,475
Travel In-State	13,000	13,000
Travel Out-of-State	2,210	2,210
Professional Fees	14,000	14,000
Materials/Supplies	9,611	9,611
Repairs/Maintenance	17,131	17,131
Printing and Reproduction	2,443	2,443
Rental/Lease	3,598	3,598
Membership Dues	1,000	1,000
Staff Development	5,800	5,800
Insurance/Employee Bonds	1,886	1,886
Employee Tuition	0	0
Advertising	600	600
Freight/Delivery	300	300
Temporary Help	7,284	7,284
Furniture/Equipment	658	658
Communications/Utilities	5,269	5,269
Capital Outlay	0	0
State Office of Risk Management	2,229	2,229
Total	<u>459,494</u>	<u>459,494</u>

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 NEIGHBORHOOD STABILIZATION PROGRAM
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	A.1.2./13030 NIEGHBOR STABILIZ PROGRAM
Salaries	529,370	529,370
Travel In-State	57,000	57,000
Travel Out-of-State	0	0
Professional Fees	54,000	54,000
Materials/Supplies	7,557	7,557
Repairs/Maintenance	16,395	16,395
Printing and Reproduction	2,771	2,771
Rental/Lease	9,882	9,882
Membership Dues	1,000	1,000
Staff Development	5,000	5,000
Insurance/Employee Bonds	2,560	2,560
Employee Tuition	2,000	2,000
Advertising	5,000	5,000
Freight/Delivery	2,000	2,000
Temporary Help	11,743	11,743
Furniture/Equipment	5,893	5,893
Communications/Utilities	11,151	11,151
Capital Outlay	0	0
State Office of Risk Management	0	0
Total	<u>723,322</u>	<u>723,322</u>

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING TRUST FUND
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	A.1.3./13031	A.1.7./13033
		HOUSING TRUST FUND SINGLE FAMILY	HOUSING TRUST FUND MULTI FAMILY
Salaries	236,934	166,914	70,020
Travel In-State	6,500	4,550	1,950
Travel Out-of-State	1,500	1,050	450
Professional Fees	4,000	2,800	1,200
Materials/Supplies	4,682	3,277	1,405
Repairs/Maintenance	5,219	3,653	1,566
Printing and Reproduction	725	508	218
Rental/Lease	2,056	1,439	617
Membership Dues	500	350	150
Staff Development	2,000	1,400	600
Insurance/Employee Bonds	1,078	755	323
Employee Tuition	600	420	180
Advertising	1,000	700	300
Freight/Delivery	2,000	1,400	600
Temporary Help	734	514	220
Furniture/Equipment	1,376	963	413
Communications/Utilities	4,511	3,158	1,353
Capital Outlay	0	0	0
State Office of Risk Management	0	0	0
Total	275,415	193,851	81,564

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 HOUSING PROGRAMS DIVISION
 ANNUAL OPERATING BUDGET
 SEPTEMBER, 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	HTF MULTI FAMILY GENERAL REVENUE	HTF SINGLE FAMILY GENERAL REVENUE	ORCA IAC	FEDERAL FUNDS	TAX CREDIT FEES	MULTI FAMILY BOND ADMIN FEES	SINGLE FAMILY BOND ADMIN FEES	CDBG DISASTER RECOVERY	FEMA AHPP	NEIGHBOR HOOD STABILIZ PROGRAM	A.1.5./13005 DISASTER RECOVERY TAX CREDIT
Salaries	3,704,697	14,726	204,824	55,927	1,630,570	1,086,480	265,713	176,362	0	0	0	270,096
Travel In-State	114,550	0	40,000	0	51,800	13,388	9,363	0	0	0	0	0
Travel Out-of-State	30,716	0	3,575	0	11,341	7,855	7,945	0	0	0	0	0
Professional Fees	124,200	0	6,000	0	72,800	36,510	8,890	0	0	0	0	0
Materials/Supplies	70,460	0	7,299	0	30,965	17,445	14,750	0	0	0	0	0
Repairs/Maintenance	78,956	0	7,827	0	35,405	18,023	17,701	0	0	0	0	0
Printing and Reproduction	18,604	0	1,023	0	14,184	1,896	1,502	0	0	0	0	0
Rental/Lease	80,716	0	20,084	0	39,856	11,526	9,250	0	0	0	0	0
Membership Dues	5,500	0	1,000	0	2,500	1,125	875	0	0	0	0	0
Staff Development	56,797	0	6,000	0	21,000	14,083	15,714	0	0	0	0	0
Insurance/Employee Bonds	16,167	0	1,615	0	7,276	3,692	3,584	0	0	0	0	0
Employee Tuition	4,400	0	600	0	1,200	1,480	1,120	0	0	0	0	0
Advertising	6,100	0	2,000	0	1,625	1,399	1,076	0	0	0	0	0
Freight/Delivery	7,875	0	1,000	0	4,000	1,781	1,094	0	0	0	0	0
Temporary Help	70,985	0	10,608	0	19,824	21,068	19,485	0	0	0	0	0
Furniture/Equipment	10,823	0	3,564	0	3,871	1,595	1,793	0	0	0	0	0
Communications/Utilities	61,661	0	10,516	0	24,822	13,162	13,161	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0	0	0	0	0	0	0
State Office of Risk Management	6,445	0	1,070	0	2,821	1,720	834	0	0	0	0	0
Total	4,469,651	14,726	328,606	55,927	1,975,860	1,254,227	393,848	176,362	0	0	0	270,096

Note:

Housing Programs Division Includes:

Multi Family Finance Production	1,190,193
Real Estate Analysis	817,433
HOME Program	1,312,144
Office of Colonia Initiatives	517,670
Program Services	632,211

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 MULTIFAMILY FINANCE PRODUCTION
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	A.1.5./13005 TAX CREDIT FEES	A.1.8./13018 MULTI FAMILY BOND ADMIN	A.1.7./13033 HTF MULTI FAMILY GENERAL REVENUE	D.1.2./13036 CDBG DISASTER RECOVERY	A.1.5./13005 DISASTER RECOVERY TAX CREDIT
Salaries	1,004,700	494,301	184,624	0	0	325,776
Travel In-State	18,750	12,188	6,563			
Travel Out-of-State	8,900	5,785	3,115			
Professional Fees	25,400	16,510	8,890			
Materials/Supplies	22,248	14,461	7,787			
Repairs/Maintenance	20,874	13,568	7,306			
Printing and Reproduction	2,504	1,628	876			
Rental/Lease	15,123	9,830	5,293			
Membership Dues	1,500	975	525			
Staff Development	14,697	9,553	5,144			
Insurance/Employee Bonds	4,312	2,803	1,509			
Employee Tuition	2,000	1,300	700			
Advertising	1,875	1,219	656			
Freight/Delivery	2,625	1,706	919			
Temporary Help	25,435	16,533	8,902			
Furniture/Equipment	1,654	1,075	579			
Communications/Utilities	15,043	9,778	5,265			
Capital Outlay						
State Office of Risk Management	2,553	1,720	834			
Total	1,190,193	614,931	249,486	0	0	325,776

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 REAL ESTATE ANALYSIS
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	A.1.5./13005 TAX CREDIT FEES	A.1.6./13032 MULTI FAMILY HOME	B.1.1./13034 CHRPC GENERAL REVENUE	A.1.7./13033 HTF MULTI FAMILY GENERAL REVENUE	A.1.8./13018 MULTI FAMILY BOND ADMIN	A.1.5./13005 DISASTER RECOVERY TAX CREDIT
Salaries	707,043	445,997	102,955		0	72,089	86,002
Travel In-State	4,000	1,200				2,800	
Travel Out-of-State	6,900	2,070				4,830	
Professional Fees	20,000	20,000					
Materials/Supplies	9,948	2,984				6,964	
Repairs/Maintenance	14,850	4,455				10,395	
Printing and Reproduction	893	268				625	
Rental/Lease	5,653	1,696				3,957	
Membership Dues	500	150				350	
Staff Development	15,100	4,530				10,570	
Insurance/Employee Bonds	2,964	889				2,075	
Employee Tuition	600	180				420	
Advertising	600	180				420	
Freight/Delivery	250	75				175	
Temporary Help	15,118	4,535				10,583	
Furniture/Equipment	1,734	520				1,214	
Communications/Utilities	11,280	3,384				7,896	
Capital Outlay	0						
State Office of Risk Management	0						
Total	817,433	493,114	102,955	0	0	135,362	86,002

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOME PROGRAM
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	A.1.2./13030 HOME SINGLE FAMILY	A.1.6./13032 HOME MULTI FAMILY	D.1.2./13036 HOME PMC	A.1.3./13031 HOUSING TRUST FUND SINGLE FAMILY	A.1.7./13033 HOUSING TRUST FUND MULTI FAMILY	D.1.2./13036 CDBG DISASTER RECOVERY
Salaries	1,056,815 0	335,714	153,952	567,150	0	0	0
Travel In-State	42,659	29,861	12,798				
Travel Out-of-State	7,485	5,240	2,246				
Professional Fees	65,900	65,900					
Materials/Supplies	20,643	14,450	6,193				
Repairs/Maintenance	23,603	16,522	7,081				
Printing and Reproduction	9,456	6,619	2,837				
Rental/Lease	26,571	18,600	7,971				
Membership Dues	1,667	1,167	500				
Staff Development	14,000	9,800	4,200				
Insurance/Employee Bonds	4,851	3,396	1,455				
Employee Tuition	800	560	240				
Advertising	1,083	758	325				
Freight/Delivery	1,000	700	300				
Temporary Help	13,217	9,252	3,965				
Furniture/Equipment	3,025	2,118	908				
Communications/Utilities	16,548	11,584	4,964				
Capital Outlay	0	0	0				
State Office of Risk Management	2,821	1,975	846				
Total	1,312,144	534,215	210,780	567,150	0	0	0

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
OFFICE OF COLONIA INITIATIVES
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	HOME	B.2.1./13020 IAC ORCA	A.1.3./13031 HTF SINGLE FAMILY GENERAL REVENUE	B.2.1./13020 HF APPROP. RECEIPTS
Salaries	393,889	0	55,927	161,600	176,362
Travel In-State	40,000			40,000	
Travel Out-of-State	3,575			3,575	
Professional Fees	6,000			6,000	
Materials/Supplies	7,299			7,299	
Repairs/Maintenance	7,827			7,827	
Printing and Reproduction	1,023			1,023	
Rental/Lease	20,084			20,084	
Membership Dues	1,000			1,000	
Staff Development	6,000			6,000	
Insurance/Employee Bonds	1,615			1,615	
Employee Tuition	600			600	
Advertising	2,000			2,000	
Freight/Delivery	1,000			1,000	
Temporary Help	10,608			10,608	
Furniture/Equipment	3,564			3,564	
Communications/Utilities	10,516			10,516	
Capital Outlay	0				
State Office of Risk Management	1,070			1,070	
Total	517,670	0	55,927	285,382	176,362

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
PROGRAM SERVICES
ANNUAL OPERATING BUDGET
SEPTEMBER, 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	A.1.2./13030 HOME SINGLE FAMILY	A.1.6./13032 HOME MULTI FAMILY	A.1.3./13031 HOUSING TRUST FUND SINGLE FAMILY	A.1.7./13033 HOUSING TRUST FUND MULTI FAMILY	D.1.2./13036 CDBG I	D.1.2./13036 CDBG II	D.1.2./13036 CDBG - IKE	D.1.2./13036 FEMA AHPP	A.1.2./13030 NIEGHBOR STABILIZ PROGRAM
Salaries	542,250	319,649	164,651	43,224	14,726	0	0	0	0	0
Travel In-State	9,141	6,399	2,742							
Travel Out-of-State	3,856	2,699	1,157							
Professional Fees	6,900	4,830	2,070							
Materials/Supplies	10,322	7,225	3,097							
Repairs/Maintenance	11,802	8,261	3,541							
Printing and Reproduction	4,728	3,310	1,418							
Rental/Lease	13,285	9,300	3,986							
Membership Dues	833	583	250							
Staff Development	7,000	4,900	2,100							
Insurance/Employee Bonds	2,425	1,698	728							
Employee Tuition	400	280	120							
Advertising	542	379	163							
Freight/Delivery	3,000	2,100	900							
Temporary Help	6,607	4,625	1,982							
Furniture/Equipment	846	592	254							
Communications/Utilities	8,274	5,792	2,482							
Capital Outlay	0	0	0							
State Office of Risk Management	0	0	0							
Total	632,211	382,621	191,639	43,224	14,726	0	0	0	0	0

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
 AGENCY ADMINISTRATION
 ANNUAL OPERATING BUDGET
 SEPTEMBER, 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE (OS/IR)	GENERAL REVENUE (CS)	BOND ADMIN FEES	MANUFACT. HOUSING APP REC	APPROP. RECEIPTS	SINGLE FAMILY HOME	HOUSING TRUST FUND GENERAL REVENUE	EARNED FED FUNDS STIMULUS ARRA
Salaries	5,077,623	109,318	495,020	1,097,958	373,990	2,731,907	0	31,830	237,600
Travel In-State	61,650	8,000	6,000	27,200	0	20,450	0	0	0
Travel Out-of-State	24,139	1,452	1,265	13,677	0	7,745	0	0	0
Professional Fees	265,450	0	3,000	17,400	0	155,050	0	90,000	0
Materials/Supplies	82,234	19,664	10,556	11,381	0	40,633	0	0	0
Repairs/Maintenance	270,086	26,075	17,156	11,967	0	154,888	0	0	60,000
Printing and Reproduction	18,113	2,023	2,581	8,124	0	5,385	0	0	0
Rental/Lease	107,815	26,331	6,167	37,968	0	37,349	0	0	0
Membership Dues	53,840	1,000	700	46,450	0	5,690	0	0	0
Staff Development	114,168	19,560	21,000	13,300	0	60,308	0	0	0
Insurance/Employee Bonds	33,019	4,419	3,234	2,425	0	22,941	0	0	0
Employee Tuition	6,470	2,000	900	870	0	2,700	0	0	0
Advertising	75,600	1,200	1,200	57,000	0	16,200	0	0	0
Freight/Delivery	14,328	700	500	4,678	0	8,450	0	0	0
Temporary Help	90,807	12,008	8,201	29,551	0	36,047	0	0	5,000
Furniture/Equipment	33,647	2,602	1,928	6,361	0	13,156	0	0	9,600
Communications/Utilities	76,659	27,064	9,032	11,274	0	29,289	0	0	0
Capital Outlay	15,138	0	0	0	0	0	0	0	15,138
State Office of Risk Management	17,269	691	2,071	2,386	0	12,121	0	0	0
Total	6,438,054	264,106	590,510	1,399,969	373,990	3,360,310	0	121,830	327,338

Note:

Agency Administration Includes:

Human Resources	406,820
Information Systems	1,533,091
Financial Administration	3,415,916
Bond Finance	443,390
Texas Homeownership Program	638,838

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HUMAN RESOURCES
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.1./13800 GENERAL REVENUE (CS)	F.1.1./13800 HF APPROP. RECEIPTS	F.1.1./13800 MH APPROP. RECEIPTS	F.1.1./13800 EFF - ARRA
Salaries	295,067	0	225,478	23,989	45,600
Travel In-State	500		500		
Travel Out-of-State	1,900		1,900		
Professional Fees	7,500		7,500		
Materials/Supplies	5,998		5,998		
Repairs/Maintenance	41,023		41,023		
Printing and Reproduction	567		567		
Rental/Lease	2,570		2,570		
Membership Dues	880		880		
Staff Development	25,368		25,368		
Insurance/Employee Bonds	1,347		1,347		
Employee Tuition	0		0		
Advertising	15,000		15,000		
Freight/Delivery	350		350		
Temporary Help	3,917		3,917		
Furniture/Equipment	1,070		1,070		
Communications/Utilities	3,763		3,763		
Capital Outlay	0		0		
State Office of Risk Management	0				
Total	406,820	0	337,231	23,989	45,600

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 INFORMATION SYSTEMS
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.2./13801 GENERAL REVENUE (IR)	F.1.2./13801 MH APPROP. RECEIPTS	F.1.2./13801 HF APPROP. RECEIPTS	F.1.1./13800 EFF - ARRA
Salaries	1,250,221	58,927	136,270	1,016,625	38,400
Travel In-State	10,000	6,000		4,000	
Travel Out-of-State	2,420	1,452		968	
Professional Fees	0	0		0	
Materials/Supplies	25,724	15,434		10,290	
Repairs/Maintenance	92,087	19,252		12,835	60,000
Printing and Reproduction	2,346	1,408		938	
Rental/Lease	39,601	23,761		15,840	
Membership Dues	1,000	600		400	
Staff Development	30,000	18,000		12,000	
Insurance/Employee Bonds	5,120	3,072		2,048	
Employee Tuition	0	0		0	
Advertising	1,500	900		600	
Freight/Delivery	1,000	600		400	
Temporary Help	18,485	8,091		5,394	5,000
Furniture/Equipment	11,986	1,432		954	9,600
Communications/Utilities	23,301	23,301			
Capital Outlay	15,138				15,138
State Office of Risk Management	3,161	483		2,678	
Total	1,533,091	182,712	136,270	1,085,970	128,138

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 FINANCIAL ADMINISTRATION
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE (CS)	BOND ADMIN FEES 13006	APPROP. RECEIPTS	SINGLE FAMILY HOME	MANUFACT. HOUSING APP REC	GENERAL REVENUE (OS)	EARNED FED FUNDS STIMULUS ARRA
Salaries	2,842,118	495,020	439,572	1,489,805	0	213,731	50,391	153,600
Travel In-State	23,950	6,000	0	15,950	0	0	2,000	0
Travel Out-of-State	6,142	1,265	0	4,877	0	0	0	0
Professional Fees	150,550	3,000	0	147,550	0	0	0	0
Materials/Supplies	39,131	10,556	0	24,345	0	0	4,230	0
Repairs/Maintenance	125,009	17,156	0	101,030	0	0	6,823	0
Printing and Reproduction	7,076	2,581	0	3,880	0	0	615	0
Rental/Lease	27,676	6,167	0	18,939	0	0	2,570	0
Membership Dues	5,510	700	0	4,410	0	0	400	0
Staff Development	45,500	21,000	0	22,940	0	0	1,560	0
Insurance/Employee Bonds	24,127	3,234	0	19,546	0	0	1,347	0
Employee Tuition	5,600	900	0	2,700	0	0	2,000	0
Advertising	2,100	1,200	0	600	0	0	300	0
Freight/Delivery	8,300	500	0	7,700	0	0	100	0
Temporary Help	38,854	8,201	0	26,736	0	0	3,917	0
Furniture/Equipment	14,230	1,928	0	11,132	0	0	1,170	0
Communications/Utilities	38,321	9,032	0	25,526	0	0	3,763	0
Capital Outlay	0	0	0	0	0	0	0	0
State Office of Risk Management	11,722	2,071	0	9,443	0	0	208	0
Total	3,415,916	590,510	439,572	1,937,109	0	213,731	81,394	153,600

Note:

Financial Administration Includes:

Director's Office	715,851
Accounting Operations	867,663
Financial Services	1,254,084
Purchasing and Facilities Management	578,318

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 DIRECTOR'S OFFICE of FINANCIAL ADMINISTRATION
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.1./13800 GENERAL REVENUE (CS)	F.1.1./13800 HF APPROP. RECEIPTS	F.1.1./13800 MH APPROP. RECEIPTS
Salaries	632,949	0	567,321	65,628
Travel In-State	7,000		7,000	
Travel Out-of-State	2,525		2,525	
Professional Fees	19,750		19,750	
Materials/Supplies	7,375		7,375	
Repairs/Maintenance	10,437		10,437	
Printing and Reproduction	1,185		1,185	
Rental/Lease	8,060		8,060	
Membership Dues	1,000		1,000	
Staff Development	3,000		3,000	
Insurance/Employee Bonds	2,156		2,156	
Employee Tuition	600		600	
Advertising	600		600	
Freight/Delivery	700		700	
Temporary Help	2,267		2,267	
Furniture/Equipment	1,252		1,252	
Communications/Utilities	6,522		6,522	
Capital Outlay	0		0	
State Office of Risk Management	8,473		8,473	
Total	715,851	0	650,223	65,628

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 ACCOUNTING OPERATIONS
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.1./13800 GENERAL REVENUE (CS)	F.1.1./13800 HF APPROP. RECEIPTS	F.1.1./13800 MH APPROP. RECEIPTS	F.1.1./13800 EFF - ARRA
Salaries	772,172	495,020	124,580	98,572	54,000
Travel In-State	6,000	6,000			
Travel Out-of-State	1,265	1,265			
Professional Fees	3,000	3,000			
Materials/Supplies	10,556	10,556			
Repairs/Maintenance	17,156	17,156			
Printing and Reproduction	2,581	2,581			
Rental/Lease	6,167	6,167			
Membership Dues	700	700			
Staff Development	21,000	21,000			
Insurance/Employee Bonds	3,234	3,234			
Employee Tuition	900	900			
Advertising	1,200	1,200			
Freight/Delivery	500	500			
Temporary Help	8,201	8,201			
Furniture/Equipment	1,928	1,928			
Communications/Utilities	9,032	9,032			
Capital Outlay	0	0			
State Office of Risk Management	2,071	2,071			
Total	867,663	590,510	124,580	98,572	54,000

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 FINANCIAL SERVICES
 ANNUAL OPERATING BUDGET
 SEPTEMBER, 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.1./13800 GENERAL REVENUE (CS)	A.1.1./13006 HF APPROP. RECEIPTS	F.1.1./13800 HF APPROP. RECEIPTS	A.1.2./13030 SINGLE FAMILY HOME	F.1.1./13800 EFF - ARRA	A.1.5./13005 DISASTER RECOVERY TAX CREDIT
Salaries	943,229		439,572	452,057	0	51,600	
Travel In-State	7,950			7,950			
Travel Out-of-State	2,352			2,352			
Professional Fees	127,800			27,800			100,000
Materials/Supplies	13,283			13,283			
Repairs/Maintenance	83,874			83,874			
Printing and Reproduction	1,299			1,299			
Rental/Lease	8,223			8,223			
Membership Dues	3,070			3,070			
Staff Development	15,940			15,940			
Insurance/Employee Bonds	16,312			16,312			
Employee Tuition	2,100			2,100			
Advertising	0			0			
Freight/Delivery	1,000			1,000			
Temporary Help	10,935			10,935			
Furniture/Equipment	2,304			2,304			
Communications/Utilities	14,413			14,413			
Capital Outlay	0			0			
State Office of Risk Management	0						
Total	1,254,084	0	439,572	662,912	0	51,600	100,000

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
PURCHASING and FACILITIES MANAGEMENT
ANNUAL OPERATING BUDGET
SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	F.1.3./13802 GENERAL REVENUE (OS)	F.1.3./13802 HF APPROP. RECEIPTS	F.1.3./13802 MH APPROP. RECEIPTS	F.1.1./13800 EFF - ARRA
Salaries	493,768	50,391	345,846	49,531	48,000
Travel In-State	3,000	2,000	1,000		
Travel Out-of-State	0	0	0		
Professional Fees	0	0	0		
Materials/Supplies	7,917	4,230	3,687		
Repairs/Maintenance	13,542	6,823	6,719		
Printing and Reproduction	2,011	615	1,396		
Rental/Lease	5,226	2,570	2,656		
Membership Dues	740	400	340		
Staff Development	5,560	1,560	4,000		
Insurance/Employee Bonds	2,425	1,347	1,078		
Employee Tuition	2,000	2,000	0		
Advertising	300	300	0		
Freight/Delivery	6,100	100	6,000		
Temporary Help	17,451	3,917	13,534		
Furniture/Equipment	8,746	1,170	7,576		
Communications/Utilities	8,354	3,763	4,591		
Capital Outlay	0	0	0		
State Office of Risk Management	1,178	208	970		
Total	578,318	81,394	399,393	49,531	48,000

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 BOND FINANCE
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	A.1.1./13006	A.1.8./13018
		SINGLE FAMILY BOND ADMIN	MULTI FAMILY BOND ADMIN
Salaries	324,902	292,411	32,490
Travel In-State	6,500	5,850	650
Travel Out-of-State	7,660	6,894	766
Professional Fees	4,000	3,600	400
Materials/Supplies	5,130	4,617	513
Repairs/Maintenance	5,219	4,697	522
Printing and Reproduction	727	654	73
Rental/Lease	13,113	11,802	1,311
Membership Dues	46,000	41,400	4,600
Staff Development	7,000	6,300	700
Insurance/Employee Bonds	1,078	970	108
Employee Tuition	600	540	60
Advertising	7,000	6,300	700
Freight/Delivery	2,000	1,800	200
Temporary Help	2,734	2,461	273
Furniture/Equipment	5,216	4,694	522
Communications/Utilities	4,511	4,060	451
Capital Outlay	0	0	0
State Office of Risk Management	0		
Total	443,390	399,051	44,339

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 TEXAS HOMEOWNERSHIP PROGRAM
 ANNUAL OPERATING BUDGET
 SEPTEMBER , 2009 thru AUGUST 31, 2010

BUDGET CATEGORIES	BUDGETED	A.1.2./13031 SINGLE FAMILY HOME	A.1.1./13006 SINGLE FAMILY BOND ADMIN	A.1.3./13031 HTF SINGLE FAMILY GENERAL REVENUE
Salaries	365,315	0	333,485	31,830
Travel In-State	20,700		20,700	
Travel Out-of-State	6,017		6,017	
Professional Fees	103,400		13,400	90,000
Materials/Supplies	6,251		6,251	
Repairs/Maintenance	6,748		6,748	
Printing and Reproduction	7,397		7,397	
Rental/Lease	24,855		24,855	
Membership Dues	450		450	
Staff Development	6,300		6,300	
Insurance/Employee Bonds	1,347		1,347	
Employee Tuition	270		270	
Advertising	50,000		50,000	
Freight/Delivery	2,678		2,678	
Temporary Help	26,817		26,817	
Furniture/Equipment	1,145		1,145	
Communications/Utilities	6,763		6,763	
Capital Outlay				
State Office of Risk Management	2,386		2,386	
Total	638,838	0	517,008	121,830

**Financial Administration Division
Board Action Request
July 30, 2009**

Action Item

The Department staff will present a proposed FY 2010 Housing Finance Operating Budget for the Board's consideration and approval.

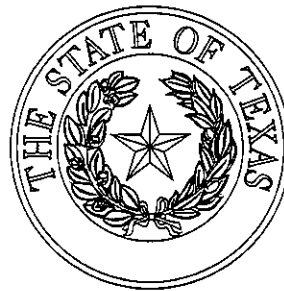
Required Action

That the Board consider for approval the attached FY 2010 Draft Housing Finance Operating Budget for fiscal year beginning September 1, 2009, and running through August 31, 2010.

Background

In accordance with Section 2306.113 of the Texas Government Code, the Department shall create a separate annual budget for the Housing Finance Division to certify the housing program fee revenue that supports the Department. This budget is a subset of the whole operating budget and shows the Housing Finance revenues that support the operating budget.

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY
AFFAIRS**



ANNUAL HOUSING FINANCE OPERATING BUDGET

FISCAL YEAR 2010

Prepared by the Financial Administration Division

Housing Finance Budget
 Appropriated Receipts
 Fiscal Year 2010

Budget Category	Executive Administration	Agency Administration	Housing Programs Division	Community Based Programs	Compliance and Asset Oversight	Capital Budget	Payroll Related Costs	Total Appropriated Receipts
Salaries	1,305,758	3,829,865	1,785,150	236,375	1,371,479			8,528,627
Payroll Related Costs							1,245,879	1,245,879
Travel In-State	63,575	47,650	22,750	8,500	145,000			287,475
Travel Out-of-State	29,384	21,422	15,800	1,900	6,540			75,046
Professional Fees	175,500	172,450	45,400	0	156,750			550,100
Materials/Supplies	38,935	52,013	32,196	9,364	25,129			157,637
Repairs/Maintenance	24,672	166,855	35,724	10,437	32,044			269,732
Printing and Reproduction	17,407	13,509	3,397	8,684	7,131			50,129
Rental/Lease	34,222	75,317	20,776	4,112	39,894			174,321
Membership Dues	6,750	52,140	2,000	250	4,680			65,820
Staff Development	59,405	73,608	29,797	3,000	18,000			183,810
Insurance/Employee Bonds	4,313	25,366	7,276	2,156	6,412			45,523
Employee Tuition	0	3,570	2,600	0	2,400			8,570
Advertising	900	73,200	2,475	0	1,000			77,575
Freight/Delivery	6,850	13,128	2,875	250	1,500			24,603
Temporary Help	32,237	65,598	40,553	5,267	51,365			195,020
Furniture/Equipment	6,704	19,517	3,388	752	9,197	153,960		193,518
Communications/Utilities	28,543	40,563	26,323	7,522	21,850			124,801
Capital Outlay	0	0	0	0	0	44,020		44,020
State Office of Risk Management	1,471	14,508	2,553	0	5,677			24,208
Total, Appropriated Receipts	1,836,626	4,760,279	2,081,033	298,569	1,906,047	197,980	1,245,879	12,326,413

Method of Finance:

Bond Administration Fees	2,450,106
Housing Tax Credit Fees	1,245,406
Disaster Recovery Tax Credit Fees	571,931
Compliance Fees	2,106,396
Appropriated Receipts - Central Support	5,952,574
Total, Method of Finance	12,326,413

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

COMMUNITY AFFAIRS DIVISION
BOARD ACTION REQUEST
July 30, 2009

Action Item

Presentation, Discussion and Possible Approval of the PY 2009 Department of Energy American Recovery and Reinvestment Act (ARRA) Weatherization Assistance Program (WAP) allocations for the existing network, temporary subrecipients and the competitive applications.

Required Action

Approve, deny or approve with amendments the distribution of the ARRA weatherization funds for Program Years (PY) 2009 and 2010.

Background

The Texas Department of Housing and Community Affairs (the Department) administers the Weatherization Assistance Program (WAP) grants with funds from the United States Department of Energy (DOE). The State of Texas is designated to receive \$326,975,732. On May 6, 2009, the Department submitted a plan to DOE, as required, and DOE has now approved the State of Texas for the initial 50% of the allocation (\$163,487,866). The funds provide for cost effective weatherization measures to improve the energy efficiency of eligible client households. Of the \$326.9 million, approximately \$288 million is being made available for contracts with subrecipients for weatherization activities (the balance is designated for training and technical assistance and administrative funds).

The typical non-ARRA weatherization program is administered by an existing subrecipient network comprised of 34 agencies that provide weatherization services to all 254 counties in Texas. Because the amount of funds being received by Texas is such a significant increase to the typical funds received, and ARRA funds must be expended expeditiously, the ARRA Plan approved by DOE temporarily expands those entities administering WAP funds. The existing network was designated to directly receive, on a non-competitive basis, \$180 million so long as they were able to provide evidence of their organization's plans for expansion and contraction. Cities with populations exceeding 75,000 persons were also designated to directly receive funds, on a non-competitive basis, in the amount of \$101,873,523, upon receipt of an application for the funds distinguishing their plan for the funds and their capacity. The Plan also expanded the network for \$7.5 million in WAP funds through a competitive NOFA that was open to nonprofits and local jurisdictions.

As noted, recipients of the direct funds, and applicants for the competitive funds, were required to provide proof of their capacity to administer the WAP program including information on federal program experience, energy efficiency experience, key staff

qualifications, service delivery structure, plans for growth and contraction, proposed timelines, and plans for outreach.

Non-Compliance Evaluation

Each member of the existing subrecipient network, direct awarded cities, and competitive applicants received a Previous Participation Review in which they and their related parties were reviewed to identify any instances of non-compliance in the administration of any Department administered programs. During that review, several entities designated to receive funds were found to have issues of noncompliance as follows:

Greater East Texas Community Action Program (GETCAP)

- Regular WAP funding allocation: \$392,446
- Portion of Additional non-ARRA Funds*: \$1,368,421
- ARRA Funds in Plan for Award: \$0
- Counties Served: Angelina, Cherokee, Gregg, Houston, Nacogdoches, Polk, Rusk, San Jacinto, Trinity and Wood

GETCAP is the owner of two multifamily rental developments funded and monitored by the Department, both of which are in Material Noncompliance.

East Main Apartments is a 5 unit property in Nacogdoches. It was awarded \$48,000 in 1993 for rehabilitation. The property is completely vacant at this time and is in serious disrepair. The property has a compliance score of 110. Non Housing Tax Credit properties with 1 to 50 low income units are considered to be in Material Noncompliance if their score equals or exceeds 30. The property has the following uncorrected issues of noncompliance: Household income above income limit upon initial occupancy, Failure to submit annual owner's compliance report, Major and Minor violations of the uniform physical condition standards. In addition, the following findings of noncompliance have been identified and corrected: Owner failed to respond to requests for monitoring reviews.

Railroad Street Rentals is 10 unit property in Nacogdoches. It was awarded \$267,750 in HOME funds in 1994 for rehabilitation. The property has a compliance score of 147. Non Housing Tax Credit properties with 1 to 50 low income units are considered to be in Material Noncompliance if their score equals or exceeds 30. The property has the following uncorrected issues of noncompliance: Major violations of the uniform physical condition standards, Owner failed to submit annual owners compliance report, Gross rents exceed rent limits, Failure to maintain tenant income certification and documentation, Failure to provide affirmative marketing plan. In addition, the following findings of noncompliance have been identified and corrected. Owner did not properly calculate utility allowance, and failure to perform housing quality standards inspections.

If all possible solutions have been exhausted, and these properties do not comply with the HOME program regulations, TDHCA will be required to repay to HUD \$267,750.

*On this item and all others referencing Additional non-ARRA, this references approximately \$41 million in non-ARRA Weatherization funds that were designated for Texas by DOE.

Community Action Corporation of South Texas (CACORP)

- Regular WAP funding allocation: \$208,505
- Portion of Additional non-ARRA Funds*: \$2,553,648
- ARRA Funds in Plan for Award: \$10,789,991
- Counties Served: Brooks, Hidalgo, Jim Wells, Kenedy, Kleberg and San Patricio

Community Action Corporation of South Texas is affiliated with two Housing Tax Credit properties, both of which have compliance issues.

Sun Meadows is a 77 unit property in Alamo. The property was awarded Housing Tax Credits in 1999 for new construction. The property's current score is 51. Housing Tax Credit properties with a score of 30 or higher are considered to be in Material Noncompliance. The property has the following uncorrected issues of noncompliance: No evidence of material participation by a qualified non-profit and Failure to provide affirmative marketing plan. In addition, the following findings of noncompliance have been identified and corrected: Failure to provide social services, Household income above limit upon initial occupancy, Major and Minor violations of the uniform physical condition standards, Failure to submit the annual owner's certification, and gross rents exceed tax credit limits.

Staff has met with Community Action Corporation of South Texas. It is possible that they may be able to provide evidence showing that the non profit has been materially participating throughout the term of the LURA. Even if all issues are corrected, the property will be in Material Noncompliance. Additional information must be submitted by Friday, July 24, 2009.

Cameron Village is a 76 unit property located in Alice. The property was awarded Housing Tax Credits in 2000 for new construction. The property's current compliance score is 30. The property has no uncorrected issues of noncompliance at this time. The following findings of noncompliance have been identified and corrected: Failure to provide social services, Major and Minor violations of the uniform physical condition standards and gross rents exceed tax credit limits. This property's score will drop under 30 on August 1, 2009.

South Plains Community Action Agency

- Regular WAP funding allocation: \$104,999
- Portion of Additional non-ARRA Funds*: \$384,344
- ARRA Funds in Plan for Award: \$1,519,239
- Counties Served: Bailey, Cochran, Garza, Hockley, Lamb, Lynn, Terry and Yoakum

South Plains Community Action Agency is the owner of two multifamily rental developments funded and monitored by the Department, both of which are in Material Noncompliance.

Littlefield Homes I is a 1 unit property in Littlefield. It was awarded \$17,955 in HOME funds in 1994 for rehabilitation. The property has a compliance score of 40. Non Housing Tax Credit properties with 1 to 50 low income units are considered to be in Material Noncompliance if their score equals or exceeds 30. The property has the following uncorrected issues of noncompliance: Major and Minor violations of the uniform physical condition standards. In addition, the following findings of noncompliance have been identified and corrected: Failure to submit the annual owner's compliance report and Failure to perform housing quality standards inspections.

Littlefield Homes II is a 1 unit property in Littlefield. It was awarded \$26,775 in HOME funds in 1994 for rehabilitation. The property has a compliance score of 40. Non Housing Tax Credit properties with 1 to 50 low income units are considered to be in Material Noncompliance if their score equals or exceeds 30. The property has the following uncorrected issues of noncompliance: Major and Minor Violations of the uniform physical condition standards. In addition, the following findings of noncompliance have been identified and corrected: Failure to submit the annual owner's compliance report and Failure to perform housing quality standards inspections.

The owner has indicated that they are unable and unwilling to complete the required repairs.

If all possible solutions have been exhausted, and these properties do not comply with the HOME program regulations, TDHCA must repay to HUD \$44,710.

Community Services Agency of South Texas

- Regular WAP funding allocation: \$179,816
- Portion of Additional non-ARRA Funds (the \$41M): \$862,251
- ARRA Funds in Plan for Award: \$3,561,625
- Counties Served: Dimmitt, Edwards, Kinney, La Salle, Real Uvalde, Val Verde, and Zavala

Community Service Agency of South Texas is the owner of three multifamily rental developments funded and monitored by the Department, all of which have compliance issues.

Villa de Reposo is a 16 unit property in San Luis. It was awarded \$665,547 in 2000 for rehabilitation. The property has a compliance score of 31. Non Housing Tax Credit properties with 1 to 50 low income units are considered to be in Material Noncompliance if their score equals or exceeds 30. The property has no uncorrected issues of noncompliance at this time. The following findings of noncompliance have been identified and corrected: Household income above the limit upon initial occupancy, Major and Minor Violations of the uniform physical condition standards and Failure to submit the annual owner's compliance report.

Villa de Reposo is a 12 unit property in Pearsall. It was awarded \$431,699 in 1997 for new construction. The property has a compliance score of 6 and is not in Material

Noncompliance at this time. The property has the following uncorrected issues of noncompliance at this time: Administrative reporting of deficiencies of the uniform physical condition standards. The following findings of noncompliance have been identified and corrected: Failure to submit the annual owner's compliance report and Failure to perform housing quality standards inspections.

The owner has been contacted and a response/corrective action is due July 27, 2009. If the owner responds and corrects the issue, this property will not be an issue.

Villa de Reposo is a 16 unit property in Encinal. It was awarded \$943,289 in 2002 for new construction. The property has a compliance score of 6 and is not in Material Noncompliance at this time. The property has the following uncorrected issues of noncompliance at this time: Household Income Above the Limit Upon Initial Occupancy. The following findings of noncompliance have been identified and corrected: Failure to Submit the Annual Owner's Compliance Report.

The owner has been contacted and a response/corrective action is due July 27, 2009. If the owner responds and corrects the issue, this property will not be an issue. However, this issue of noncompliance has been outstanding for some time and the most recent onsite visit conducted in April of 2007 indicates that the issue remains outstanding.

If all possible solutions have been exhausted, and these properties do not comply with the HOME program regulations, TDHCA must repay to HUD \$2,030,535.

West Texas Opportunities, Inc.

- o Regular WAP funding allocation: \$333,124
- o Portion of Additional non-ARRA Funds (the \$41M): \$1,169,634
- o ARRA Funds in Plan for Award: \$5,641,943
- o Counties Served: Andrews, Borden, Dawson, Ector, Fisher, Gaines, Glasscock, Howard, Martin, Midland, Mitchell, Nolan, Scurry, and Upton

Judge Tim Fambrough is on the Board of West Texas Opportunities and he is affiliated with four multifamily rental developments, all of which have compliance issues.

Town Creek Apartment is a 6 unit property in Sweetwater. It was awarded \$347,445 in HOME funds in 1996 for new construction. The property has a compliance score of 52. Non Housing tax Credit properties with 1 to 50 low income units are considered to be in Material Noncompliance if their score equals or exceeds 30. The property has the following uncorrected issues of noncompliance: Major and Minor Violations of the uniform physical condition standards. In addition, the following findings of noncompliance have been identified and corrected: Household income above the limit upon initial occupancy, Failure to submit the annual owner's compliance report, Gross rents exceed the program limits, Failure to maintain tenant income certification and documentation, Failure to perform housing quality standards inspections, Failure to meet the special needs set aside, and Failure to affirmatively market.

Sunrise Villas is a 13 unit property in Sweetwater. It was awarded \$522,900 in HOME funds in 1994 for rehabilitation. The property has a compliance score of 46. Non Housing tax Credit properties with 1 to 50 low income units are considered to be in Material Noncompliance if their score equals or exceeds 30. The property has the following uncorrected issues of noncompliance: Major and Minor Violations of the uniform physical condition standards and Failure to maintain tenant income certification and documentation (unit 12). In addition, the following findings of noncompliance have been identified and corrected: Gross rents exceed the program limits, Failure to maintain tenant income certification and documentation, and Unit not available for rent.

Colorado City Homes I is a 5 unit property in Colorado City. It was awarded \$341,836 in HOME funds in 1996 for new construction. The property has a compliance score of 50. Non Housing tax Credit properties with 1 to 50 low income units are considered to be in Material Noncompliance if their score equals or exceeds 30. The property has the following uncorrected issues of noncompliance: Major and Minor Violations of the uniform physical condition standards. In addition, the following findings of noncompliance have been identified and corrected: Household income above the limit upon initial occupancy, Failure to submit the annual owner's compliance report, Gross rents exceed the program limits, Failure to maintain tenant income certification and documentation, and Failure to affirmatively market.

Colorado City Homes II is a 5 unit property in Colorado City. It was awarded \$324,377 in HOME funds in 1997 for new construction. The property has a compliance score of 52. Non Housing Tax Credit properties with 1 to 50 low income units are considered to be in Material Noncompliance if their score equals or exceeds 30. The property has the following uncorrected issues of noncompliance: Major and Minor Violations of the uniform physical condition standards. In addition, the following findings of noncompliance have been identified and corrected: Household income above the limit upon initial occupancy, Failure to submit the annual owner's compliance report, Gross rents exceed the program limits, Failure to maintain tenant income certification and documentation, Failure to affirmatively market, Failure to perform housing quality standards inspections, and Failure to meet the special needs set aside.

If Judge Fambrough is not on the Board of West Texas Opportunities, Inc. the entity is eligible for funding. These properties are currently owned by Assist Our Communities (AOC). This is not the entity that applied for the HOME funding. People for Progress was the original owner. AOC has inherited a troubled portfolio. At this time, AOC is required to report monthly on their progress in repairing these properties.

If all possible solutions have been exhausted, and these properties do not comply with the HOME program regulations, TDHCA must repay to HUD \$ 1,536,558.

The existing network is an experienced group. To find new administrators of these funds is a challenging task – a full RFP process would have to be pursued and extensive

training and technical assistance would be required. The ARRA funds face stringent timelines that further pose challenges to adding further inexperienced providers.

Because of the potential that TDHCA will have to repay \$3,879,553 to HUD for the poor performance of properties affiliated with South Plains Community Action Agency, Community Service Agency of South Texas, Greater East Texas Community Action Program and the Assist Our Communities, staff is unable to recommend that the Board award additional funds to these entities. The Compliance and Asset Oversight staff has exhausted all avenues to garner the compliance of these organizations. The impact of preventing these organizations from receiving additional funds may get these issues resolved. Because Community Action Corporation of South Texas is in Material Noncompliance at this time staff does not recommend awarding any additional funding to this entity.

To serve the areas of the State that cannot be served by these entities, a full RFP will be pursued. Staff recognizes that the ARRA funds face stringent timelines and will work diligently to expedite the RFP process and award. It is anticipated that this process – of drafting RFPs, garnering their approval from the Comptroller, reviewing the submissions, and recommending recipients to the Board – will take approximately three months. Based on past experience in releasing RFPs for WAP funds, it should be noted that the initial RFP process will not assure that all counties will be served and a subsequent RFP may be required.

As noted, the Plan submitted to DOE specifically indicated the programming of \$288 million for weatherization activities. This action today is requesting authorization of awards for the full amount that each recipient will be designated on the attached list of recommendations; a column is also included indicating the amount that will be reflected in the initial contracts with each recipient that obligates 50% of the ARRA Award contracts (**\$163,487,866**). With this action, staff also is requesting approval to execute contract amendments for the 50% balance of each contract upon approval from DOE. The award amounts are consistent with the figures detailed in the ARRA State plan submitted to DOE. The list attached reflects awards as submitted; to the extent that one or more entities are not granted awards the fund amounts noted will be held aside to specifically serve the intended counties for availability through the RFP process noted above.

Recommendation

Staff recommends board approval of the WAP ARRA awards (other than those whose applications have been terminated for either uncorrected non-compliance or material non-compliance) for 50% of the contractual amounts, and permission to fund the subsequent 50% when the Department of Energy grants approval to obligate.

Staff Recommendation

SUBRECIPIENT	Full Award	This Action
1 Alamo Area Council of Governments	\$ 14,396,113	\$ 7,198,056
2 Bee Community Action Agency	\$ 1,013,387	\$ 506,693
3 Big Bend Community Action Agency	\$ 2,253,117	\$ 1,126,558
4 Brazos Valley Community Action	\$ 5,888,283	\$ 2,944,141
5 Community Action Committee of Victoria	\$ 4,642,987	\$ 2,321,493
6 Cameron-Willacy Counties Community Projects Inc.	\$ 5,129,658	\$ 2,564,829
7 Caprock Community Action	\$ 1,795,845	\$ 897,922
8 City of Fort Worth	\$ 7,501,189	\$ 3,750,594
9 Combined Community Action	\$ 3,338,110	\$ 1,669,055
10 Community Council of Reeves County	\$ 676,556	\$ 338,278
11 Community Action Program	\$ 3,989,045	\$ 1,994,522
12 Community Services, Inc.	\$ 12,169,816	\$ 6,084,908
13 Concho Valley Community Action Agency	\$ 4,339,879	\$ 2,169,939
14 Community Action Corporation of South Texas	\$ 10,789,991	\$ 5,394,995
15 Community Services Agency of South Texas	\$ 3,581,625	\$ 1,780,812
16 Dallas County Department of Human Services	\$ 15,521,451	\$ 7,760,725
17 El Paso Community Action-Project BRAVO	\$ 7,148,323	\$ 3,574,161
18 Economic Opportunlities Advancement Corp. of Planning Reg. XI	\$ 3,677,044	\$ 1,838,522
19 Undetermined provider*	\$ 5,724,797	\$ 2,862,398 *
20 Hill Country Community Action Association	\$ 5,017,472	\$ 2,508,736
21 City of Lubbock	\$ 2,420,804	\$ 1,210,402
22 Nueces County Community Action Association	\$ 3,045,356	\$ 1,522,678
23 Panhandle Community Service	\$ 6,062,442	\$ 3,031,221
24 Program for Human Services	\$ 6,273,982	\$ 3,136,991
25 Rolling Plains Management Corporation	\$ 4,018,880	\$ 2,009,440
26 Sheltering Arms Senior Services, Inc.	\$ 22,228,257	\$ 11,114,128
27 South Plains Community Action Agency	\$ 1,519,239	\$ 759,619
28 South Texas Development Council	\$ 1,704,115	\$ 852,057
29 Texoma Council of Government	\$ 5,839,604	\$ 2,919,802
30 Travis County Human Services Department	\$ 4,498,894	\$ 2,249,447
31 Tri-County Community Action, Inc.	\$ 3,365,619	\$ 1,682,809
32 Webb County Community Action Agency	\$ 2,302,205	\$ 1,151,102
33 West Texas Opportunities, Inc.	\$ 5,641,943	\$ 2,820,971
	\$ 187,496,028	\$ 93,747,999.1

TEMPORARY EXPANSION	Full Award	This Action
34 Houston	\$ 23,447,474	\$ 11,723,737
35 Dallas	\$ 13,183,180	\$ 6,591,590
36 San Antonio	\$ 12,308,804	\$ 6,154,402
37 El Paso	\$ 7,896,261	\$ 3,948,130
38 Austin	\$ 5,845,969	\$ 2,922,984
39 Fort Worth	\$ 5,270,464	\$ 2,635,232
40 Laredo	\$ 3,271,636	\$ 1,635,818
41 Brownsville	\$ 3,157,780	\$ 1,578,890
42 Corpus Christi	\$ 3,039,667	\$ 1,519,833
43 Lubbock	\$ 2,234,926	\$ 1,117,463
44 Arlington	\$ 2,064,651	\$ 1,032,325
45 Waco--Economic Opportunities Advancement Corp. of Planning Reg. X	\$ 1,769,084	\$ 884,542
46 McAllen	\$ 1,585,466	\$ 792,733
47 Amarillo--Panhandle Community Service	\$ 1,581,844	\$ 790,922
48 Pasadena	\$ 1,431,646	\$ 715,823
49 Beaumont	\$ 1,382,533	\$ 691,266
50 Irving	\$ 1,285,388	\$ 642,694
51 Garland	\$ 1,208,954	\$ 604,477
52 Odessa	\$ 1,051,259	\$ 525,629
53 Abilene	\$ 1,032,897	\$ 516,448
	\$ 94,049,883	\$ 47,024,932.5

Small Cities and Non-profits	Full Award	This Action
54 City of Georgetown	500,000	\$ 250,000
55 City of Socorro	500,000	\$ 250,000
56 City of Huntsville	500,000	\$ 250,000
57 Community Council of South Central TX	1,000,000	\$ 500,000
58 Community Development Corporation of Brownsville	500,000	\$ 250,000
59 El Paso Collaborative for Community and Economic Development	998,820	\$ 499,410
60 Fort Bend Community Revitalization Projects	1,000,000	\$ 500,000
61 Greenville Electric Utility System (GEUS)	500,000	\$ 250,000
62 Life Builders Inc.	1,000,000	\$ 500,000
63 Neighborhoods in Progress	500,000	\$ 250,000
64 Rebuilding Together (Greater Dallas)	1,000,000	\$ 500,000
65 Rebuilding Together (San Angelo)	1,000,000	\$ 500,000
66 Williamson Burnet County Opportunities	500,000	\$ 250,000
	\$ 9,498,820	\$ 4,749,404.2

**COMMUNITY AFFAIRS DIVISION
BOARD ACTION REQUEST
July 30, 2009**

Action Item

Presentation, Discussion and Possible Approval of the Recovery Act Homelessness Prevention and Rapid Re-Housing (HPRP) Award Recommendations from a list of the following submissions.

Requested Action

Approve, deny or approve with modifications the funding recommendations for the Recovery Act Homelessness Prevention and Rapid Re-Housing (HPRP) Awards.

Background

The Homelessness Prevention and Rapid Re-housing Program (HPRP) is funded by the U.S. Department of Housing and Urban Development (HUD) through the American Recovery and Reinvestment Act (Recovery Act). On April 23, 2009, the Board approved the Department's draft Substantial Amendment to the Consolidated Plan which was presented to HUD for approval. This Substantial Amendment provides an outline of the Department's distribution process for the available plans and was approved by HUD on June 26, 2009.

The Board approved a Notice of Funding Availability (NOFA) on April 23, 2009 and the Department released the NOFA on April 28, 2009. All applications were due to the Department by May 29, 2009. The Department received 95 applications with a total request of \$67,120,627.

HUD will provide the State of Texas, through the Department, \$41,472,772 in HPRP funds to be utilized within three years from the date of the final grant award notice from HUD. The purpose of HPRP is to provide homelessness prevention assistance to households who would otherwise become homeless – many due to the economic crisis – and to provide assistance to rapidly re-house persons who are homeless. The funds can be utilized to provide funds for four major activities: 1) Financial Assistance - rent, utility payments, utility and rent deposits, moving assistance, motel and hotel vouchers, and habitability inspections; 2) Housing Relocation and Stabilization Services – case management related to housing needs of the participant, outreach and engagement, housing search and placement, legal services and credit repair; 3) Data Collection and Evaluation related to HPRP; and 4) Administrative Costs limited to 5% of the total allocation which is to be shared by the Department with subgrantees. Eligible entities are limited to units of general local government and private non-profit organizations. Five percent (5%) of the funds were set aside for Homelessness Prevention and Case Management Pilot Projects to provide homelessness prevention services to at-risk subpopulations, including youth exiting foster care, offenders leaving the correctional system, people with disabilities, and victims of domestic violence.

Available funds in the NOFA (less 2.5% administrative funds and 5% for Pilot Projects) were made available regionally based on poverty and unemployment data on a competitive basis.

HPRP Funds Available

Regional Allocation	\$38,362,314
TDHCA Administration	\$1,036,819
Pilot Projects	\$2,073,639
Total	\$41,472,772

The Department utilized a standardized scoring instrument to evaluate and score each eligible competitive proposal. Applicants with insufficient supporting documentation were notified and not considered for funding. The Department's Compliance Division was consulted to determine if potential applicants have any monitoring, audit, or compliance issues with Department-funded programs. Applicants with unresolved monitoring or audit findings from any Department funded programs are ineligible for competitive funding.

Today, staff is recommending \$38,362,314 for regional applications which includes administrative funds for the recipient; and \$2,073,639 for pilot projects. The attached document entitled, "HPRP Funding Recommendations," lists the applicants recommended for funding by region and by rank within the region. Also included is the ranking and funding recommendation for the Pilot Project. All applicants are listed by region.

Funding distribution was done in several iterations. First, funds were initially distributed to applicants based on funds available per region. Starting with the highest scoring applicant and proceeding by next highest score, each eligible applicant was funded at 100% of their requested amount until either all funds per region were distributed or there were no additional eligible applicants. In oversubscribed regions the last application awarded in the region may not have received 100% funding.

In the second iteration there were six regions that were undersubscribed. The funds remaining in each of those regions were pooled together and redistributed based on the initial allocation formula for the regions with eligible applicants. Eligible applicants continued to be funded based on score until funds were exhausted or there were no additional eligible applicants per region.

For the Pilot Project, the four highest scoring applications were funded at 100% of requested funds. The fifth highest scoring application was funded with the remaining funds set-aside for the Pilot Project.

HUD requires that all HPRP funds be committed by September 30, 2009 and all funds be expended by September 30, 2012. The Department will be executing contracts in August with a September 1, 2009 start date that requires all funds be expended by September 30, 2011.

Recommendation

Staff recommends approval of the Homelessness Prevention and Rapid Re-Housing Award Recommendations.

**Homelessness Prevention Rapid Re-Housing Program (HPRP) Funding Recommendations
Presented to Board 7/30/2009**

Region and Allocation Amount	Regional HPRP Applicants	Final Score	Total Request	FINAL AWARD RECOMMENDATIONS
	Key city in region (area referenced).			
	Region 1 - Lubbock (Panhandle)			
1	Crisis Center of the Plains	177.67	\$308,500	\$308,500
\$1,243,246	Region 1 Totals		\$308,500	\$308,500
	Region 2 - Abilene (North TX)			
2	Catholic Charities, Diocese of Fort Worth, Inc.	148.67	\$500,000	\$500,000
2	Salvation Army - Abilene	119.33	\$400,000	\$400,000
2	Abilene Regional MHMR Center	78.00	\$351,388	\$84,297
2	First Step, Inc.	-4.00	\$644,576	Ineligible
\$850,679	Region 2 Totals		\$1,895,964	\$984,297
	Region 3 - Dallas/Fort Worth (North Central TX)			
3	City of Irving, Texas	185.67	\$1,000,000	\$1,000,000
3	NewLife Housing Foundation-Erath County	145.00	\$468,999	\$468,999
3	Grayson County Juvenile Alternatives, Inc.	125.33	\$669,133	\$669,133
3	Community Storehouse	122.33	\$999,955	\$999,955
3	Christian Community Action	116.67	\$1,000,000	\$1,000,000
3	City of Denton	116.33	\$826,697	\$826,697
3	Catholic Charities Diocese of Fort Worth, Inc.	114.67	\$1,000,000	\$1,000,000
3	Urban League of Greater Dallas & North Central TX	112.33	\$1,000,000	\$1,000,000
3	Salvation Army for the DFW Metroplex Command	111.00	\$880,103	\$880,103
3	The Family Place	108.67	\$998,843	\$998,843
3	Catholic Charities of Dallas, Inc.	108.67	\$1,000,000	\$1,000,000
3	City of Dallas	107.67	\$1,000,000	\$790,316
3	Johnson County Family Crisis Center	103.67	\$500,000	\$0
3	City of McKinney, Texas	103.67	\$419,647	\$0
3	Jewish Family Service of Dallas, Inc.	103.67	\$433,432	\$0
3	Wilkinson Center	97.00	\$430,625	\$0
3	Tarrant County Department of Human Services	95.00	\$833,840	\$0
3	Presbyterian Night Shelter	94.67	\$377,745	\$0
3	Promise House, Inc.	93.33	\$1,000,000	Ineligible
3	Metro Dallas Homeless Alliance	90.67	\$998,200	\$0
3	Salvation Army-Arlington	87.33	\$750,000	\$0
3	Salvation Army-Mabee Center Fort Worth	86.33	\$960,192	\$0
3	Salvation Army-Sherman	82.33	\$252,600	\$0
3	Mental Health Mental Retardation of Tarrant County	76.67	\$1,110,795	\$0
3	The Bethlehem Foundation	76.67	\$774,137	\$0
3	City Wide Community Development Corporation	24.00	\$720,000	\$0
3	Cedar Creek Non-Profit Housing, Inc.	4.00	\$102,500	Ineligible
3	First Assembly of God Church Adopt a Block Ministries	0.00	\$274,500	Ineligible
3	Central Dallas Food Pantry	-14.00	\$1,000,000	\$0
3	Community Council of Greater Dallas		\$250,000	\$0
\$9,227,080	Region 3 - Totals		\$22,031,942	\$10,634,046

Homelessness Prevention Rapid Re-Housing Program (HPRP) Funding Recommendations
Presented to Board 7/30/2009

Region and Allocation Amount	Regional HPRP Applicants	Final Score	Total Request	FINAL AWARD RECOMMENDATIONS
Region 4 - Tyler (East TX)				
4	Salvation Army-Tyler	181.33	\$810,255	\$810,255
4	Randy Sams' Outreach Shelter, Inc.	151.33	\$511,892	\$511,892
4	Shelter Agencies for Families in East Texas, Inc.	95.00	\$538,350	\$538,350
4	East Texas Crisis Center, Inc.	47.33	\$250,000	\$201,679
4	House of Faith Ministries, Inc.	0.00	\$27,000	Ineligible
\$1,783,793	Region 4 - Totals		\$2,137,497	\$2,062,176
Region 5 - Beaumont (Deep East TX)				
5	Love Inc. of Nacogdoches	203.67	\$998,401	\$998,401
5	South East Texas Regional Planning Commission	24.00	\$323,671	Ineligible
\$1,414,642	Region 5 - Totals		\$1,322,072	\$998,401
Region 6 - Houston (Houston/Galveston)				
6	Salvation Army-Galveston	139.33	\$387,500	\$387,500
6	Memorial Assistance Ministries	137.00	\$1,000,000	\$1,000,000
6	Newlife Housing Foundation-Walker County	132.67	\$750,878	\$750,878
6	Northwest Assistance Ministries	128.00	\$1,000,000	\$1,000,000
6	SEARCH	121.33	\$1,500,000	\$1,000,000
6	Montgomery County Women's Center	117.00	\$1,000,000	\$1,000,000
6	The Women's Home	108.67	\$259,726	\$259,726
6	Salvation Army Social Services Dept.-Houston	106.33	\$999,118	\$999,118
6	Houston Area Women's Center	106.00	\$599,749	\$599,749
6	New Hope Counseling Center, Inc.	101.00	\$522,522	\$522,522
6	Rockwell Fund, Inc.	99.67	\$998,000	\$998,000
6	Wesley Community Center, Inc. of Houston, Texas	97.67	\$995,920	\$995,920
6	Houston Area Urban League, Inc.	96.33	\$1,000,000	\$385,001
6	Star of Hope Mission	95.00	\$320,942	\$0
6	Harvest Life Foundation	89.33	\$879,831	\$0
6	Fort Bend County Women's Center, Inc.	88.67	\$343,019	\$0
6	Gulf Coast Community Services Association	79.33	\$512,500	\$0
6	Sister's of Serenity Ministry Inc.	47.33	\$0	Ineligible
\$8,572,937	Region 6 - Totals		\$13,069,705	\$9,898,414
Region 7 - Austin/Round Rock (Central TX)				
7	Youth and Family Alliance	173.00	\$1,000,000	\$1,000,000
7	Caritas of Austin	159.00	\$1,000,000	\$1,000,000
7	Catholic Charities of Central Texas	120.00	\$1,250,000	\$651,717
7	Salvation Army-Austin	118.00	\$619,349	\$0
\$2,301,128	Region 7 - Totals		\$3,869,349	\$2,651,717

**Homelessness Prevention Rapid Re-Housing Program (HPRP) Funding Recommendations
Presented to Board 7/30/2009**

Region and Allocation Amount	Regional HPRP Applicants	Final Score	Total Request	FINAL AWARD RECOMMENDATIONS
Region 8 - Waco (Heart of TX)				
8	Salvation Army-Waco	224.00	\$999,980	\$999,980
8	Families In Crisis, Inc.	112.33	\$400,437	\$400,437
\$1,632,540	Region 8 - Totals		\$1,400,417	\$1,400,417
Region 9 - San Antonio (Alamo)				
9	Salvation Army-Kerville	197.33	\$999,849	\$999,849
9	NewLife Housing Foundation-Medina County	111.00	\$453,765	\$453,765
9	City of San Antonio-Dept. of Community Initiatives	108.33	\$1,000,000	\$1,000,000
9	San Antonio Metropolitan Ministry, Inc.	100.33	\$1,000,000	\$1,000,000
9	Family Violence Prevention Services, Inc.	98.67	\$873,850	\$167,827
9	St. Peter-St. Joseph Children's Home	88.33	\$987,661	\$0
9	Salvation Army-San Antonio	87.33	\$1,000,000	\$0
9	Community Council of South Central Texas, Inc.	80.67	\$1,000,000	\$0
9	Society of St. Vincent de Paul	39.33	\$969,792	\$0
9	San Antonio Water System	32.00	\$400,000	\$0
9	Haven for Hope of Bexar County	-4.00	\$1,000,000	\$0
\$3,132,547	Region 9 - Totals		\$9,684,917	\$3,621,441
Region 10 - Corpus Christi (Coastal Bend)				
10	Mid-Coast Family Services, Inc.	214.67	\$495,513	\$495,513
10	Corpus Christi Metro Ministries, Inc.	151.00	\$624,500	\$624,500
10	Salvation Army-Corpus Christi	117.66	\$985,880	\$447,912
\$1,353,832	Region 10 - Totals		\$2,105,893	\$1,567,925
Region 11 - Brownsville/Harlingen (South TX/Valley)				
11	City of Brownsville	169.67	\$1,000,000	\$1,000,000
11	Loaves and Fishes of the Rio Grande Valley, Inc.	154.33	\$937,120	\$937,120
11	Salvation Army-McAllen	53.67	\$250,330	\$250,330
\$4,339,138	Region 11 - Totals		\$2,187,450	\$2,187,450
Region 12 - San Angelo (Concho Valley/Midland)				
12	Salvation Army-Midland	123.33	\$402,338	\$402,338
\$864,583	Region 12 - Totals		\$402,338	\$402,338
Region 13 - El Paso (West TX)				
13	Texas RioGrande Legal Aid, Inc.	165.33	\$251,023	\$251,023
13	El Paso Center for Children, Inc.	146.33	\$438,818	\$438,818
13	El Paso County	141.33	\$955,351	\$955,351
\$1,646,169	Region 13 - Totals		\$1,645,192	\$1,645,192
GRAND TOTALS			\$62,061,235	\$38,362,314

**Homelessness Prevention Rapid Re-Housing Program (HPRP) Funding Recommendations
Presented to Board 7/30/2009**

Region and Allocation Amount	Regional HPRP Applicants	Final Score	Total Request	FINAL AWARD RECOMMENDATIONS
Region	CM HP Pilot Project Applicants	Final Score	Total Request	FINAL AWARD RECOMMENDATIONS
7	Caritas of Austin-Pilot (Austin persons with a history of institutional care and either have chronic health maladies, substance abuse issues, mental health or developmental disabilities, or physical disabilities)	112.00	\$600,000	\$600,000
13	El Paso Coalition for the Homeless-Pilot (El Paso persons with mental illness and HIV/AIDS)	102.67	\$414,489	\$414,489
3	Dallas County MHMR Center (Dallas all persons w special needs)	95.67	\$320,905	\$320,905
7	Any Baby Can (Austin children with physical disabilities and chronic health issues)	87.00	\$341,507	\$341,507
6	SEARCH-Pilot (Houston all homeless and persons at risk of hmlsns)	83.00	\$1,500,000	\$396,738
3	City of Dallas-Pilot (Dallas formerly incarcerated persons)	79.00	\$383,423	\$0
13	El Paso Human Services, Inc.-Pilot (El Paso youth exiting foster care or juvenile correctional facilities)	72.67	\$469,237	\$0
6	Harvest Life Foundation-Pilot (Houston persons with mental illness, substance abuse, victims of domestic violence, disabled, previously incarcerated)	70.67	\$879,831	\$0
\$2,073,639			\$4,909,392	\$2,073,639
Total Awards				\$40,435,953

HPRP Applicants

HPRP APPLICATION LOG

Region	Applicant	Service Area	Amount Requested
1	Crisis Center of the Plains	Bailey, Briscoe, Castro, Crosby, Floyd, Hale, Hall, Lamb, Motley, Parmer,	\$308,500.00
2	Salvation Army - Abilene	Taylor, Jones, Callahan, Runnells, Nolan	\$400,000.00
2	Abilene Regional MHMR Center	Taylor, Jones, Callahan, Shackelford, Stephens	\$351,388.00
2	First Step, Inc.	Archer, Baylor, Childress, Clay, Cottle, Foard, Hardeman, Jack Montague	\$644,575.52
2	Catholic Charities, Diocese of Fort Worth, Inc.	Hardeman, Foard, Knox, Wilbarger, Baylor, Throckmorton, Shackelford, V	\$500,000.00
3	Cedar Creek Non-Profit Housing, Inc.	Kaufman, Henderson, Van Zandt	\$102,500.00
3	Johnson County Family Crisis Center	Johnson	\$500,000.00
3	Wilkinson Center	Dallas	\$430,625.00
3	The Family Place	Dallas	\$998,843.00
3	Salvation Army-Mabee Center Fort Worth	Tarrant	\$960,192.00
3	Promise House, Inc.	Dallas	\$1,000,000.00
3	Mental Health Mental Retardation of Tarrant County	Tarrant	\$1,110,795.00
3	Salvation Army-Arlington	Tarrant	\$750,000.00
3	City of Irving, Texas	Dallas	\$1,000,000.00
3	Metro Dallas Homeless Alliance	Dallas	\$998,200.00
3	The Bethlehem Foundation	Dallas	\$774,137.00
3	Dallas County MHMR Center	Dallas	\$320,905.00
3	City of McKinney, Texas	Collin	\$419,647.00
3	Central Dallas Food Pantry	Dallas	\$1,000,000.00
3	City of Dallas-Pilot	Dallas	\$383,423.00
3	City of Dallas	Dallas	\$1,000,000.00
3	Community Council of Greater Dallas	Dallas	\$250,000.00
3	Salvation Army-Sherman	Grayson	\$252,600.00
3	Catholic Charities Diocese of Fort Worth, Inc.	Cooke, Wise, Denton, Palo Pinto, Parker, Erath, Hood, Johnson, Somerv	\$1,000,000.00
3	Community Storehouse	Denton, Tarrant, Wise	\$999,955.00
3	Salvation Army for the DFW Metroplex Command	Dallas	\$880,103.00

HPRP Applicants

3	Jewish Family Service of Dallas, Inc.	Dallas	\$433,431.50
3	City of Denton	Denton	\$826,697.00
3	Catholic Charities of Dallas, Inc.	Dallas, Collin, Grayson, Fannin, Rockwall, Hunt, Kaufman, Ellis, Navarro	\$1,000,000.00
3	Christian Community Action	Denton	\$1,000,000.00
3	Grayson County Juvenile Alternatives, Inc.	Grayson, Fannin, Cooke	\$669,132.58
3	Tarrant County Department of Human Services	Tarrant	\$833,840.00
3	City Wide Community Development Corporation	Dallas	\$720,000.00
3	Urban League of Greater Dallas & North Central Tx., In	Dallas	\$1,000,000.00
3	Presbyterian Night Shelter	Tarrant	\$377,744.71
3	NewLife Housing Foundation-Erath County	Erath	\$468,999.00
3	First Assembly of God Church Adopt a Block Ministries	Kaufman	\$274,500.00
4	Shelter Agencies for Families in East Texas, Inc.	Titus, Camp, Morris, Franklin, Hopkins, Lamar, Red River, Delta	\$538,350.00
4	East Texas Crisis Center, Inc.	Smith, Henderson, Van Zandt, Wood, Rains	\$250,000.00
4	House of Faith Ministries, Inc.	Panola, Rusk, Gregg, Harrison	\$27,000.00
4	Randy Sams' Outreach Shelter, Inc.	Bowie	\$511,892.00
4	Salvation Army-Tyler	Smith	\$810,255.20
5	South East Texas Regional Planning Commission	Hardin, Jefferson, Orange	\$323,670.90
5	Love Inc. of Nacogdoches	Nacogdoches, Angelina, San Augustine, Shelby, Sabine	\$998,401.00
6	Sister's of Serenity Ministry Inc.	Harris	\$150,000.00
6	Savation Army-Galveston	Galveston	\$387,500.00
6	Houston Area Urban League, Inc.	Fort Bend, Harris	\$1,000,000.00
6	SEARCH	Harris	\$1,500,000.00
6	Star of Hope Mission	Harris	\$320,942.00
6	The Women's Home	Harris	\$259,726.00
6	Montgomery County Women's Center	Montgomery	\$1,000,000.00
6	Rockwell Fund, Inc.	Fort Bend, Galveston, Harris, Montgomery	\$998,000.00
6	Northwest Assistance Ministries	Harris	\$1,000,000.00
6	Fort Bend County Women's Center, Inc.	Fort Bend, Harris	\$343,018.89
6	Houston Area Women's Center	Harris	\$599,749.00
6	Salvation Army Social Services Dept.-Houston	Harris	\$999,118.00
6	New Hope Counseling Center, Inc.	Harris, Fort Bend	\$522,522.00

HPRP Applicants

6	Wesley Community Center, Inc. of Houston, Texas	Harris	\$995,920.00
6	Harvest Life Foundation	Harris	\$879,831.00
6	Memorial Assistance Ministries	Harris	\$1,000,000.00
6	Newlife Housing Foundation-Walker County	Walker	\$750,878.00
6	Gulf Coast Community Services Association	Harris	\$512,500.00
6	Harvest Life Foundation-Pilot	Harris	\$879,831.00
6	SEARCH-Pilot	Harris	\$1,500,000.00
7	Caritas of Austin	Travis	\$1,000,000.00
7	Any Baby Can	Travis	\$341,507.00
7	Salvation Army-Austin	Travis	\$619,349.00
7	Youth and Family Alliance	Travis	\$1,000,000.00
7	Caritas of Austin-Pilot	Travis	\$600,000.00
7	Catholic Charities of Central Texas	Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis, Willi	\$1,250,000.00
8	Families In Crisis, Inc.	Bell, Coryell	\$400,437.00
8	Salvation Army-Waco	McLennan, Falls, Bosque, Hill, Limestone, Freestone	\$999,980.00
9	Haven for Hope of Bexar County	Bexar	\$1,000,000.00
9	Society of St. Vincent de Paul	Bexar	\$969,792.00
9	St. Peter-St. Joseph Children's Home	Bexar	\$987,661.00
9	Salvation Army-San Antonio	Bexar, Comal	\$1,000,000.00
9	Family Violence Prevention Services, Inc.	Bexar	\$873,850.00
9	Salvation Army-Kerville	Kerr, Bandera, Edwards, Gillespie, Kendall, Kimble, Real	\$999,849.00
9	Community Council of South Central Texas, Inc.	Atascosa, Bandera, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, f	\$1,000,000.00
9	San Antonio Metropolitan Ministry, Inc.	Bexar	\$1,000,000.00
9	San Antonio Water System	Bexar	\$400,000.00
9	NewLife Housing Foundation-Medina County	Medina	\$453,765.00
9	City of San Antonio-Dept. of Community Initiatives	Bexar	\$1,000,000.00
10	Salvation Army-Corpus Christi	Nueces	\$985,880.00
10	Corpus Christi Metro Ministries, Inc.	Nueces	\$624,500.00
10	Mid-Coast Family Services, Inc.	Calhoun, Dewitt, Goliad, Gonzales, Jackson, Lavaca, Victoria	\$495,513.00
11	Salvation Army-McAllen	Hidalgo	\$250,330.00
11	Loaves and Fishes of the Rio Grande Valley, Inc.	Cameron, Willacy	\$937,120.00

HPRP Applicants

11	City of Brownsville	Cameron	\$1,000,000.00
12	Salvation Army-Midland	Midland	\$402,337.80
13	El Paso	El Paso	\$955,351.00
13	El Paso Coalition for the Homeless-Pilot	El Paso	\$414,489.00
13	El Paso Human Services, Inc.-Pilot	El Paso	\$469,237.00
13	El Paso Center for Children, Inc.	El Paso	\$438,818.00
13	Texas RioGrande Legal Aid, Inc.	El Paso	\$251,023.00
	TOTAL REQUESTED FUNDING		\$67,120,627.10

OFFICE OF ARRA ACCOUNTABILITY AND OVERSIGHT

**BOARD ACTION REQUEST
July 30, 2009**

Action Item

Presentation and Discussion on a Status Report on the Implementation of the American Recovery and Reinvestment Act of 2009 (ARRA).

Required Action

None required.

Background

This item provides an update since the previous Board meeting on the status of the Department's activity relating to overall ARRA activities as well as each of the ARRA programs.

All ARRA Programs/Department Wide:

Since the last Board update, the following internal tasks have occurred relating to ARRA programs:

- The Department submitted its first Recovery Act report tracking the federal reporting requirements under Section 1512 to the Office of the Comptroller on July 10. Beginning in October the actual 1512 reports will be filed at the federal level and will, after 10 days for corrections and ten more days for federal review, be publicly available on the federal Recovery.gov website. Reporting is required for agencies and programs that have received a Notice of Award. TDHCA has received a Notice of Award for one Recovery Act program, CSBG. We also reported our first WAP disbursement of \$32,697,573 for which we have received an Assistance Agreement.
- The Department submitted a Recovery Act Activity Survey to the Office of the Comptroller on July 13 which outlines activity on the variety of Recovery Act funds, CFDA numbers, accounting questions, etc.
- The Request for Information mentioned in the July 16 submission has been forwarded to the CATRAD section of the Comptroller's office for review and clearance to release. This RFI seeks information regarding the providing of Asset Management functions relating jointly to Tax Credit Exchange Program, Tax Credit Assistance Program, and the Rental funds associated with Disaster Recovery. This RFI will enable the Department to issue the best possible request for proposals and will also aid in developing the best possible network of potential bidders.
- Extensive information gathering sessions are ongoing between program areas and Information Systems to institute needed data systems.

ARRA Program Specific Updates are provided on the attached table.

Program Amount Fed Agency Tot Fed Avail.	Eligible Activities	Contract Recipients	Allocation of Funds	Timeline / Contract Period	Status	Obligations and Expenditures	Number Assisted	Board Action and Applicant Next Steps
Weatherization (WAP) \$326,975,732 Dept. of Energy \$5,000,000,000	Provides for minor home repair to increase energy. Assistance is limited to \$6,500 per household. Households at or below 200% of poverty	Existing WAP network of nonprofit or local government providers; cities; counties; nonprofits	5% for State Administration 6.5% for Training and Technical Assistance (T&TA) Subrecipient Allocation of \$289,373,523 to be apportioned between: <ul style="list-style-type: none"> Existing WAP network (approx. \$180 million) Cities with populations exceeding 75,000 (approx. \$100 million; cities with allocations less than \$1 million will have their funds administered by the local weatherization provider) Small cities, nonprofits and units of local government (\$7,500,000). 	Recipients will be required to expend all funds within a two year contract period. T&TA RFP responses are due August 7, 2009 with expected award by Board on September 3.	The WAP Plan, as approved by the Board, was submitted to DOE on May 1. DOE approved the first 50% of funds on July 10, 2009. Awards for the Subrecipient Allocation are being made on July 30. The Training Academy Request for Proposal was released on July 10, 2009. Deadline for that RFP is August 7, 2009.	Department must have obligated funds by September 30, 2010.	Not Yet Available	July 30 – Approval of allocation awards. T&TA RFP responses are due August 7, 2009.
Homelessness Prevention and Rapid Re-Housing (HPRP) \$41,472,772 HUD \$1,500,000,000	Rental assistance; housing search assistance, credit repair, security or utility deposits and payments, moving cost assistance, and case management Persons at or below 50% of AMI	Local governments or nonprofits	5% for Administration (2 ½ for TDHCA and 2 ½ for recipients). 5% Set Aside for Statewide Pilot, and 5% for Data and Evaluation Balance of funds regionally allocated to 13 service regions based on poverty and unemployment data.	HUD requires 60% of funds expended in 2 years; 100% in 3 years. Recipients will be required to expend all funds within a two year contract period.	On June 26 HUD approved TDHCA's HPRP Substantial Amendment to the HUD Con Plan. The Grant Award Letter from HUD is forthcoming. 95 applications were submitted requesting a total of \$67 million. Awards are being made on July 30.	Contracts to be approved by Board July 30 and executed and obligated soon after.	Not Yet Available	July 30 - Approval of Awards. Plan on attendance at implementation workshops. August contract execution.
Community Services Block Grant (CSBG) \$48,148,071 HHS \$1,000,000,000	Assists existing CSBG network of Community Action Agencies with essential services. Persons at or below 200% of poverty	Existing Community Action Agency network	The existing CSBG formula will be utilized and 99% of funds will be allocated to the existing Community Action Network. The remaining 1% of funds will be used for coordination activities to facilitate client enrollment for various benefit programs. There will be no administrative funds and no discretionary funds. Up to 1% will be allowed for benefits enrollment activity.	Recipients will be required to expend all funds within a one year contract period.	The CSBG Plan was released for public comment and submitted to HHS by May 29. Contracts to be executed with current Community Action Network in August upon HHS Plan approval.	Department must have obligated funds by September 30, 2010.	Not Yet Available	No Board action needed. Will report on contract executions.

Program Amount Fed Agency Tot Fed Avail.	Eligible Activities / Income Eligibility	Anticipated Contract Recipients	Allocation of Funds	Timeline / Contract Period	Status	Obligations and Expenditures	Number Assisted	Board Action and Applicant Next Steps
Homebuyer Tax Credit MCC: \$ 2.5M Statewide: \$5M Allows up to \$8,000 per household	Home purchases through December 1, 2009 for first time homebuyers Up to \$6,000 or \$7,000 per household; varies by program Household income qualifications vary depending on family size, program used, and geographic area.	Low/moderate income families via lender network	Approximately \$2.5 million was designated for the Mortgage Advantage Program released in June. \$5 million is available for the stand alone 90-Day Down Payment Assistance Program approved by the Board in May. Contracts are with participating lenders; the program is first come-first serve for households within that network of lenders. Loan repayments will be recycled for use to eligible households. Tax credit advance loan to MCC & MRB borrower's is interest free for the initial 120 days; thereafter, 5 years at 7% interest. For stand alone 90-Day DPA program, 90 days interest free; thereafter, 2 years at 10% interest.	Not applicable	The Board has created the Mortgage Assistance Program for down payment assistance in conjunction with the Department's MCC and MRB programs that provides a tax credit advance loan for up to \$6,000; the Board has also created a statewide stand alone down payment assistance program (90-Day Down Payment Assistance Program) that provides up to \$7,000 per household. The programs were launched June 22.	Thirty three loan commitments have been made for these programs totaling \$152,252.	Not Yet Available	No action needed. NA
Tax Credit Assistance Program (TCAP) \$148,354,769 HUD \$2,200,000,000	Provides gap assistance for 2007, 2008 or 2009 HTC awarded developments Household income up to 60% AMI	2007, 2008 and 2009 Housing Tax Credit awardees	Eligible for 2007, 2008 and 2009 Housing Tax Credits awards. Funds are to be allocated regionally as show in the TCAP Policy Supplement. Within regions applications will compete using a Selection Criteria also noted in the Supplement. The Board gives priority to tax credit developments that are ready to proceed and that maximize the use of their prior awards and tax credit resources. Funds will be made available as loans; loan terms vary based on the loan product selected.	Property owners must expend 75% of funds by Feb 17, 2011. Owners must expend 100% of funds by February 17, 2012. May correlate with placement in service.	On May 21 the Board approved a policy for the TCAP. A funding request was submitted to HUD on June 2 which has been approved contingent on several minor changes. Applications for TCAP funds are now due to the Department July 24. Awards of TCAP for 2007 and 2008 tax credit awardees are anticipated in September; awards for 2009 tax credit awardees are anticipated in December.	The Department must commit 75% of funds by February 17, 2010	Not Yet Available	Applications are due July 24 from 2007 and 2008 tax credit awardees and October 1, 2009 from 2009 tax credit awardees.
Housing Tax Credit Exchange Program \$372,347, 839* Treasury NA	Provides assistance to tax credit developments Household income up to 60% AMI	Housing Tax Credit awardees	Legislative action was taken to enable tax credit exchange opportunities to be extended to 2007 and 2008 applicants in addition to 2009 applicants, should the Board so choose. No administrative funds permitted. Allocation methodology to be determined. Total amounts by formula calculation of 40% of 2009 9% HTC allocation, plus 100% of unused 2008 9% allocation and returned 2009 9% allocation multiplied by .85 and 10. Funds will be made available as grants.	To Be Determined. Unused funds to be returned by January 2011.	Federal guidance was provided on May 4. Guidance indicates that the assistance must be in the form of a grant to the development. The Board discussed, and took comment on, a preliminary concept for the Tax Credit Exchange Program at the July 16 Board meeting and will discuss the issue further at the July 30 meeting.	Return unused funds by January 1, 2011	Not Yet Available	July Board action.

Program Amount Fed Agency Tot Fed Avail.	Eligible Activities	Anticipated Contract Recipients	Allocation of Funds	Timeline / Contract Period	Status	Obligations and Expenditures	Number Assisted	Board Action and Applicant Next Steps
Neighborhood Stabilization Program (NSP1) HERA \$102,000,000 HUD \$2B	Allows communities to purchase and rehabilitate foreclosed residential properties. Qualifying households up to 120% of AMI depending on NSP activity selected.	States, units of local government and nonprofits	Direct Allocation (up to 25 counties): \$50,692,337 Select Pool (up to 76 counties): \$31,104,826 Land Banking: up to \$10,000,000 Administration: \$10,196,685 (a portion for state and a portion for subs) Amounts may vary based on funds requested and capacity.	Contracts will require all funds be obligated within 6-8 months	Awards were made at the July 30 Board meeting with the exception of the Midland application which is anticipated to be awarded on July 30.	Obligate in 1 year, expend 50% in 2 years; expend 100% in 3 years.	Not Yet Available	Implementation Workshops will occur in late July.
Neighborhood Stabilization Program (NSP2) ARRA Amount for Texas Not Known** HUD	Allows communities to purchase and rehabilitate foreclosed residential properties Qualifying households up to 120% of AMI depending on NSP activity selected.	States, units of local government and nonprofits	For NSP2, \$1.93B is available nationally and is open to states, local governments and nonprofits (including consortia and nonprofit/for profit partnerships). The minimum request amount per submission is \$5 million and requests must have a minimum impact on 100 foreclosed or abandoned homes. Capacity must be evidenced by applicants through evidence of unit completion within the same activity type as proposed. No amounts are specified in the NOFA per state or entity.	Not yet determined.	HUD has released a NOFA for ARRA NSP which has two components: a second round of NSP funds called NSP2 and a round of NSP TA. Applications to HUD for NSP2 were due to HUD by July 17. Applications for NSP2 will be competitive on a national basis. Selections will be made by HUD in December. A round table to get input on the structure of TDHCA's proposal to HUD was held on June 11. Based on the NOFA criteria and public input TDHCA submitted an application to HUD requesting \$110 million mirrored in large part on the NSP1 program design (excepting land banking).	Not Yet Available	Not Yet Available	None Currently. Awaiting award notification from HUD (expected in December).

**For questions regarding Recovery Act funds administered by TDHCA contact:
TDHCA Office of Recovery Act Accountability & Oversight
512-475-3800
brenda.hull@tdhca.state.tx.us
brooke.boston@tdhca.state.tx.us
<http://www.tdhca.state.tx.us/recovery/>**

**To Be Posted
three days
prior to the meeting**

OFFICE OF COLONIA INITIATIVES
BOARD ACTION REQUEST
JULY 30, 2009

Action Item

Presentation, Discussion, and Possible Approval for publication in the *Texas Register* a final order adopting repeal of 10 TAC Chapter 3, Self Help Center Program Rules and final order adopting new 10 TAC Chapter 3, Self Help Center Program Rules.

Required Action

Approve the final repeal of 10 TAC Chapter 3 Self Help Center Program Rules and approve, deny or approve with modifications the final order adopting new 10 TAC Chapter 3 Self Help Center Program Rules.

Background

On June 5, 2009, the Colonia Self-Help Center Program Draft Rules were published in the *Texas Register*. The public comment period for the draft rules commenced upon publication and ended on July 8, 2009. In addition to publishing the document in the *Texas Register* a copy was given to each participating county and nonprofit organization. One public comment was received and a Department response is attached. No comments were received pertaining to the repeal of the previous Self Help Center Rules.

Recommendation

Staff recommends Board approval of the final rules for the Colonia Self Help Center Program based on staff recommendations in response to public comment.

Attachment: Final repeal of Colonia Self Help Center Rules, final new Colonia Self Help Center Rules and Summary of Public Comment.

Reasoned Response to Public Comment on the Colonia Self-Help Center Program Draft Rules

This document provides the Department's response to all comments received.

Language deleted from the Colonia Self-Help Center Program Draft Rules is shown with single strikethrough and new language proposed for the Colonia Self-Help Center Program Draft Rules is shown with a single underline.

§3.6. Colonia Self Help Center Contract Operation and Implementation.

Comment:

The commentator stated that three of the four individuals allowed to conduct home inspections are not qualified to do so. Engineers and architects are design professionals who typically work on large commercial and infrastructure projects. Furthermore, they are not knowledgeable or trained in home construction or residential building codes and standards and would therefore not be qualified to identify deficiencies. A third-party inspector registered with the Texas Residential Construction Commission is not a licensed home inspector but is similar to a city building inspector. However, these individuals are not required to carry liability insurance nor required to get recertified as professional licensed real estate inspectors are.

Staff response:

Staff concurs and recommends that §3.6(h) be revised to allow only professional licensed real estate inspectors to conduct the required home inspections. However, it should be noted that the Attorney General has been asked to issue an opinion on whether the Texas Real Estate Commission has jurisdiction over those inspectors when they are performing inspections other than in the context of a purchase or sale of real estate (RQ-0804-GA). Depending on any opinion that is ultimately issued, these rules may need to be reviewed and changes considered. Because of this question, a person requesting and obtaining the services of a professional inspector to provide inspection services in a context other than a purchase or sale of real estate, should not rely on these rules to create any presumption that the Texas Real Estate Commission has any jurisdiction over such professional inspections or that any required insurance required to be obtained by such professional inspectors provides any added protection or coverage for the person engaging the professional inspector.

(h) Inspections. At a minimum, inspections will be required for all housing rehabilitation (initial and final), small home repair (initial only), reconstruction (initial and final) and new construction (final only) activities and must be inspected by a professional inspector licensed by the Texas Real Estate Commission, ~~a professional engineer licensed by the Texas Board of Engineering, an architect registered with the Texas Board of Architectural Examiners, or a third party inspector registered with the Texas Residential Construction Commission to perform home inspections.~~

The Texas Department of Housing and Community Affairs (the Department) adopts the repeal of 10 TAC, Chapter 3, §§3.1 - 3.18 concerning the Colonia Self Help Center Program, without changes to the proposed text as published in the June 5, 2009 issue of the *Texas Register* (34 TexReg 3478) and will not be republished.

The adopted repeal will allow the Department to make changes to the existing rule to ensure compliance with all statutory requirements, formalize existing policy and guidelines and include revisions of necessary policy and administrative changes to further enhance operations.

No comments were received regarding the proposed repeal.

The Board approved the final order adopting this repeal on July 30, 2009.

The repealed sections are adopted pursuant to the authority of the Texas Government Code, Chapter 2306 which provide the Department the authority to adopt rules governing the administration of the Department and its programs.

- §3.1. PURPOSE AND SERVICES.
- §3.2. DEFINITIONS.
- §3.3. COLONIA SELF-HELP CENTERS ESTABLISHMENT.
- §3.4. COLONIA SELF-HELP CENTERS DESIGNATION.
- §3.5. COLONIA RESIDENTS ADVISORY COMMITTEE.
- §3.6. DUTIES OF THE COLONIA RESIDENTS ADVISORY COMMITTEE.
- §3.7. OPERATION OF COLONIA SELF-HELP CENTER.
- §3.8. DEPARTMENT LIAISON TO COLONIA SELF-HELP CENTERS.
- §3.9. COLONIA SELF-HELP CENTER SET-ASIDE FUND.
- §3.10. ALLOCATION OF COLONIA SELF-HELP CENTER FUNDS.
- §3.11. DISTRIBUTION OF FUNDS AND PROPOSAL REQUIREMENTS.
- §3.12. COLONIA SELF-HELP CENTER PROCESS OF AWARDS.
- §3.13. THRESHOLD SELECTION CRITERIA.
- §3.14. EXPENDITURE THRESHOLD REQUIREMENTS.
- §3.15. CONTRACT DELIVERY ADMINISTRATION.
- §3.16. MANUFACTURED HOMES INSTALLED IN COLONIAS.
- §3.17. SUSPENSION.
- §3.18. SANCTION/DEOBLIGATION.

The Texas Department of Housing and Community Affairs (the Department) adopts new 10, TAC Chapter 3, §§3.1 - 3.8, concerning the 2009 Self Help Center Program Rules. Section 3.6(h) is adopted with changes to the proposed text as published in the June 5, 2009 issue of the *Texas Register* (33 TexReg 7854). Sections 3.1 - 3.6(g) and 3.6(i) - 3.8 are adopted without change and will not be republished.

The new chapter implements changes that will improve the Colonia Self Help Center Program and implement changes that are consistent with other program rules.

Written comments on the proposed rule were accepted by mail, e-mail, and facsimile through July 8, 2009.

SUMMARY OF COMMENTS, STAFF RESPONSE AND BOARD ACTION

Public comments and the Department's responses were presented in the order in which the sections appear in the proposed Chapter 3. Following the identification of the related commenter is a summary of the comment and staff's response, including the reasons why the agency agreed or disagreed with the comment and a statement of the factual basis for the new chapter.

Public comments on the proposed amendments were received by: Reliable Real Estate Inspection Service.

§3.6(h). Colonia Self Help Center Contract Operation and Implementation.
COMMENT: The commentator stated that three of the four individuals allowed to conduct home inspections are not qualified to do so. Engineers and architects are design professionals who typically work on large commercial and infrastructure projects. Furthermore, they are not knowledgeable or trained in home construction or residential building codes and standards and would therefore not be qualified to identify deficiencies. A third-party inspector registered with the Texas Residential Construction Commission is not a licensed home inspector but is similar to a city building inspector. However, these individuals are not required to carry liability insurance nor required to get recertified as professional licensed real estate inspectors are.

STAFF RESPONSE: Staff concurs and recommends that §3.6(h) be revised to allow only professional licensed real estate inspectors to conduct the required home inspections. However, it should be noted that the Attorney General has been asked to issue an opinion on whether the Texas Real Estate Commission has jurisdiction over those inspectors when they are performing inspections other than in the context of a purchase or sale of real estate (RQ-0804-GA). Depending on any opinion that is ultimately issued, these rules may need to be reviewed and changes considered. Because of this question, a person requesting and obtaining the services of a professional inspector to provide inspection services in a context other than a purchase or sale of real estate should not rely on these rules to create any presumption that the Texas Real Estate Commission has any jurisdiction over such professional inspections or that any required insurance required to be obtained by such professional inspectors provides any added protection or coverage for the person engaging the professional inspector.

The Board approved the final order adopting the new sections, as amended, as well as administrative changes as needed for consistency within this chapter, on July 30, 2009.

The new sections are adopted pursuant to the authority of the Texas Government Code, Chapter 2306 which provide the Department the authority to adopt rules governing the administration of the Department and its programs.

§3.1. Purpose and Services.

(a) The purpose of this chapter is to establish the requirements governing Colonia Self-Help Centers, created pursuant to Subchapter Z of Chapter 2306 of the Texas Government Code and its funding including the use and administration of all funds provided to the Texas Department of Housing and Community Affairs by the legislature of the annual Texas Community Development Block Grant allocation from the United States Department of Housing and Urban Development. Colonia Self-Help Centers are designed to assist individuals and families of low-income and very low-income to finance, refinance, construct, improve, or maintain a safe, suitable home in the colonias' designated service area or in another area the Department has determined is suitable.

(b) A Colonia Self-Help Center shall set a goal to improve the living conditions of residents in the colonias designated by the Department according to §2306.583 of the Texas Government Code, within a four (4) year period after a Contract is awarded.

(c) A Colonia Self-Help Center may serve individuals and families of low-income and very low-income by:

- (1) providing assistance in obtaining loans or grants to build, rehabilitate, repair or reconstruct a home;
 - (2) teaching construction skills necessary to repair or build a home;
 - (3) providing model home plans;
 - (4) operating a program to rent or provide tools for home construction and improvement for the benefit of property owners in colonias who are building or repairing a residence or installing necessary residential infrastructure;
 - (5) helping to obtain, construct, access, or improve the service and utility infrastructure designed to service residences in a colonia, including potable water, wastewater disposal, drainage, streets, and utilities;
 - (6) surveying or platting residential property that an individual purchased without the benefit of a legal survey, plat, or record;
 - (7) providing credit and debt counseling related to home purchase and finance;
 - (8) applying for grants and loans to provide housing and other needed community improvements;
 - (9) providing other services that the Colonia Self-Help Center, with the approval of the Department, determines are necessary to assist colonia residents in improving their physical living conditions, including help in obtaining suitable alternative housing outside of a colonia's area;
 - (10) providing assistance in obtaining loans or grants to enable an individual or a family to acquire fee simple title to property that originally was purchased under a contract for a deed, contract for sale, or other executory contract;
 - (11) providing access to computers, the internet and computer training pursuant to the General Appropriations Act; and
 - (12) providing monthly programs to educate individuals and families on their rights and responsibilities as property owners;
- (d) Through a Colonia Self-Help Center, a colonia resident may apply for any direct loan or grant program operated by the Department.

(e) Ineligible activities. Any type of activity not allowed by the Federal Housing and Community Development Act of 1974, (42 U.S.C. §§5301, et seq.) is ineligible for funding.

(f) A Colonia Self-Help Center may not provide grants, financing, or mortgage loan services to purchase, build, rehabilitate, or finance construction or improvements to a home in a colonia if water service and suitable wastewater disposal are not available.

(g) For a manufactured home to be approved for installation and use as a dwelling in a colonia:

(1) the home must be a HUD-code manufactured home, as defined by §1201.003, Occupations Code and in accordance to §2306.591 of the Texas Government Code;

(2) the home must be habitable, as described by §1201.453 of the Texas Occupations Code; and

(3) ownership of the home must be properly recorded with the manufactured housing division of the department.

(h) An owner of a manufactured home is not eligible to participate in a grant loan program offered by the department, including the single-family mortgage revenue bond program under §2306.142 of the Texas Government Code unless the owner complies with this section.

§3.2. Definitions.

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise. Common definitions used under the Community Development Block Grant (CDBG) are incorporated herein by reference.

(1) Applicant--A unit of general local government who is preparing to submit or has submitted a Proposal for Colonia Self-Help Center funds.

(2) Beneficiary--A person or family benefiting from the activities of a Self-Help Center Contract.

(3) Board--The governing board of the Texas Department of Housing and Community Affairs.

(4) C-RAC--Colonia Residents Advisory Committee. Advises the Department's Governing Board and evaluate the needs of colonia residents, review programs that are proposed or operated through the Colonia Self-Help Centers and activities that may be undertaken through the Colonia Self-Help Centers to better serve the needs of colonia residents.

(5) Colonia--A geographic area located in a county some part of which is within one hundred-fifty (150) miles of the international border of this state that consists of eleven (11) or more dwellings that are located in close proximity to each other in an area that may be described as a community or neighborhood, and that: Has a majority population composed of individuals and families of low income and very low income, based on the Federal Office of Management and Budget poverty index, and meets the qualifications of an economically distressed area under §17.921, Texas Water Code, and has the physical and economic characteristics of a colonia, as determined by the Department.

(6) Colonia Self-Help Center Provider--An organization with which the Contractor has an executed Contract to administer Colonia Self-Help Center activities.

(7) Community Action Agency--A political subdivision, combination of political subdivisions, or nonprofit organization that qualifies as an eligible entity under 42 U.S.C. §9902.

(8) Community Development Block Grant (CDBG) nonentitlement area funds--Funds awarded to the State of Texas pursuant to the Housing and Community Development Act of 1974, Title I, as amended, (42 U.S.C §§5301, et seq.) and the regulations promulgated thereunder in 24 C.F.R Part 570.

(9) Contract--A written agreement including all amendments thereto, executed by the Department and Contractor.

(10) Contract Budget--An exhibit in the Contract which specifies in detail the Contract funds by budget category, which is used in the drawdown

processes. The budget also includes all other funds involved that are necessary to complete the performance statement specifics of the Contract.

(11) Contractor--A Unit of General Local Government with which the Department has executed a Contract.

(12) Department--The Texas Department of Housing and Community Affairs.

(13) HUD--The United States Department of Housing and Urban Development.

(14) Implementation Manual--A set of guidelines designed to be an implementation tool for the Contractor and Colonia Self-Help Center Providers that have been awarded Community Development Block Grant Funds and allows the Contractor to search for terms, regulations, procedures, forms and attachments.

(15) Income Eligible Families (includes both Low and Very low-income families)--

(A) Low-income families--families whose annual incomes do not exceed 80% of the median income of the area as determined by HUD and published by the Department, with adjustments for family size; and

(B) Very low-income families--families whose annual incomes do not exceed 60% of the median family income for the area, as determined by HUD and published by the Department, with adjustments for family size.

(16) Needs assessment--A demographic and characteristics study of the colonias residing in the target area and the housing needs that the Colonia Self-Help Center is designed to address, using qualitative and quantitative information and other source documentation that is required as a part of a Proposal.

(17) Nonentitlement area--An area which is not a metropolitan city or part of an urban county as defined in 42 U.S.C. §5302.

(18) Nonprofit organization--A public or private organization that:

(A) Is organized under state or local laws;

(B) Has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual;

(C) Has a current tax exemption ruling from the Internal Revenue Service (IRS) under §501(c)(3), a charitable, nonprofit corporation, or §501(c)(4), a community or civic organization, of the Internal Revenue Code of 1986, as amended, as evidenced by a certificate from the IRS that is dated 1986 or later. The exemption ruling or classification as a subordinate of a central organization nonprofit under the Internal Revenue Code, as evidenced by a current group exemption letter, that is dated 1986 or later, from the IRS, must be effective throughout the length of the Contract.

(19) Performance Statement--An Exhibit in the Contract which specifies in detail the scope of work to be performed.

(20) Proposal--A written request for Colonia Self-Help funds in the format required by the Department.

(21) Self-Help--Housing programs which allow low and very low income families to build or rehabilitate their homes through their own labor or volunteers.

(22) TDRA--Texas Department of Rural Affairs

(23) Unit of General Local Government (UGLG)--A city, town, county, or other general purpose political subdivision of the state; a consortium of such subdivisions recognized by HUD in accordance with 24 CFR §92.101 and any agency or instrumentality thereof that is established pursuant to legislation and designated by the chief executive to act on behalf of the jurisdiction. A county is considered a unit of general local government under the Colonia Self-Help Center Program.

§3.3. Colonia Self-Help Centers Establishment.

(a) Pursuant to §2306.582 of the Texas Government Code, the Department has established Colonia Self-Help Centers in El Paso, Hidalgo, Starr, Webb, Cameron (also serves Willacy), Maverick and Val Verde Counties.

(b) The Department shall designate:

- (1) appropriate staff in the Department to act as liaison to the Colonia Self-Help Centers to assist the centers in obtaining funding to enable the centers to carry out the center's programs;
- (2) five (5) colonias in each service area to receive concentrated attention from the Colonia Self-Help Centers in consultation with the Colonia Resident Advisory Committee and the appropriate unit of local government; and
- (3) a geographic area for the services provided by each Colonia Self-Help Center.

(c) The Department shall make a reasonable effort to secure:

- (1) contributions, services, facilities, or operating support from the county commissioner's court of the county in which a Colonia Self-Help Centers is located which it serves to support the operation of that Colonia Self-Help Center; and
- (2) an adequate level of funding to provide each Colonia Self-Help Center with funds for low interest mortgage financing, grants for self-help programs, revolving loan fund for septic tanks, a tool lending program, and other activities the Department determines are necessary.

(d) The El Paso Colonia Self-Help Center shall establish a technology center to provide internet access to colonia residents pursuant to the General Appropriations Act.

§3.4. Allocation and the Colonia Self Help Center Proposal Requirements.

(a) The Department distributes Colonia Self-Help Center funds to Unit of General Local Governments (UGLG) from the 2.5% set-aside of the annual Community Development Block Grant (CDBG) allocation to the State of Texas.

(b) The Department shall allocate no more than \$1.2 million per Colonia Self-Help Center award except as provided by §3.6(i)(2) of this chapter (relating to Colonia Self Help Center Contract Operation and Implementation). If there are insufficient funds available from any specific program year to fund a proposal fully, the awarded Contractor may accept the amount available at that time and wait for the remaining funds to be committed upon the Department's receipt of the CDBG set-aside allocation from the next program year.

(c) With a baseline award beginning at \$700,000, the Department will add an additional \$100,000 for each expenditure threshold, as defined in §3.8 of this chapter (relating to Expenditure Thresholds and Closeout Requirements) (6-month, 18-month, 30-month, and 42-month), met on the previous Self Help Center Contract, and an additional \$100,000 for an accepted proposal submitted by the deadline. If a Contractor can demonstrate that any violation of an Expenditure Threshold was beyond the control of the Contractor, it may request of the Board that an individual violation be waived for the purpose of future funding. The Board, in its discretion and within the limits of federal and state law, may waive any one or more of the expenditure threshold requirements if the Board finds the waiver is appropriate to fulfill the purposes or policies, of the Texas Government Code, or for good cause, as determined by the Board.

(d) The Contractor shall submit its proposal no later than three (3) months before the expiration of its current Contract, or when 90% of the funds under the current Contract have been expended, which ever comes first. If this requirement is not met, the Department will apply the options outlined in subsection (c) of this section and may result in delayed funding.

(e) Proposal reviews are conducted on a first-come first-serve basis until all Self Help Center funds for the current program year and deobligated Self Help Center funds are committed. Each complete proposal will be assigned a "received date" based on the date and time it is received by the Department.

(f) In order to be accepted, each proposal must include the following:

- (1) Evidence of the submission of the Contractor's current annual single audit;
- (2) A comprehensive needs assessment not older than three (3) years, for each of the five (5) colonias identified to receive concentrated attention from that center;
- (3) A description of the five colonias to be served. Information should present an accurate picture of the areas to be served to include the number of houses, the number of platted and unplatted lots, water and wastewater services, utilities, housing conditions and number of residents;
- (4) A boundary map for each of the five colonias;
- (5) A description of the scope of work. Based on the results obtained by the needs assessments, the Contractor shall develop a scope of work for each colonia based on the activities as listed in §3.1(c) of this chapter (relating to Purpose and Services). In order to provide these services, the Contractor may be required to leverage funds, coordinate with financial institutions, prepare grant applications and coordinate with their contracted partners;
- (6) A description of the method of implementation. For each colonia to be served by the Colonia Self Help Center, the Contractor shall describe the services and activities to be delivered. The Proposal must identify:
 - (A) The percentage and scope of work that will be performed using self-help methodologies;
 - (B) The estimated percentage or services that will be contracted to the Colonia Self Help Center Provider; and
 - (C) The activities that the Contractor will be administering.
- (7) Evidence that the contracted Colonia Self-Help Center provider selected by the Contractor has the capacity to administer and manage financial resources and provided documentation and auditable programmatic compliance, as evidenced by previous experience in any of the following:
 - (A) implementation of a CDBG contract;
 - (B) affordable housing, including new construction; and housing rehabilitation, reconstruction, small repair; and experience in homebuyer and down payment assistance programs;
 - (C) grantsmanship, project planning and development in housing and infrastructure, and project management;
 - (D) home ownership counseling, home loan processing and coordinating with private financial institutions;
 - (E) property development, including experience in processes related to surveying, platting, and recording of property records;
 - (F) self-help programs related to housing or infrastructure, including operation of a tool library; and
 - (G) managing state/federally funded projects or projects funded under private foundations and not have major outstanding monitoring or audit issues.
- (8) The proposed Performance Statement. The Contractor must include the number of colonia residents to be assisted from each colonia, the activities to be performed (including all sub-activities under each budget line item), and corresponding budget;
- (9) The proposed Contract Budget must address the following:
 - (A) The Administration line item may not exceed 15% of the total budget;
 - (B) The Public Service line item may not exceed more than 15% of the total budget;
 - (C) The proposal must identify at least 15% of the budget that will be allocated for direct Self-Help activities;
 - (D) The amount of leveraged funding; and
 - (E) Direct Delivery Costs (soft costs) for all contractual activities cannot exceed 10% of each budget line item. Direct Delivery Costs (soft costs) are costs related to and identified with a specific housing unit or public

service other than construction costs. Eligible direct delivery costs include:

- (i) preparation of work write-ups, work specifications, and cost estimates;
- (ii) architectural, engineering, or professional services required to prepare plans, drawings or specifications directly attributable to a particular housing unit or public service;
- (iii) home inspections, inspections for lead-based paint, asbestos, termites, and interim inspections; and
- (iv) other costs as approved by the Department's executive director.
- (10) Proposed housing guidelines (includes small repair, rehabilitation, reconstruction, new construction and all other housing activities).
- (11) Pre-agreement costs request, if applicable.
- (12) Evidence of model subdivision rules adopted by the Contractor.
- (13) Written policies and procedures for the following, as applicable:
 - (A) solid waste removal;
 - (B) construction skill classes;
 - (C) homeownership classes;
 - (D) technology access;
 - (E) homeownership assistance; and/or
 - (F) tool lending library. All Colonia Self Help Centers are required to operate a tool lending library.
- (14) Authorized signatory form and accompanying UGLG resolution and direct deposit authorization.
- (15) Unit of General Local Government resolution authorizing the submission of the proposal and appointing the primary signator for all Contract documents.
- (16) Acquisition report (even if there is no acquisition activity).
- (17) Certification of exemption for HUD funded projects.
- (18) Initial disclosure report.
- (g) Upon receipt of the Proposal, the Department will perform an initial review to determine whether the Proposal is complete and that each activity meets a national objective as required by §104(b)(3) of the Housing and Community Development Act of 1974 (42 U.S.C. §5304(b)(3)).
- (h) The Department may reduce the funding amount requested in the proposal in accordance to subsection (c) of this section. Should this occur, the Department shall notify the appropriate Contractor within ten (10) working days before the proposal is submitted to C-RAC for review, comments and approval. The Department and the Contractor will work together to jointly agree on the performance measures and proposed funding amounts for each activity.
- (i) If applicable, the Department shall coordinate with the Texas Water Development Board and TDRA to eliminate delay in water and wastewater hookups.
- (j) The Department shall execute a four (4) year Contract with Contractor. No Contract extensions will be allowed. If the Contractor requirements are completed prior to the end of the four (4) year contract period, the Contractor may submit a new proposal.
- (k) Decline to Fund. The Department may decline to fund any proposal if the activities do not, in the Department's sole determination, represent a prudent use of Colonia Self Help Center funds. The Department is not obligated to proceed with any action pertaining to any proposal which is received, and may decide it is in the Department's best interest to refrain from pursuing any selection process. The Department through it's executive director or its designee reserves the right to negotiate individual elements of any proposal.

§3.5. Colonia Residents Advisory Committee Duties and Awarding Contracts.

(a) The Board shall appoint not fewer than five persons who are residents of colonias to serve on the Colonia Residents Advisory Committee. The members of the Colonia Residents Advisory Committee shall be selected from lists of candidates submitted to the Department by local nonprofit organizations and the commissioner's court of a county in which a Colonia Self-Help Center is located.

(b) The Colonia Resident Advisory Committee members' terms will expire every four (4) years. Colonia Resident Advisory Committee members may be reappointed by the Board; however, the Board shall review and approve all members at least every four (4) years.

(c) The Board shall appoint one committee member to represent each of the counties in which a Colonia Self-Help Center is located. Each committee member:

(1) must be a resident of a colonia in the county the member represents; and

(2) may not be a board member, contractor, or employee of or have any ownership interest in an entity that is awarded a Contract under this chapter and cannot be in default on any Department obligation.

(3) The Department will conduct a compliance check on all members.

(d) The Department may also select to have an alternate member from the list for each county in the event that the primary member is unable to attend meetings.

(e) The Colonia Resident Advisory Committee shall advise the Board regarding:

(1) the housing needs of colonia residents;

(2) appropriate and effective programs that are proposed or are operated through the Colonia Self-Help Centers; and

(3) activities that might be undertaken through the Colonia Self-Help Centers to serve the needs of colonia residents better.

(f) The Colonia Resident Advisory Committee shall advise the colonia initiatives coordinator as provided by §775.005 of the Texas Government Code.

(g) Awarding Contracts:

(1) Upon reaching an agreement with the Contractor, the Department will set the date for the Colonia Resident Advisory Committee meeting. The Colonia Resident Advisory Committee shall meet before the 30th calendar day preceding the date on which a contract is scheduled to be awarded by the Board for the operation of a Colonia Self-Help Center and may meet at other times.

(2) The Contractor shall be present at the Colonia Resident Advisory Committee if its Proposal is being considered to answer questions that the Colonia Resident Advisory Committee may have.

(3) After the Colonia Resident Advisory Committee makes a recommendation on a proposal, the recommendation will undergo the Department's award process.

(4) The Contractor whose Proposal is being presented to the Board shall be invited to attend the Board Meeting in which the award is an agenda item.

(h) Reimbursement of Colonia Resident Advisory Committee members for their reasonable travel expenses in the manner provided by §3.6(1) of this chapter (relating to Colonia Self Help Center Contract Operation and Implementation) is allowable and shall be paid by the Contractor.

§3.6. Colonia Self Help Center Contract Operation and Implementation.

(a) The Department shall contract with a Unit of General Local Government (UGLG) for the operation of a Colonia Self-Help Center. The UGLG shall subcontract with a local nonprofit organization, local community action agency, or local housing authority that has demonstrated the ability to carry out all or part of the functions of a Colonia Self-Help Center.

(b) Upon award of Colonia Self-Help Center funds by the Board, the Department shall deliver a Contract based on the scope of work to be performed within thirty (30) days of the award date. Any activity funded under the Colonia Self Help Center Program will be governed by a written Contract that

identifies the terms and conditions related to the awarded funds. The Contract will not be effective until executed by all parties to the Contract. (c) Environmental. Contractors are required to complete their environmental reviews in accordance with 24 CFR Part 58 and receive the Authority to Use Grant Funds from the Department before:

(1) Any commitment of Community Development Block Grant (CDBG) funds (i.e., execution of a legally binding agreement and expenditure of CDBG funds) for activities other than those that are specifically exempt from environmental review.

(2) Any commitment of non-CDBG funds associated with the scope of work in the Contract that would have an adverse environmental impact (i.e. demolition, excavating, etc.) or limit the choice of alternatives (i.e. acquisition of real property, rehabilitation of buildings or structures, etc.).

(d) All housing rehabilitation, reconstruction, and new construction contractor/builders, including Self Help Center Provider(s) performing any housing activities, as defined by the Texas Residential Construction Commission, making improvements to or reconstructing an existing home at a cost exceeding \$10,000 must be registered with the Texas Residential Construction Commission.

(e) All reconstruction and new construction activities must meet the accessibility requirements pursuant to §2306.514 of the Texas Government Code.

(f) Request for Payments. The Contractor shall submit a properly completed request for reimbursement, as specified by the Department, at a minimum on a quarterly basis; however the Department reserves the right to request more frequent reimbursement requests as it deems appropriate. The Department shall determine the reasonableness of each amount requested and shall not make disbursement of any such payment request until the Department has reviewed and approved such request. Payments under the Contract are contingent upon the Contractor's full and satisfactory performance of its obligations under the Contract.

(1) \$2,500 is the minimum amount for a draw to be processed. Exceptions to this rule are as follows:

(A) The draw request exceeds 25% of a budgeted line item but less than \$2,500 and the Contractor is requesting funds only for that line item.

(B) The draw request is for the final retainage of a construction contract.

(C) The Contractor received prior approval from the Department.

(D) The request is the final draw.

(2) Draw requests will be reviewed to comply with all applicable laws, rules and regulations. The Contractor is responsible for maintaining a complete record of all costs incurred in carrying out the activities of the Contract.

(3) Draw requests for all housing activities will only be reimbursed upon satisfactory completion of types of activities (i.e., all plumbing completed, entire roof is completed, etc.), consistent with the work write-up and subsequent construction contract.

(4) The Contractor will be the principal contact responsible for reporting to the Department and submitting draw requests.

(g) Reporting. The Contractor shall submit to the Department reports on the operation and performance of the Contract on forms as prescribed by the Department. Quarterly Reports shall be due no later than the twentieth (20th) calendar day of the month after the end of each calendar quarter. The Contractor shall maintain and submit to the Department up-to-date accomplishments in quarterly reports identifying quantity and cumulative data including the expended funds, activities completed and total number of Beneficiaries.

(h) Inspections. At a minimum, inspections will be required for all housing rehabilitation (initial and final), small home repair (initial only),

reconstruction (initial and final) and new construction (final only) activities and must be inspected by a professional inspector licensed by the Texas Real Estate Commission.

(1) The final inspections for housing rehabilitation must ensure that the construction on the house is complete, that the home is safe and that it meets at a minimum, Colonia Housing Standards. A copy of the final inspection report must be given to the homeowner.

(2) The final inspections for reconstruction and new construction must ensure that the construction on the home is complete, that the home is safe, and that it meets, at a minimum, International Residential Code (IRC). IRC is a comprehensive residential code which establishes minimum construction requirements with plumbing, mechanical, energy, and electrical provisions. A copy of the final inspection report must be given to the homeowner.

(3) The initial inspections for small home repair will identify and prioritize areas in need of repair. Only the area being repaired under the small home repair activity must meet, at a minimum, Colonia Housing Standards. A copy of the initial inspection report must be given to the homeowner.

(4) Homes receiving only first-time water connections are not required to meet Colonia Housing Standards or have a third-party inspection.

(5) The Department will only reimburse for two inspection reports for housing rehabilitation and reconstruction, and one inspection report for new construction and small home repair.

(6) The Contractor must ensure and verify that each construction contractor performing activities in the amount of \$10,000 or more under the Contract is registered and maintains good standing with the Texas Residential Construction Commission.

(7) The Contractor must ensure and verify that each housing unit being rehabilitated in the amount of \$10,000 or more under the Contract is registered with the Texas Residential Construction Commission.

(i) Amendments. Any alterations, additions, or deletions to the terms of the Contract shall be submitted in writing to the Department. Reduced Beneficiaries or activities, due to extenuating or unforeseeable circumstances, may be allowed as approved by the Department. The Department's executive director or its designee, may authorize, execute, and deliver amendments to any Contract:

(1) Contract Time Extensions beyond the four (4) year contract period will not be allowed for Self-Help Center contracts.

(2) The Department, at its discretion and in coordination with a Contractor, may increase a contract budget amount and the number of activities and beneficiaries based on the availability of Self Help Center funds, the exemplary performance in the implementation of a Contractor's current contract, and the time available in the four (4) year contract period. Upon Board approval, the cap on the maximum contract amount may be exceeded if the terms of this paragraph are met by a Contractor.

(j) If the Contractor fails to meet a Contract requirement the awarded funds related to the lack of performance may be entirely or partially deobligated at the Department's sole discretion.

(k) Waiver. The Board, in its discretion and within the limits of federal and state law, may waive any one or more of the requirements of this chapter if the Board finds that waiver is appropriate to fulfill the purposes or policies, Chapter 2306 of the Texas Government Code, or for good cause, as determined by the Board.

(1) Travel. Costs incurred by Colonia Self Help Center employees and officers for travel, including costs of lodging, other subsistence, and incidental expenses, shall be considered reasonable and allowable only to the

extent such costs do not exceed charges normally allowed by the State Comptroller's Travel Allowance Guide.

§3.7. Administrative Thresholds.

Administrative draw request. Administrative draw requests are funded out of the portion of the Contract Budget specified for administrative cost (Administration Line Item of the Contract Budget.) These costs are not directly associated with an activity. The administration line item will be disbursed as follows:

(1) Threshold 1. The initial administrative draw request allows up to 10% of the administration line item to be drawn down prior to the start of any project activity included in the Performance Statement of the Contract (provided that all pre-draw requirements, as described in the Contract, for administration have been met). Subsequent administrative funds will be reimbursed in proportion to the percentage of the work that has been completed as identified in paragraphs (2) - (8) of this section.

(2) Threshold 2. Allows up to an additional 15% (25% of the total) of the administration line item to be drawn down after a start of project activity has been demonstrated. For the purposes of this threshold, if Davis-Bacon labor standards are required for a given program activity, "start of project activity" is evidenced by the submission of a start of construction form. If labor standards are not required on a given project activity that has commenced (and for which reimbursement is being sought), the submission of a drawdown request that includes sufficient back-up documentation for expenses of non-administrative project activities evidences a start of project activity. Direct delivery/soft costs charges will not constitute a start of project activity.

(3) Threshold 3. Allows up to an additional 25% (50% of the total) of the administration line item to be drawn down after compliance with the eighteen (18) month threshold requirement has been demonstrated as described in §3.8 of this chapter (relating to Expenditure Thresholds and Closeout Requirements).

(4) Threshold 4. Allows up to an additional 25% (75% of the total) of the administration line item to be drawn down after compliance with the thirty (30) month threshold requirement has been demonstrated as described in §3.8 of this chapter.

(5) Threshold 5. Allows up to an additional 15% (90% of the total) of the administration line item to be drawn down after compliance with the forty-two (42) month threshold requirement has been demonstrated as described in §3.8 of this chapter.

(6) Threshold 6. Allows an additional 5% (95% of the total) of the administration line item to be drawn down upon receipt of all required close-out documentation.

(7) Threshold 7. Allows the final 5% (100% of the total), less any administrative funds reserved for audit costs as noted on the Project Completion Report of the administration line item to be drawn down following receipt of the programmatic close-out letter issued by Department.

(8) Threshold 8. Any funds reserved for audit costs will be released upon completion and submission of an acceptable audit. Only the portion of audit expenses reasonably attributable to the Contract are eligible.

§3.8. Expenditure Thresholds and Closeout Requirements.

(a) Contractors must meet the following expenditure threshold requirements:

(1) Six-Month Threshold. An Environmental Assessment that meets the requirements outlined in the environmental clearance requirements of the Contract must be submitted to the Department within six (6) months from the start date of the Contract;

(2) Eighteen-Month Threshold. To meet this requirement the Contractor must have expended and submitted for reimbursement to the Department at least 30% of the total Colonia Self Help Center funds awarded within eighteen (18) months from the start date of the Contract;

(3) Thirty-Month Threshold. To meet this requirement the Contractor must have expended and submitted for reimbursement to the Department at least 60% of the total Colonia Self-Help Center funds awarded within thirty (30) months from the start date of the Contract; and

(4) Forty-two-Month Threshold. To meet this requirement the Contractor must have expended and submitted for reimbursement to the Department at least 90% of the total Colonia Self-Help Center funds awarded within forty-two (42) months from the start date of the Contract.

(b) For purposes of meeting a threshold, "expended and submitted" means that a draw request was received by the Department, is complete, and all costs needed to meet a threshold are adequately supported. The Department will not be liable for a threshold violation if a draw request is not received by the threshold date.

(c) The final draw request and complete closeout documents must be submitted no later than sixty (60) days after the Contract end date. If closeout documents are late, the remaining Contract balance may be subject to deobligation as the Department's liability for such costs will have expired. If a Contractor has reserved funds in the project completion report for a final draw request, the Contractor has ninety (90) days after the Contract end date to submit the final draw request, with the exception of audit costs which may be reimbursed upon submission of the final single audit.

(d) If these thresholds are not met, the Department will apply its Administration Rules, Title 10, Part 1, Chapter 1, Texas Administrative Code.

**COMMUNITY AFFAIRS DIVISION
BOARD ACTION REQUEST
July 30, 2009**

Action Item

Presentation, Discussion and Possible Approval for publication in the *Texas Register* of a final order adopting amendments to 10 TAC, Chapter 5, Subchapters A and D, concerning client income eligibility requirements for Community Affairs programs and the withdrawal of the amendment to Subchapter B, §5.203, Distribution of CSBG Funds.

Subchapter A §5.3	Definitions
Subchapter A §5.20	Determining Income Eligibility
Subchapter B §5.203	Distribution of CSBG Funds
Subchapter D §5.407	Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria
Subchapter D §5.422	General Assistance and Benefit Levels

Requested Action

Department staff recommends that the Board review and approve a final order adopting amendments to 10 TAC, Chapter 5, Subchapter A and D concerning client income eligibility requirements in Community Affairs for the following programs: the Community Services Block Grant (CSBG), the Comprehensive Energy Assistance Program (CEAP), and the Weatherization Assistance Program (WAP). Staff also recommends withdrawing the rule amendment to Subchapter B, §2.203, Distribution of CSBG Funds, as it was recommended for amendment in error.

Background

Under the American Recovery and Reinvestment Act (Recovery Act), the State was granted the authority to increase client income eligibility requirements for CSBG, CEAP and WAP from 125% of poverty to 200% of poverty. At the May 21, 2009 meeting the Board approved publishing the proposed amendments of 10 TAC Chapter 5, Community Affairs Programs in the *Texas Register* for comment. Prior to publication of the draft rules, the Department held four public input sessions and a public hearing in order to solicit public comment on the drafting of the rule. There has been one administrative correction. Subchapter B §5.203 was inadvertently recommended to be amended to change the CSBG Distribution of Funds to 200% of poverty and should instead remain at 125%.

Summary of Comments and Department Responses

The Department received two public comments on the amendment, both by e-mail. The Texas Association of Community Action Agencies (TACAA) and Community Services, Inc. both indicated their support for the amendments to 10 TAC, Chapter 5.

Recommendation

Staff recommends Board approval of the publication in the *Texas Register* of a final order adopting amendments to 10 TAC, Chapter 5, Subchapters A and D, concerning client income eligibility requirements for Community Affairs programs and the withdrawal of the amendment to Subchapter B, §5.203, Distribution of CSBG Funds.

Title 10 Chapter 5 Subchapter A
§5.3. Definitions.

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

(b) The following words and terms in this chapter shall have the following meaning unless the context clearly indicates otherwise.

(1) CAA--Community Action Agency.

(2) CFR--Code of Federal Regulations.

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

(4) Collaborative Application--An application from two or more organizations which will use Emergency Shelter Grants Program (ESGP) funds to provide services to the target population as part of a local continuum of care. If a unit of general local government applies for only one organization, this will not be considered a collaborative application. Partners in the collaborative application must coordinate services and prevent duplication of services.

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

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

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

(8) Community Affairs Division (CAD)--The Division at the Texas Department of Housing and Community Affairs which administers the CSBG, ESGP, Comprehensive Energy Assistance Program (CEAP), Weatherization Assistance Program (WAP), and Section 8 Housing Choice Voucher Programs.

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

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

available through the program to states to ameliorate the causes of poverty in communities within the states.

(11) CSBG Subrecipient--Includes CSBG eligible entities and other organizations that are awarded CSBG funds.

(12) Department--The Texas Department of Housing and Community Affairs.

(13) Discretionary Funds--Those CSBG funds maintained in reserve by a State, at its discretion, for CSBG allowable uses as authorized by §675C of the CSBG Act, and not designated for distribution on a statewide basis to CSBG eligible entities and not held in reserve for state administrative purposes.

(14) DOE--The United States Department of Energy.

(15) DOE WAP Rules--10 CFR Part 440 of the Code of Federal Regulations describing the Weatherization Assistance for Low Income Persons as administered through the Department of Energy.

(16) Dwelling Unit--A house, including a stationary mobile home, an apartment, a group of rooms, or a single room occupied as separate living quarters.

(17) Equipment--A tangible non-expendable personal property including exempt property, charged directly to the award, having a useful life of more than one year, and an acquisition cost of \$5,000 or more per unit. For CSBG, CEAP, and WAP, if the unit acquisition cost exceeds \$5,000, approval from the TDHCA Community Affairs Division must be obtained before the purchase takes place. For ESGP, if the unit acquisition cost exceeds \$500, approval from TDHCA Community Affairs Division must be obtained before the purchase is made.

(18) Elderly Person--A person who is sixty (60) years of age or older.

(19) Electric Base-Load Measure--Weatherization measures which address the energy efficiency and energy usage of lighting and appliances.

(20) Eligible Entity--Those local organizations in existence and designated by the federal government to administer programs created under the federal Economic Opportunity Act of 1964. This includes community action agencies, limited-purpose agencies, and units of local government. The CSBG Act defines an eligible entity as an organization that was an eligible entity on the day before the enactment of the Coats Human Services Reauthorization Act of 1998, (October 27, 1998), or is designated by the Governor to serve a given area of the State and that has a tripartite board or other mechanism for local governance.

(21) Emergency--Defined by the LIHEAP Act of 1981 (Title XXVI of the Omnibus Budget Reconciliation Act of 1981, 42 U.S.C. §8622):

(A) natural disaster;

(B) a significant home energy supply shortage or disruption;

(C) significant increase in the cost of home energy, as determined by the Secretary;

(D) a significant increase in home energy disconnections reported by a utility, a State regulatory agency, or another agency with necessary data;

(E) a significant increase in participation in a public benefit program such as the food stamp program carried out under the Food Stamp Act of 1977 (7 U.S.C. §§2011, et seq.), the national program to provide supplemental security income carried out under title XVI of the Social Security Act (42 U.S.C. §§1381, et seq.) or the State temporary assistance for needy families program carried out under Part A of Title IV of the Social Security Act (42 U.S.C. §§601, et seq.), as determined by the head of the appropriate federal agency;

(F) a significant increase in unemployment, layoffs, or the number of households with an individual applying for unemployment benefits, as determined by the Secretary of Labor; or

(G) an event meeting such criteria as the Secretary, at the discretion of the Secretary, may determine to be appropriate.

(22) Energy Repairs--Weatherization related repairs necessary to protect or complete regular weatherization energy efficiency measures.

(23) Energy Audit--The energy audit software and procedures used to determine the cost effectiveness of weatherization measures to be installed in a dwelling unit.

(24) Families with Young Children--A family that includes a child age five (5) or younger.

(25) USDHHS--U.S. Department of Health and Human Services.

(26) High Energy Burden--Determined by dividing a household's annual home energy costs by the household's annual gross income. The percentage at which energy burden is considered high is defined by data gathered from the State Data Center.

(27) High Energy Consumption--Household energy expenditures exceeding the median of low-income home energy expenditures expressed in the data collected from the State Data Center.

(28) Homeless or homeless individual--An individual who:

(A) lacks a fixed, regular, and adequate nighttime residence; or

(B) has a primary nighttime residence that is:

(i) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);

(ii) an institution that provides a temporary residence for individuals intended to be institutionalized; or

(iii) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. (Exclusion: The term "homeless" or "homeless individual" does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or a State law.)

(29) Household--Any individual or group of individuals who are living together in a dwelling unit as one economic unit. For energy programs, these persons customarily purchase residential energy in common or make undesignated payments for energy.

(30) Inverse Ratio of Population Density Factor--The number of square miles of a county divided by the number of poverty households of that county.

(31) Local Units of Government--City, county, or council of governments.

(32) Low Income--Income in relation to family size which:

(A) For CEAP, WAP, and CSBG is at or below ~~125~~ 200% of the Federal Income guidelines;

(B) For ESGP is at or below 100% of the poverty level, determined in accordance with criteria established by the Director of the Office of Management and Budget;

(C) Is the basis on which cash assistance payments have been paid during the preceding twelve (12) month-period under titles IV and XVI of the Social Security Act or applicable state or local law; or

(D) If a State elects, is the basis for eligibility for assistance under the Low Income Home Energy Assistance Act of 1981, provided that such basis is at least 125% of the

poverty level determined in accordance with criteria established by the Director of the Office of Management and Budget.

(33) Low Income Home Energy Assistance Program (LIHEAP)--A federally funded block grant program that is implemented to serve low income households who seek assistance for their home energy bills and/or weatherization services.

(34) Migrant Farm worker--An individual or family that is employed in agricultural labor or related industry and is required to be absent overnight from their permanent place of residence.

(35) Multifamily Dwelling Unit--A structure containing more than one dwelling unit.

(36) National Performance Indicator--An individual measure of performance within the Department's reporting system for measuring performance and results of subrecipients of funds. There are currently twelve indicators of performance which measure self-sufficiency, family stability, and community revitalization.

(37) Needs Assessment--An assessment of community needs in the areas to be served with CSBG funds. The assessment is a required part of the Community Action Plan per Assurance 11 of the CSBG Act.

(38) OMB--Office of Management and Budget, a federal agency.

(39) Outreach--The method that attempts to identify clients who are in need of services, alerts these clients to service provisions and benefits, and helps them use the services that are available. Outreach is utilized to locate, contact and engage potential clients.

(40) Performance Statement--A document which identifies the services to be provided by a CSBG subrecipient. The document is an attachment to the CSBG contract entered into by the Department and the CSBG subrecipient.

(41) Persons with Disabilities--Any individual who is:

(A) a handicapped individual as defined in §7(9) of the Rehabilitation Act of 1973;

(B) under a disability as defined in §1614(a)(3)(A) or §223(d)(1) of the Social Security Act or in §102(7) of the Developmental Disabilities Services and Facilities Construction Act; or

(C) receiving benefits under 38 U.S.C., Chapter 11 or 15.

(42) Population Density--The number of persons residing within a given geographic area of the state.

(43) Poverty Income Guidelines--The official poverty income guidelines as issued by the U.S. Department of Health and Human Services annually.

(44) Private Nonprofit Organization--An organization which has status as a §501(c)(3) tax-exempt entity. Private nonprofit organizations applying for ESGP funds must be established for charitable purposes and have activities that include, but are not limited to, the promotion of social welfare and the prevention or elimination of homelessness. The entity's net earnings may not inure to the benefit of any individual(s).

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

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

(47) Rental Unit--A dwelling unit occupied by a person who pays rent for the use of the dwelling unit.

- (48) Renter--A person who pays rent for the use of the dwelling unit.
- (49) Seasonal Farm Worker--An individual or family that is employed in seasonal or temporary agricultural labor or related industry and is not required to be absent overnight from their permanent place of residence. In addition, at least 20% of the household annualized income must be derived from the agricultural labor or related industry.
- (50) Secretary--Chief Executive of the U.S. Department of Health and Human Services.
- (51) Service--The provision of work or labor that does not produce a tangible commodity.
- (52) Shelter--Defined by the Department as a dwelling unit or units whose principal purpose is to house on a temporary basis individuals who may or may not be related to one another and who are not living in nursing homes, prisons, or similar institutional care facilities.
- (53) Single Family Dwelling Unit--A structure containing no more than one dwelling unit.
- (54) Social Security Act--42 U.S.C. §§601, et seq., CSBG works with activities carried out under Title IV Part A to assist families to transition off of state programs.
- (55) State--The State of Texas or the Texas Department of Housing and Community Affairs.
- (56) Subcontractor--An organization with whom the subrecipient contracts with to administer programs.
- (57) Subrecipient--According to each program subchapter, subrecipient may be defined as organizations with whom the Department contracts with and provides CSBG funds; ESGP funds; DOE funds or, LIHEAP funds.
- (58) Supplies--All personal property excluding equipment, intangible property, and debt instruments, and inventions of a contractor conceived or first actually reduced to practice in the performance of work under a funding agreement ("subject inventions"), as defined in 37 CFR Part 401, "Rights to Inventions Made by Non-profit Organizations and Small Business Firms Under Government Grants, Contracts, and Cooperative Agreements."
- (59) TAC--Texas Administrative Code.
- (60) Targeting--Focusing assistance to households with the highest program applicable needs.
- (61) Terms and Conditions--Binding provisions provided by a funding organization to grantees accepting a grant award for a specified amount of time.
- (62) Treatment as a State or Local Agency--For purposes of 5 U.S.C. Chapter 15 any entity that assumes responsibility for planning, developing, and coordinating activities under the CSBG Act and receives assistance under CSBG Act shall be deemed to be a State or local agency.
- (63) Units of General Local Government--A unit of local government which has, among other responsibilities, the authority to assess and collect local taxes and to provide general governmental services.
- (64) U.S.C.--United States Code.
- (65) Vendor Agreement--An agreement between the subrecipient and energy vendors that contains assurance as to fair billing practices, delivery procedures, and pricing for business transactions involving LIHEAP beneficiaries.
- (66) WAP--Weatherization Assistance Program.

(67) WAP PAC--Weatherization Assistance Program Policy Advisory Council. The WAP PAC was established by the Department in accordance with 10 CFR §440.17 to provide advisory services in regards to the WAP program.

(68) Weatherization Material--The material listed in Appendix A of 10 CFR Part 440.

(69) Weatherization Project--A project conducted in a single geographical area which undertakes to reduce heating and cooling demand of dwelling units that are energy inefficient.

Title 10 Chapter 5 Subchapter A

§5.20. Determining Income Eligibility.

(a) The U.S. Department of Health and Human Services (USDHHS) annually provides poverty income guidelines for use in determining client eligibility. Community Affairs Division programs are required to follow these guidelines.

(b) The subrecipients shall establish the client eligibility level at or below ~~125~~ 200% of the federal poverty level in effect at the time the client makes an application for services.

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

(d) If proof of income is unavailable, the applicant must complete and sign a Department approved Declaration of Income Statement.

Title 10 Chapter 5 Subchapter B

§5.203. Distribution of CSBG Funds.

(a) The CSBG Act requires that no less than 90% of the state's allocation be allocated to eligible entities. The Department currently utilizes a multi-factor fund distribution formula to equitably provide CSBG funds throughout the state's 254 counties to the CSBG eligible entities. The formula incorporates the most current decennial U.S. Census figures at or below 200% of poverty; a \$50,000 base; a \$150,000 floor (the minimum funding level); a 98% weighted factor for poverty population; and, a 2% weighted factor for the inverse ratio of population density.

(1) Each eligible entity receives a base amount of \$50,000;

(2) The weighted factors of poverty population and population density are applied to the funds remaining after the base award funds have been distributed to each eligible entity;

(3) The Department then determines if any eligible entity is below the \$150,000 floor after the base amount and weighted factors (poverty population and population density) have been applied, then the minimum floor amount is reserved for those entities below \$150,000;

(4) The remaining funds are distributed to the remaining eligible entities. As was done with the initial run of the formula, each of the remaining eligible entities receives the base

amount of \$50,000 and then the weighted factors (poverty population and population density) are applied to determine the allocation amounts for eligible entities funded above the \$150,000.

(b) Five percent (5%) of the Department's annual allocation of CSBG funds and any funds not spent as identified in subsection (c) of this section, may be expended for activities as per 42 U.S.C. §9907(b)(A) - (H) and activities that may include:

(1) the provision of training and technical assistance to CSBG eligible entities;

(2) services to low-income migrant seasonal farm worker and Native American populations;

(3) assisting CSBG eligible entities in responding to natural or man-made disasters;

(4) funding for innovative and demonstration projects that assist CSBG target population groups to overcome at least one of the barriers to attaining self-sufficiency; and

(5) other projects/initiatives, including state conference expenses. The Department may provide monetary awards to subrecipients for outstanding performance. To ensure consistent and comparable results, the process for monetary awards to CSBG subrecipients will be standardized.

(c) Up to five percent (5%) of the Department's annual allocation of CSBG funds will be used for administrative purposes consistent with state and federal law.

Title 10 Chapter 5 Subchapter D §5.407. Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria.

(a) The subrecipients shall set the client income eligibility level at or below ~~125~~ **200%** of the federal poverty level in effect at the time the client makes an application for services.

(b) Subrecipient shall determine client income. The Department will provide definition of income lists to determine total household income. The lists contain income inclusions and exclusions and are located in §5.19 of this chapter (relating to Client Income Guidelines).

(c) Subrecipients shall base annualized eligibility determinations on household income from the 30 day period prior to the date of application for assistance. Each subrecipient shall document and retain proof of income from all sources for all household members eighteen (18) years and older for the entire thirty (30) day period prior to the date of application and multiply by twelve (12) to annualize income.

(d) In the case of migrant, or seasonal workers, or similarly situated workers, a longer period than thirty (30) days may be used for annualizing income.

(e) If proof of income is unavailable, the applicant must complete and sign a Declaration of Income Statement (DIS). In order to use the DIS form, each subrecipient shall develop and implement a written policy and procedure on the use of the DIS form. In developing the policy and procedure, subrecipients shall give consideration to limiting the use of the DIS form to cases where there are serious extenuating circumstances that justify the use of the form. Such circumstances might include crisis situations such as applicants that are affected by natural disaster which prevents the applicant from obtaining income documentation, applicants that flee a home due to physical abuse, applicants who are unable to locate income documentation of a recently deceased spouse, or whose work is migratory, part-time, temporary, self-employed or seasonal in nature. To ensure limited

use, the Department will review the written policy and its use during on-site monitoring visits.

(f) Social security numbers are not required for applicants for CEAP.

(g) Proof of citizenship is not required for CEAP.

(h) The subrecipients shall establish priority criteria to serve persons in households who are particularly vulnerable such as the elderly, persons with disabilities, families with young children, high residential energy users, and households with high energy burden. High residential energy users and households with high energy burden are defined as follows:

(1) Households with Energy Burden which exceeds the median energy burden of income-eligible households characterized by the Department as experiencing high energy burden. The Department calculates energy burden by dividing home energy costs by the household's gross income.

(2) Households with annual energy expenditures which exceed the median home expenditures for income-eligible households are characterized by the Department as high energy consumers.

(i) Homeowners and renters will be treated equitably under all programs funded in whole or in part from LIHEAP funds. For those renters who pay heating and/or cooling bills as part of their rent, the subrecipient shall make special efforts to determine the portion of the rent that constitutes the fuel heating and/or cooling payment. If "sub metering" is not available, the subrecipient shall exercise care when negotiating with the landlords so the cost of utilities quoted is in line with the consumption for similar residents of the community. If the subrecipient pays the landlord, then the landlord shall furnish evidence that he/she has paid the bill and the amount of assistance must be deducted from the rent, if the utility payment is not stated separately from the rent. An agreement stating the terms of the payment negotiations must be signed by the landlord.

(j) A household unit cannot be served, if the meter is utilized by another household.

Title 10 Chapter 5 Subchapter D §5.422. General Assistance and Benefit Levels.

(a) Subrecipients shall not discourage anyone from applying for CEAP assistance. Subrecipients shall provide all potential clients with opportunity to apply for LIHEAP programs.

(b) CEAP provides assistance to targeted beneficiaries being households with low incomes at or below ~~125~~**200**% of the Federal Poverty Level, with priority given to the elderly, persons with disabilities, families with young children; households with the highest energy costs or needs in relation to income, and households with high energy consumption.

(c) CEAP includes activities, as defined in Assurances 1-16 in Title XXVI of the Omnibus Budget Reconciliation Act of 1981 (Public Law 97-35), as amended; such as education; and financial assistance to help very low- and extremely low-income consumers reduce their utility bills to an affordable level. CEAP services include utility payment assistance; heating and cooling system replacement, repair, and/or retrofit; energy education; and budget counseling.

(d) Sliding scale benefit for all CEAP components:

(1) Benefit determinations are based on the household's income, the household size, the energy cost and/or the need of the household, and the availability of funds.

(2) Energy assistance benefit determinations will use the following sliding scale (Except Heating and Cooling System Replacement, Repair and/or Retrofit Component):

(A) Households with Incomes of 0 to 50% of Federal Poverty Guidelines may receive an amount needed to address their energy payment shortfall not to exceed \$1,200.

(B) Households with Incomes of 51% to 75% of Federal Poverty Guidelines may receive an amount needed to address their energy payment shortfall not to exceed \$1,100.

(C) Households with Incomes of 76% to ~~125~~ 200% of Federal Poverty Guidelines may receive an amount needed to address their energy payment shortfall not to exceed \$1,000.

(D) The Heating and Cooling System Replacement, Repair, and/or Retrofit Component maximum household benefit limit is \$5,000.

(e) Subrecipient shall not establish lower local limits of assistance for any component.

(f) Total maximum possible annual household benefit (all components combined) equals \$8,600.

(g) Subrecipient shall determine client eligibility for utility payments and/or retrofit based on the agency's household priority rating system and household's income as a percent of poverty.

(h) Subrecipients shall provide only the following types of assistance with funds from CEAP:

(1) Payment to vendors and suppliers of fuel/utilities, goods, and other services, such as electrical wiring, butane tanks, and lines, etc. for past due or current bills related to the procurement of energy for heating and cooling needs of the residence, not to include security lights and other items unrelated to energy assistance;

(2) Payment to vendors--only one energy bill payment per month as required by component;

(3) Needs assessment and energy conservation tips, coordination of resources, and referrals to other programs;

(4) Energy assistance to low-income elderly and disabled individuals most vulnerable to high cost of energy for heating and cooling needs of the residence;

(5) Payment of water bills only when such costs include expenses from operating an evaporative water cooler unit or when the water bill is an inseparable part of a utility bill. As a part of the intake process, outreach, and coordination, the subrecipient shall confirm that a client owns an operational evaporative cooler and has used it to cool the dwelling within sixty (60) days prior to application. Payment of other utility charges such as wastewater and waste removal are allowable only if these charges are an inseparable part of a utility bill. Documentation from vendor is required. Whenever possible, subrecipient shall negotiate with the utility providers to pay only the "home energy"--heating and cooling--portion of the bill;

(6) Energy bills already paid by householders may not be reimbursed by the program;

(7) Payment of reconnection fees in line with the registered tariff filed with the Public Utility Commission and/or Texas Railroad Commission. Payment cannot exceed that stated tariff cost. Subrecipient shall negotiate to reduce the costs to cover the actual labor and material and to ensure that the utility does not assess a penalty for delinquency in payments;

(8) Payment of security deposits only when state law requires such a payment, or if the Public Utility Commission or Texas Railroad Commission has listed such a payment as an approved cost, and where required by law, tariff, regulation, or a deferred payment agreement includes such a payment. Subrecipients shall not pay such security deposits that the energy provider will eventually return to the client;

(9) While rates and repair charges may vary from vendor to vendor, Subrecipient shall negotiate for the lowest possible payment. Prior to making any payments to an energy vendor a Subrecipient shall have a signed vendor agreement on file from the energy vendor receiving direct LIHEAP payments from the Subrecipient;

(10) Subrecipient may make payments to landlords on behalf of eligible renters who pay their utility and/or fuel bills indirectly. Subrecipient shall notify each participating household of the amount of assistance paid on its behalf. Subrecipient shall document this notification. Subrecipient shall maintain proof of utility or fuel bill payment. Subrecipient shall ensure that amount of assistance paid on behalf of client is deducted from client's rent; and

(11) In lieu of deposit required by an energy vendor, Subrecipient may make advance payments. The Department does not allow LIHEAP expenditures to pay deposits, except as noted in paragraph (7) of this subsection. Advance payments may not exceed an estimated two months' billings. Funds for the Texas CEAP shall not be used to weatherize dwelling units, for medicine, food, transportation assistance (i.e., vehicle fuel), income assistance, or to pay for penalties or fines assessed to clients.

**DISASTER RECOVERY DIVISION
BOARD ACTION REQUEST
July 30, 2009**

Action Item

Presentation, Discussion, and Possible Approval of CDBG Disaster Recovery Program Award Recommendations

Hurricane Ike Housing Assistance Programs
 09-0009 Fort Bend County
 09-0012 Deep East Texas Council of Governments
 09-0016 Houston-Galveston Area Council

Hurricane Dolly Housing Assistance Programs
 09-0011 Cameron County
 09-0013 City of Brownsville
 09-0019 Hidalgo County

Requested Action

Approve, Deny, or Approve with Amendments CDBG DR Program Conditional Award Recommendations

Background

The Texas Department of Housing and Community Affairs (“TDHCA”) is responsible for administering a total of \$621,449,116 for housing programs, including funding set-aside through a Rental Notice of Funding Availability (“NOFA”) totaling \$58,834,914.00. This represents the first portion of funds appropriated for Hurricanes Ike and Dolly. The activities proposed by the six Subrecipients listed above are detailed below.

SUMMARY HOUSING ACTIVITIES

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective
Owner-Occupied	\$21,449,362	85%	397	445	89%	LMI
Single/Multifamily Rental	\$561,326	2%	5	5	100%	LMI
Administrative and Project Delivery	\$3,308,537	13%	-	-	-	-
Total	\$25,319,225	100%	402	450	89%	-

Fort Bend County

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective
Owner-Occupied	\$1,344,792	85%	38	38	100%	LMI
Administrative / Project Delivery	\$237,315	15%	-	-	-	-
Total	\$1,582,107	100%	38	38	100%	-

Project Description

Fort Bend County is proposing to provide assistance for the demolition and replacement of substandard homes to benefit low to moderate income residents whose homes were damaged by Hurricane Ike where the applicant did not have insurance or received an insurance claim insufficient to cover the costs of needed repairs. The County expects to provide assistance to 38 owner-occupied households at a maximum assistance level of \$125,000. The County expects most of the homeowners to be very-low or low income representing persons with the least resources to repair their homes. The County will prioritize the delivery of assistance to County residents by using several criteria. Foremost among these criteria is documented proof that the damage to the housing unit was caused by Hurricane Ike. Homeowners will be required to document non-duplication of benefits. Homeowners will be asked at the time of application to list their private insurance and if they received funds for damage from Hurricane Ike. Homeowners also will be asked if they received assistance from FEMA, the Army Corp of Engineers or from any other organization for damage from Hurricane Ike. Residents must have receipts documenting any repairs made with insurance proceeds or the funds available to complete their portion of repairs.

Fort Bend County will directly administer the majority of housing activities; the use of subcontractors will be minimal.

Deep East Texas Council of Governments (DETCOG)

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective
Owner-Occupied	\$5,337,963	90%	99	125	79%	LMI
Administrative / Project Delivery	\$593,107	10%	-	-	-	-
Total	\$5,931,070	100%	99	125	79%	-

Project Description

DETCOG is proposing to provide assistance for the rehabilitation and replacement of substandard homes to benefit low to moderate income residents whose homes were damaged by Hurricane Ike. The maximum amount of assistance for repairs will be \$35,000 and the maximum amount for replacement will be \$85,000. DETCOG will accept applications from potential eligible applicants on a first come, first served basis and is not proposing to award priority points based on gender, age, ethnicity or disability status. DETCOG will provide case management services for individuals affected by Hurricane Ike as part of the overall recovery process for the individual and/or household. DETCOG estimates 99 households will be served. All households will be at or below 80% LMI with at least 53 of these households at or below 50% LMI.

DETCOG will directly administer the majority of housing activities; the use of subcontractors will be minimal.

Houston-Galveston Area Council (H-GAC)

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective
Owner-Occupied	\$8,854,107	79.9%	86	108	80%	LMI
Single/Multifamily Rental	\$561,326	5%	5	5	100%	LMI
Administrative / Project Delivery	\$1,661,547	15%	-	-	-	-
Total	\$11,076,980	100%	91	113	81%	-

Project Description

H-GAC is proposing to assist 113 households under a regional program and anticipates the majority of households to be served will include a large number of individuals who are low to moderate income, disabled, elderly and single parent/guardian households. H-GAC is proposing to provide owner-occupied and rental properties with assistance to repair, rehabilitate, reconstruct, or elevate homes damaged or destroyed by Hurricane Ike. At least 51% of housing assistance will be provided under the Low/Moderate Income (LMI) national objective. The maximum grant award for minor repair will be \$25,000, for rehabilitation will be \$85,000, for reconstruction will be \$125,000, and for elevation will be \$70,000.

H-GAC is proposing to procure subcontractors to assist in developing mechanisms necessary for implementation of the proposed programs.

Cameron County

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective
Owner-Occupied	\$2,812,500	91%	144	144	100%	LMI
Administrative / Project Delivery	\$281,250	9%	-	-	-	-
Total	\$3,093,750	100%	144	144	100%	-

Project Description

Cameron County is proposing to meet the needs of the affected population by funding housing activities including repair, rehabilitation, and reconstruction. Cameron County proposes to assist at least 144 low to moderate income households with repair not to exceed \$5,000, rehabilitation not to exceed \$25,000, and reconstruction not to exceed \$65,000. The housing activities are split into categories to represent the damage assessment reports compiled by the Federal Emergency Management Agency. For the most part, individual households at or below moderate income will be in the greatest need of assistance. The purpose of disaster recover housing program is to provide assistance to qualified households within Cameron County's jurisdiction whose homes were damaged by Hurricane Dolly. The goal is to provide safe, decent and sanitary housing by bringing existing housing units into compliance with construction standards and all applicable local codes and ordinances.

The County is proposing to procure subcontractors to assist in implementation of the proposed programs.

Brownsville

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective
Owner-Occupied	\$1,400,000	86%	20	20	100%	LMI
Administrative / Project Delivery	\$235,318	14%	-	-	-	-
Total	\$1,635,318	100%	20	20	100%	-

Project Description

The City is proposing to use funds to assist 20 homeowners with emergency repair not to exceed \$18,000 and reconstruction not to exceed \$54,000 of owner-occupied housing under two Special Purposes Programs. The first Special Purpose Program will emergency repair activities that provide for the repair of certain elements of a housing unit in emergency situations, such as repairs to a leaky roof, or windows; however the entire home will not be rehabilitated. This activity will also include an energy audit component to pinpoint exact locations of leaks to assure that the once the windows and roofs are addressed that the house is in fact air sealed. If not, the home will also be insulated, and other items that can be addressed will be addressed to assure that the home is air leak proof. The second Special Purpose Program is owner occupied reconstruction. Reconstruction includes demolishing and re-building a housing unit on the same lot. The number of units on the lot will not be increased however; the number of rooms may be decreased or increased. Reconstruction also includes replacing an existing substandard manufactured housing unit with a new or standard unit.

The City will directly administer the majority of housing activities; the use of subcontractors will be minimal.

Hidalgo County

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective
Owner-Occupied	\$1,700,000	85%	40	40	100%	LMI
Administrative / Project Delivery	\$300,000	15%	-	-	-	-
Total	\$2,000,000	100%	40	40	100%	-

Project Description

Hidalgo County is proposing to meet the needs of the affected population by funding housing activities including rehabilitation, demolition, reconstruction or replacement of owner-occupied housing and the maximum amount of assistance will be \$60,000. The primary objective is to ensure that each family in a habitable home that conforms to with standard specifications including local and state building codes, housing quality standards, energy efficiency, and necessary elevations to meet flood zone requirements. The County currently has a waiting list of 100 families and anticipates assisting 40 families in need of assistance. The County is proposing to prioritize assistance based on whether the home is habitable, household characteristics including elderly, disabled, single head of household with dependants, household size, and household income.

Recommendation

Staff have reviewed the applications and determined that the applications sufficiently demonstrate the applicants' capacity to administer the award based on the information provided. The award is subject to the following conditions being satisfied prior to the execution of a contract:

- Resolution of all administrative deficiencies; and
- Clearance of findings related to previous monitoring reviews.

Staff is recommending that the Board conditionally award funds to Cameron County, Ft. Bend County, Deep East Texas Council of Governments, City of Brownsville, Houston-Galveston Area Council, and Hidalgo County as described above pending a complete previous participation review as required under 10 TAC Chapter 60 application review and due diligence. Staff also recommends that staff be authorized to negotiate requested amendments to these contracts to ensure expedited use of funds provided that the amendments are consistent with HUD requirements, the Action Plan, and any Department rules and that the Executive Director be authorized, when there is a time constraint that he reasonably believes to require immediate action to execute such amendments and report them to this Board at the next meeting following such execution, all other amendments to be brought to this Board for approval.

DISASTER RECOVERY DIVISION

**BOARD ACTION REQUEST
July 30, 2009**

Action Item

Presentation, Discussion, and Possible Approval to increase the insurance cap for wind storm coverage and flood insurance under Rita II awards

Requested Action

Approve, deny or approve with modification the recommendation.

Background

In previous Board meetings the TDHCA Board approved up to \$4,500 per home for costs to address hazard and wind insurance for homes, and \$3,500 over three years for flood insurance where a home resides in a flood plain. In specific areas of the state insurance is required to address program requirements.

While this increase addresses most of the homes where flood and hazard are required under the program, there are homes where the cost to provide insurance exceeds the established caps. Staff is seeking the Board to establish a policy when that cap is exceeded for insurance for homes in Hurricane Rita Round 2. Potential options presented for the Board's consideration at the July 16, 2009 Board meeting included:

1. Grant the TDHCA Executive Director the authority to evaluate and grant an increase on a case by case basis, based on executive team review
2. Raise the cap on this item to accommodate potential needs above the stated caps
3. Bring each case requiring in excess of stated caps to the Board on a case by case basis

At that Board meeting, the Board directed staff to obtain information on the costs for wind and hazard insurance and bring back to the Board for consideration to increase the cap. Based on quotes obtained from insurance companies providing coverage in this area, the estimated cost of insurance are supplied on the following page. Utilizing the information provided, the maximum cap for insurance is estimated as:

- 2 Bedroom home \$5,880
- 3 Bedroom home \$6,300
- 4 Bedroom home \$6,720

Based on maximum cost of insurance, the additional cost to insure the 149 currently affected properties is \$336,635.70.

Recommendation

Adopt a policy for staff to follow when considering services to address insurance requirements for homes exceeding established caps.

House Size	Max Value	Max Elevation Value	Max Accessibility Value	Total	Insurance Cost per \$100	Application Fee	Insurance Cost	Total Cost
4BR	\$75,000	\$30,000	\$15,000	\$120,000	\$5.00	12%	\$6,000	\$6,720
3BR	\$67,500	\$30,000	\$15,000	\$112,500	\$5.00	12%	\$5,625	\$6,300
2BR	\$60,000	\$30,000	\$15,000	\$105,000	\$5.00	12%	\$5,250	\$5,880

Note: Maximum costs per home size, elevation, and accessibility were used in calculations in order to establish a maximum cap for insurance costs.

Overall Impact to the Program

Number of homes affected	149
Average Cost of Wind insurance	\$6,300
Total	<u>\$938,700</u>

Number of homes affected	149
Average cost of Hazard insurance	\$459.30
Total	<u>\$68,435.70</u>

Total cost of Hazard insurance	\$68,435.70
Total cost of Wind insurance	<u>\$938,700.00</u>
Total	<u>\$1,007,135.70</u>

Number of homes affected	149
Total cost of insurance	\$1,007,135.70
Cost of insurance per home	\$6,759.30
Less current cap	\$4,500.00
Cost of insurance above cap per home	\$2,259.30
Total cost of insurance above cap	\$336,635.70

HOUSING TRUST FUND
BOARD ACTION REQUEST
July 30, 2009

Action Item

Presentation, Discussion and Possible Approval of the 2010-2011 Housing Trust Fund Biennial Plan.

Requested Action

Approve, Deny or Approve with Amendments the 2010-2011 Housing Trust Fund Biennial Plan.

Background

During the 81st Legislative Session, the Department was appropriated additional General Revenue for the Housing Trust Fund. As provided in the Conference Committee Report of Senate Bill 1, 81st Legislative Session, the Department is now appropriated funds as noted below.

	FY 2010	FY 2011
Single Family Strategy (A.1.3)*	\$10,660,768	\$10,660,768
Multifamily Strategy (A.1.7)*	\$303,107	\$303,107
Total Annual Appropriation**	\$10,963,875	\$10,963,875
Total Biennial Appropriation	\$21,927,750	

*Rider 10(e) in the GAA allows funds in excess of the \$3,000,000 for Bootstrap activities to be transferred between the Single Family and Multifamily strategy, so long as the Department provides prior notice to the Legislative Budget Board and the Office of the Governor.

** Riders 9 and 10(a) in the GAA directs that the appropriation amounts noted above include an estimated \$1,000,000 per year from interest earnings and loan payments received.

The biennial appropriation reflects a \$5,116,414 increase from the 2009 appropriation, an 87% increase in funding per year.

Rider 10(d) in the GAA also requires that the Department “provide an annual report to the Legislative Budget Board, the House Appropriation Committee, and the Senate Finance Committee no later than October 1 detailing the agency’s plan to expend funds from the Housing Trust Fund during the current fiscal year.” To promote the expeditious use of these funds, staff is presenting the Board today with a biennial plan that will direct funding priorities for the full biennial allocation. The submission of this report will serve as the “annual report” for both 2010 and 2011. Funds are anticipated to be programmed, awarded and contracted in FY 2010, in most cases, in accordance with this plan; however expenditures of funds will occur over the biennium with FY 2011 funds not being expended until available on or after September 1, 2010.

To promote expeditious programming of funds, staff also requests authority to issue Notices of Funding Availability based on the programming outlined in the Plan without requiring Board approval of those NOFAs. Public input sessions will continue to be integrated in the NOFA drafting process.

The attached plan reflects only the use of the 2010-2011 appropriated funds; funds remaining from prior plans or Board action will remain programmed in accordance with the plan issued for those prior years and as approved by the Board.

Overview of 2010-2011 HTF Biennial Plan

The 2010-2011 Plan continues many successful past programs and also includes several new programs. A summary of the biennial plan activities include:

Use of Funds	2010-2011 Funds
Bootstrap	\$10,000,000
Self Help Housing Training Institute*, **	\$500,000
Disaster Recovery Gap Assistance	\$1,000,000
Veterans Housing Assistance	\$2,000,000
Home Free Barrier Removal Program**	\$1,500,000
Supportive Rental Housing Funds	\$2,000,000
Homeownership SuperNOFA	\$2, 577,750
Rural Housing Expansion**	\$2,000,000
Affordable Housing Match Program**	\$750,000
Total Plan Programs	\$21,827,750

* indicates program is part of the \$10m for Bootstrap.

** indicates a new program for HTF.

As a general point of reference, of the programs funded in 2008-2009:

All funds have been contracted or reserved for specific contracts (or deobligated as appropriate) for the Texas Veterans Housing Support Program, Homeownership SuperNOFA, Texas Grow Homes Demonstration, Texas Foreclosure Task Force, Disaster Gap Financing and Rental Production. Only three activities have not fully reserved their funds: Bootstrap Self Help Housing Program (currently 71% reserved); National Foreclosure Mitigation Counseling Program, which has spent funds that were needed and for which the balance is being used for subsequent applications; and the Disaster Recovery Program for Hurricanes Ike and Dolly which has not yet needed to release the funds.

Actual expenditure of funds is most significant for the Bootstrap Program, which has expended 80% of reserved funds. Other programs, for a variety of programmatic reasons, are still in the process of expending the majority of their funds. All current contracts are meeting their required benchmarks, with the exception of the Texas Grow Homes Project, which remains on track to complete construction within the contract period.

Recommendation

Staff recommends approval of the attached proposed Plan with authorization to proceed with the issuance of NOFAs for programs identified in the Plan.

Texas Department of Housing and Community Affairs

2010-2011 Housing Trust Fund Biennial Plan



Texas Department of Housing and Community Affairs

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*Presented to the Board of the Texas Department of Housing and
Community Affairs on July 30, 2009*

Introduction and Purpose

During the 81st Legislative Session the Department received a significant increase to the General Revenue appropriated to the Housing Trust Fund, nearly doubling the prior biennial appropriation. The Department was appropriated funds as noted below for the 2010-2011 biennium.

The Department annually accrues interest and receives loan repayments to the Fund. Rider 9 of the General Appropriation Act (GAA) clarifies that included in funds appropriated each year under the Single Family strategy is an estimated \$1,000,000 per year in interest to the account as well as loan repayments.

	2010	2011	Total Biennium
Single Family (SF)	\$10,660,768	\$10,660,768	\$21,327,750
Multifamily (MF)	\$303,107	\$303,107	\$606,214
Total Annual Appropriation	\$10,963,875	\$10,963,875	\$21,927,750

Rider 10(d) of the GAA also requires that:

“The Department of Housing and Community Affairs shall provide an annual report to the Legislative Budget Board, the House Appropriations Committee, and the Senate Finance Committee no later than October 1 detailing the agency's plan to expend funds from the Housing Trust Fund during the current fiscal year.”

The purpose of this document is to serve as the “annual plan” for both years so that funds can be more rapidly programmed, committed and expended. The 2010-2011 Biennial Plan details the Department’s plan for expenditure of the 2010-2011 Housing Trust Fund appropriation. A report will be submitted by October 1, 2010 providing a status report of how funds have been expended and indicating any necessary changes to the Biennial Plan.

Funds Programmed in this Plan

To cover the direct and indirect costs of administering the program, the Department will withhold approximately \$750,000 per year for each year of the biennium. Total administration will be approximately \$1,500,000, which is 7% of the appropriation. Additionally, two other sources of funds are being added to the appropriation for programming in this Plan. There are approximately \$1,200,000 in available funds from deobligated funds, loan repayments, and interest earnings that are in excess of the funds required under Rider 9 and \$200,000 of funds previously programmed for capacity building activities that were not released, for a total of \$1,400,000.

	Biennial Funds
Total Annual Appropriation	\$21,927,750
Less Administrative Funds	(\$1,500,000)
Plus Additional Available Funds	\$1,400,000
Total Funds Programmed in Plan	\$21,827,750

Biennial Funding and Allocation Considerations

Statutory requirements direct how the funds can be programmed for use. Listed below are several statutory considerations that are factored into the Plan:

Bootstrap Self-Help Housing Program

Pursuant to Section 2306.7581, Texas Government Code, the Department is required each fiscal year to transfer at least \$3 million to the owner-builder revolving fund (more commonly known as the “Bootstrap Program”) from either HOME funds, Housing Trust Fund monies, or from money appropriated by the legislature to the Department. Because of the demand by non-participating jurisdictions, more onerous federal limitations, and extensive reporting associated with the HOME Program, the Department has determined that the use of HOME funds is not practical to accomplish the goals of the Bootstrap Program. Additionally, to date, no direct funding has been provided by the legislature for this activity. Therefore, the only practical source available for the Department to meet the statutory transfer requirement is the Housing Trust Fund.

Eligible Entities to Receive Funds

Pursuant to Section 2306.202, Texas Government Code, the Department is required to target funds for specific types of eligible entities. Section 2306.202 states:

“In each biennium the first \$2.6 million available through the housing trust fund for loans, grants, or other comparable forms of assistance shall be set aside and made available exclusively for local units of government, public housing authorities, and nonprofit organizations. Any additional funds may also be made available to for-profit organizations so long as at least 45 percent of available funds in excess of the first \$2.6 million shall be made available to nonprofit organizations for the purpose of

acquiring, rehabilitating, and developing decent, safe, and sanitary housing. The remaining portion shall be competed for by nonprofit organizations, for-profit organizations, and other eligible entities.”

Based on this statute, for the 2010-2011 biennium a total of \$11,297,488 is required to be allocated to Nonprofits. This Plan exceeds that requirement through the Bootstrap Program whose eligible applicants are limited to Nonprofit Organizations and Public Housing Authorities, as well as other programs limited to Nonprofits.

Regional Allocation Formula

As specified in §2306.111(d-1), Texas Government Code, funds are not required to be allocated according to the regional allocation formula if:

- (2) the funds or credits are allocated by the department primarily to serve Persons with Disabilities; or
- (3) the funds are housing trust funds administered by the department under Sections 2306.201-2306.206 that are not otherwise required to be set aside under state or federal law and do not exceed \$3 million during each application cycle.”

Based on this statute, there is a \$6 million statutory requirement to fund the Bootstrap Program (\$3 million per fiscal year) which is first reduced from the total \$21.8 million and which results in \$15,827,750 of funds not being statutorily set-aside. According to the Department’s legal counsel, only funds in excess of the \$3 million exception must be programmed regionally. Therefore, \$12,827,750 of Housing Trust Funds for the biennium must be regionally allocated unless they are allocated to serve Persons with Disabilities. The funds allocated using the RAF, if not programmed for Persons with Disabilities, are noted later in this report.

In general, to the extent the Regional Allocation Formula applies to a program, funds will be made available competitively on a regional basis or will be released through an open cycle and made regionally available for the first 60 days with a collapse of regional funds after that time.

Critical Considerations and Priorities

To make the most efficient use of these funds, and to have the greatest impact on low income Texans, several goals were identified when proposing this Biennial Plan:

- The flexibility of the funds should be used to design programs to help address unique needs and minimize duplication of activities funded with other Department programs.
- When being programmed, special needs and very-low income populations should be a primary consideration.
- Funds should be leveraged with either sweat equity or other funds as much as possible.
- Funds should be programmed in ways that generally will allow repayment to the state to re-lend.

2010-2011 Housing Trust Fund Funding Plan

Based on the above considerations, the Department has determined to program and expend the 2010 - 2011 Housing Trust Fund appropriations in the amount of \$21,827,750 as follows:

Use of Funds	2010-2011 Funds
Bootstrap	\$10,000,000
Self Help Housing Training Institute*	\$500,000
Disaster Recovery Gap Assistance	\$1,000,000
Veterans Housing Assistance	\$2,000,000
Home Free Barrier Removal Program	\$1,500,000
Supportive Rental Housing Fund	\$2,000,000
Homeownership SuperNOFA	\$2,577,750
Rural Housing Expansion	\$2,000,000
Affordable Housing Match Program	\$750,000
Total Plan Programs	\$21,827,750

*This \$500,000 is part of the \$10,000,000 Bootstrap Program funds as is permitted under 2306.758(c), as amended by the 81st Legislature.

General program descriptions follow. As programs are designed in greater detail, the Department will garner public input on new programs and notices of funding availability prior to making funds available.

Bootstrap Self-Help Housing Program

Amount Recommended: \$10 million.

In accordance with Section 2306.753(d) of the Texas Government Code, \$6.6 million of the loans under this program must be made in areas defined under Chapter 17 Subchapter K of the Texas Water Code (called the 2/3 set aside) and \$3.4 million will be allocated to the balance of the state (called the 1/3 set aside). Of this \$10 million, as much as 10% may be used to improve capacity; at this time the Department intends to initially program \$500,000 (5%) of the funds for capacity building through a Self Help Housing Training Institute (description following).

General Program Description: The Bootstrap Program makes funds available to Colonia Self-Help Centers or state certified Nonprofit Owner-Builder Housing Providers (NOHPs) to purchase or refinance real property on which to build new residential housing or improve existing residential housing through self-help construction for very low and extremely low income individuals and families (Owner-Builders); including persons with special needs.

Maximum Loan Amount: TDHCA may provide loans of not more than \$45,000 per household. The total amount of amortized loans made with TDHCA and any other source combined may not exceed \$90,000 per household.

Eligibility Requirement: The administrator must be either a Colonia Self-Help Center or a state certified Nonprofit Owner-Builder Housing Provider. Eligibility for the Owner-Builder includes their income not exceeding 60% of AMFI, that they must have resided in this state for the preceding six months; that they must have successfully completed an owner-builder education class; and that they must agree to provide at least 65 percent of the labor necessary to build or rehabilitate the proposed housing by working through a Colonia Self-Help Center or a state certified Nonprofit Owner-Builder Housing Provider.

Administration Fees: 6% of the loan paid upon completion of each house.

Regional Allocation: \$2.1 million or more of the 1/3 set aside will be regionally allocated.

Other Considerations: This use of funds achieves the statutory requirement to fund the Bootstrap Program (2306.7581) and the statutory requirement to target nonprofits. This activity also achieves significant leveraging, promotes homeownership and provides for repayment to the Fund.

Self-Help Housing Training Institute

Amount Recommended: \$500,000 (of the \$10 million above).

General Program Description: Based on the success of the Bootstrap Program, it is a model worth duplicating, however smaller NOHPs and/or nonprofits in the 2/3 set-aside that do not have an NOHP designation, do not yet have the capacity to participate in the Program. Training and capacity building is needed. Emphasis will be placed on creating new capacity and on expanding organizations with existing capacity within the 2/3 set aside. The provision of the Institute may be outsourced to a third party. To the extent possible, funds will be tied to production of units with Bootstrap Program funds.

Other Considerations: While this activity is a grant and therefore produces no direct repayment to the fund, it is an excellent means to enhance the capacity of organizations that may be able to more efficiently take advantage of general revenue funds in the 2/3 set aside and enable the program to be used in even more communities. Additionally, this promotes homeownership.

Disaster Recovery Homeowner Repair Gap Financing Program

Amount Recommended: \$1,000,000

General Program Description: Continuation of the Disaster Recovery Homeowner Repair Gap Financing Program, which was used in 2008 and 2009 to assist with gap financing on Community Development Block Grant disaster relief funds. Funds will be earmarked to similarly assist with gap financing on the second series of Community Development Block Grant disaster relief funds or HOME Program disaster relief funds. CDBG and HOME funds are limited in the amount of federal assistance that can be provided to a household, so otherwise qualified households who may be lacking only a small portion of funds to fulfill their full cost of construction are unable to complete their home.

Program requirements for Disaster Recovery Homeowner Repair Gap Financing are identified by the Emergency Housing and Disaster Recovery Division in response to community needs. Final details, such as, but not limited to, the maximum request amount, eligibility, and administration fees will be provided in the NOFA and are subject to change.

Maximum Request Amount: Up to \$10,000 per household or as specified.

Eligibility Requirement: TBD.

Administration Fees: TBD.

Regional Allocation: The RAF will not apply to these funds.

Other Considerations: This use of funds will serve lower income families, will promote the effort of homeownership and assist a unique housing need. To the extent these funds are not needed by the end of FY 2010, they will be reprogrammed according to the Housing Trust Fund Rule deobligation policy.

Texas Veterans Housing Assistance Program

Amount Recommended: \$ 2,000,000

General Program Description: This program, awarded to eligible applicants in 2008 and 2009, has generated sufficient demand to warrant the continuation of the program. Funds are utilized for rental subsidies and homeownership assistance for low-income (80% AMFI) veterans. Rental assistance may be provided for a maximum of two years, allowing assisted households to live in any rental unit in the service area. Homeownership assistance will be available as a one-time deferred forgivable loan of up to \$35,000 for down payment assistance, closing costs and accessible modifications such as ramps, accessible bathrooms and accessible kitchens.

Maximum Request Amount: The maximum request per applicant will be \$250,000 per Activity, which includes all project, administrative, and soft costs. Rental assistance will be for a period no longer than 24 months. Eligible homebuyers may receive deferred forgivable loans up to \$35,000 for down payment, closing costs and modifications. A maximum of \$15,000 of the \$35,000 loan can be used for down payment and closing costs. The balance of homebuyer assistance can be used for needed accessibility modifications.

Eligibility Requirement: Eligible applicants are Units of General Local Government, Nonprofit Organizations and Public Housing Authorities (PHA's). The household assisted must be at or below 80% of AMFI.

Administration Fees: The Program would allow for 4% total administration costs per Award for an organization providing homeownership assistance and 4% per contract year per Award for an organization providing rental assistance.

Regional Allocation: The RAF will apply to these funds.

Other Considerations: This use of funds will serve lower income families, will promote the effort of homeownership and assist a unique housing need.

Home Free Barrier Removal and Rehabilitation Program

Amount Recommended Per Funding Year: \$ 1,500,000

General Program Description: This program would be subcontracted to one or more non-profit organizations to provide financial assistance in the form of grants to low income (80% AMFI) Persons with Disabilities to make their homes (rental or owner) more accessible. This program is designed to provide one time grants for up to \$15,000 in home modifications specifically needed for accessibility, and up to an additional \$5,000 in other rehabilitation costs correlated with the barrier removal project. These funds will be targeted to allow for reasonable accommodation or modification for rental tenants or existing homeowners with disabilities no longer able to fully access their home.

Funds will be provided in the form of a grant and no lien will be placed on the home of the disabled recipient. Construction standards and other criteria will be in compliance with the Texas State Architectural Barriers Act as further detailed in the NOFA. Eligible modifications for accessibility will include, but not be limited to, the following:

- Handrails;
- Door widening;
- Counter adjustments;
- Ramps;
- Buzzing or flashing devices (for people with visual/hearing impairment);
- Accessible door and faucet handles;
- Shower grab bars and shower wands; and
- Accessible showers, toilets and sinks.

Maximum Request Amount: The maximum request per application will be \$500,000, which includes all project, administrative, and soft costs.

Eligibility Requirement: Eligible applicants are Units of General Local Government, Nonprofit Organizations and Public Housing Authorities (PHA's). The household assisted must be at or below 80% of AMFI.

Administration Fees: The Program would allow for 5% administration costs per Award, per contract year for the organization.

Regional Allocation: The RAF does not apply to funds made available for Persons with Disabilities.

Other Considerations: This use of funds will serve Persons with Disabilities and serve a unique housing need.

Supportive Housing Rental Development Fund

Amount Recommended: \$2,000,000

General Program Description: To promote the use of HTF resources for activities that are generally unable to be produced solely with existing federal resources, this program will target funds toward supportive housing rental developments.

In an effort to provide for an effective and demand-driven program, these funds will be programmed based on input generated from and coordinated with the Housing and Health Services Coordination Council created by the 81st Legislature in SB 1878. Staff will also work with the rental development, disability and supportive housing communities in the development of this program. To that end it is anticipated that the funds for this activity will be released in FY 2011 to ensure sufficient program development.

It is preliminarily anticipated that the funds will be in the form of forgivable loans or grants so long as they are leveraged such that each dollar of program funds generates at significant additional resources. The grants will be capped at no more than \$1,000,000 and will be limited to serving persons at 30% of AMFI or below. These program details are subject to change as the program becomes more firmly developed as noted in the prior paragraph. Possible uses for the funds could include direct development/construction funding or creation of a trust/reserve account for the property that allows a proportional annual release of funds to cover operating expenses for the 30% AMFI units.

Maximum Loan Amount: \$1,000,000 per proposed property.

Eligibility Requirement: The applying entity may be a unit of general local government, Public Housing Authority, for profit or nonprofit organization that is providing supportive rental housing and meets the other criteria determined in the program development process. The recipient of the funds must satisfy the Department's minimum threshold and underwriting criteria as specified in the Notice of Funding Availability.

Administration Fees: These funds do not include any administration fees. The funds are utilized directly for the financing and construction of the property.

Regional Allocation: The RAF will not apply to these funds because they are allocated primarily to serve Persons with Disability.

Other Considerations: This use of funds will achieve multifamily performance measures, will promote the efforts of SB 1878, will serve a unique need, will help further serve lower income households in rental units and will provide leveraging.

Homeownership SuperNOFA

Amount Recommended Per Funding Year: \$ 2,577,750

General Program Description: This program was first utilized in 2008 and demand has consistently exceeded available funding. The Homeownership SuperNOFA is the Housing Trust Funds' flagship program that allows flexibility for Nonprofit Organizations, including public housing authorities and units of local government, to identify what their community's homeownership needs are. The applicant may apply for any of the following activities:

- Zero percent interest gap financing or down payment assistance for first time homebuyers
- Zero percent interest rehabilitation loans for homeowners including barrier removal
- Other innovative homeownership initiatives as released in the NOFA

Funds are limited to loans to ensure repayment to the program and may only serve households at or below 80% of AMFI. Loan caps per activity are established to spread funds while providing needed assistance; for example, a loan cap for the rehabilitation activity is set that will assist in serving more households and discourage reconstruction (which is eligible for HOME funds as a separate activity).

Maximum Loan Amount: The maximum request per Applicant and Application will be \$250,000, which includes all project, administrative, and soft costs.

- The maximum loan amount for the rehabilitation activity will be \$30,000.
- The maximum loan amount for gap financing and down payment assistance is \$10,000.

Eligibility Requirement: Eligible applicants are Units of General Local Government, Nonprofit Organizations and Public Housing Authorities (PHA's). The household assisted must be at or below 80% of AMFI.

Administration Fees: The Program would allow for 4% total administration costs per Award for the organization.

Regional Allocation: The RAF will apply to these funds.

Other Considerations: This use of funds will achieve leveraging, provides for repayment to the fund and promotes homeownership.

Rural Housing Expansion Program

Amount Recommended Per Funding Year: \$ 2,000,000

General Program Description: The purpose of these funds is to develop a program that commits to building capacity in tandem with actual production of affordable housing in rural Texas. The funds would have two components for each recipient – a capacity and technical assistance component designed as a grant that includes intensive technical assistance provision and a direct housing delivery component provided as a no-interest loan. This model, generated from significant public input and discussion, provides rural communities the capacity they need, while also ensuring money to create affordable housing in their communities.

Eligible uses for the capacity portion of the funds may include: needs assessments including needs of agricultural workers and other unique rural housing needs, capacity assessments; identification of resources and opportunities; development of comprehensive housing plans; consulting assistance; identification and creation of a plan for implementation of best practices for rural housing initiatives; training; technical assistance; operational expenses; and predevelopment expenses. Recipients will be encouraged, through their capacity building, to obtain and develop capacity to apply for USDA 502, other USDA funds and other federal resources. For the Capacity building component of funds, recipients will be measured against the performance tool required by GAA, Rider 17.

Eligible uses for the direct housing delivery funds may include, but are not limited to, development and sale of single family residences, development of small multifamily residences and creation of a down payment assistance program.. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites. Households served must be at least 80% of AMI or less.

To minimize duplication of eligible program activities and to promote an efficient use of limited Trust Fund dollars, to the extent eligible, HOME funds (programmed and/or deobligated) may also be utilized for the direct housing delivery activities as further described in the Con Plan.

Staff will work with the rural housing advocates, organizations and communities in the development of this program. To that end it is anticipated that the funds for this activity will be released later in FY 2010 to ensure sufficient program development. The program details noted above are subject to change as the program becomes more firmly developed as noted in the prior paragraph.

The administration of this program may be outsourced to a third-party administrator.

Maximum Loan Amount: Maximum Award per organization is \$1,000,000.

Eligibility Requirement: Communities to participate will be carefully selected based on their existing capacity, the need for housing in their area, and other identified criteria. Eligible recipients include rural municipalities, rural for-profit or nonprofit applicants as further defined in the Department's Housing Trust Fund Rule.

Administration Fees: Other than administrative funds possibly made available for a third party administrator of this activity, no administration fees are provided (except as provided through capacity building funds).

Regional Allocation: The RAF will apply to these funds.

Other Considerations: Addresses the needs of rural Texans, builds capacity and generates affordable housing units.

Affordable Housing Match Program

Amount Recommended: Up to \$750,000

General Program Description: The Department consistently receives suggestions that flexible matching funds are needed to allow Texas organizations to apply for affordable housing funds that have match requirements; anecdotally it appears that funds eligible for Texas are being reallocated to other states because Texas communities may lack the resources to meet match requirements.

One example of this is CDFI's, which are Community Development Financial Institutions created and certified by the US Treasury. These organizations are mission-driven financing institutions, often nonprofits, which provide financial products and services to people and communities underserved by traditional financing institutions. CDFIs can be banks, credit units, loan funds, venture capital funds, community development corporations or micro enterprise loan funds. Though there are currently 57 CDFIs in Texas, low income housing needs is one of the lesser serviced sectors, due in part to lack of funding or match for federal programs, private grant or foundation funds, such as the Federal CDFI Fund and USDA.

This Housing Trust Fund program will specifically limit funds to Nonprofit Organizations for the purpose of leveraging funds for the production and/or provision of affordable housing. Examples of eligible uses include direct match or creation of a loan loss reserve account to encourage banks to lend to low income families. These would be contingent matches such that TDHCA would not have to release any funds until the award is received from Treasury; if the award is not achieved, the money would be reprogrammed.

Maximum Loan Amount: Not applicable. If utilized, funds will be provided in the form of grants.

Eligibility Requirement: Eligible applicants are Units of General Local Government, Nonprofit Organizations and Public Housing Authorities (PHA's).

Administration Fees: None.

Regional Allocation: The RAF will apply to these funds.

Other Considerations: Significant leveraging obtained for limited general revenue funds.

MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

July 30, 2009

Action Item

Presentation, Discussion, and Possible Approval of the Final Commitments from the 2009 State Housing Credit Ceiling for the Allocation of Competitive Housing Tax Credits and the Waiting List for the 2009 Housing Tax Credit Application Round.

Requested Action

Approve, deny, or approve with amendments:

- ❖ A list of recommended Applications for Final Commitments of Housing Tax Credits from the 2009 State Housing Credit Ceiling; and
- ❖ A 2009 Housing Tax Credit Waiting List.

Background and Recommendations

The Board is required, by §2306.6724(f) of the Texas Government Code, 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) of the Texas Government Code to “establish a waiting list of additional Applications ranked by score in descending order of priority based on set-aside categories and regional allocation goals” concurrently with the initial issuance of commitments for Competitive Housing Tax Credits (“tax credits”). This agenda item satisfies these two requirements for the 2009 Competitive Housing Tax Credit (“HTC”) Application Round.

The Competitive Housing Tax Credit recommendations for July 30, 2009 are presented in a separate addendum to the Board materials. The addendum contains the following information that reflects the recommendations of the Executive Award and Review Advisory Committee (“EARAC”):

Reports located in the Board Book

- Report 1A: **At-Risk and USDA Recommended Applications (“At-Risk R”)** (only shows those Applications recommended for an award in the At-Risk and USDA Allocations).
- Report 1B: **Regional Recommended Applications (“Regional R”)** (only shows those Applications recommended for an award in the Rural and Urban Regional Allocations).

- Report 1C: **Hurricane Ike County Recommended Applications (“Ike R”)** (Only shows those Applications recommended for an award in the Hurricane Ike Affected Counties.)
- Report 2A: **At-Risk and USDA Awarded and Active Applications (“At-Risk A/R/N”)** (complete list of all Applications previously awarded, recommended for an award and the waiting list of all active Applications not recommended for an award for the At-Risk Allocation)
- Report 2B: **Regional Awarded and Active Applications (“Regional A/R/N”)** (complete list of all Applications previously awarded, recommended for an award and the waiting list of all active Applications not recommended for an award for the Regional Allocations)
- Report 2C: **Hurricane Ike Awarded and Active Applications (“Ike A/R/N”)** (complete list of all Applications previously awarded, recommended for an award and the waiting list of all active Applications not recommended for an award for the Ike Allocations. These Applications are also listed in the appropriate Sub-Region)
- Report 3: **Applications Recommended to Meet the Federal Non-Profit Allocation** (only shows those Applications recommended for an award from the federal Nonprofit Set-Aside)
- Report 4: **Applications Recommended to Meet the State Rural Allocation** (only shows those Applications recommended for an award from the state required Rural Allocation).

Located in the Board Material Addendum

- Board Summary: Development Information, Public Input and Staff Recommendation for each application (provided in Development number order for all active/eligible Applications)
- Real Estate Analysis Report for each application that has been underwritten as of July 23, 2009.

I. REGIONAL ALLOCATION FORMULA AND SET-ASIDES

The total amount of Housing Tax Credits available for the state of Texas to allocate in 2009 is \$92,283,012. This is comprised of approximately \$62M in State Housing Credit Ceiling and \$30M disaster area credits.

The total State Housing Credit Ceiling (“credit ceiling”) for 2009 is \$62,470,692 (as of July 23, 2009). This figure includes the amount of annual allocation authorized to the state, based on population, of \$51,086,645; amount carried forward from 2008 of \$1,733,504; and returned credits from previous years of \$4,785,148. This amount also includes \$4,865,395 that the Department received through the H.R. 3221 (HERA) legislation for the years 2008 and 2009. The National Pool has not been announced as of July 23, 2009. The amount of total State Housing Credit Ceiling for 2009 to be awarded at this meeting is reduced by the forward commitments made by the Board in 2008. The forward commitments that remain active total \$12,225,929.

In addition, last October the State received \$14,906,160 in disaster credits to help in the relief efforts of Hurricane Ike. The Department swapped these “Ike” credits with regular ceiling credits

and then carried forward the 2008 ceiling to be used in 2009 but dedicated to the Hurricane Ike affected areas. There is \$29,812,320 available allocation in the hurricane affected counties for 2009.

As required by §2306.111 of the Texas Government Code, and further addressed in §50.7(a) of the 2009 Qualified Allocation Plan and Rules (“QAP”), the Department utilizes a regional allocation formula to distribute eighty-five percent of the housing tax credits from the credit ceiling. There are thirteen Uniform State Service Regions which receive varying portions of the credit ceiling based on need in those regions. A map of those regions follows this Board Action Request. Each region is further divided into two allocations: a Rural Regional Allocation and an Urban Regional Allocation, as required. Based on the regional allocation formula, each of these twenty-six geographic areas, or sub-regions, is to have available a specific amount of tax credits.

Nonprofit Set-Aside

As required by §50.7(b) of the 2009 QAP, several Set-Asides/allocation, are also required to be met with 2009 Housing Tax Credits. The only federally legislated Set-Aside is the Nonprofit Set-aside, which requires that at least ten percent of the credit ceiling be allocated to Qualified Nonprofit Developments. As described in §50.9(d), Applications in the Nonprofit Set-Aside compete with Applications in the general pool, rather than competing with one another in a separate pool. Only if the ten percent Set-Aside is not met when evaluating Applications based on score, will the Department then add the highest scoring Qualified Nonprofit Developments statewide until the ten percent Nonprofit Set-Aside is met. It should be noted that for the 2009 credit ceiling, the Nonprofit Set-Aside is satisfied purely through the general scoring competitiveness; it is unnecessary to recommend additional Nonprofit Applications for non-scoring reasons.

At-Risk Set-Aside and USDA Allocation

Pursuant to §50.7(b)(2) of the 2009 QAP, an At-Risk Set-Aside, which is legislated by Texas Government Code, requires that at least fifteen percent of the State Housing Credit Ceiling be set-aside for existing Developments that are at risk of losing their affordability. Pursuant to §50.7(a) of the 2009 QAP, there is also a United States Department of Agriculture (“USDA”) Allocation that requires that at least five percent of the State Housing Credit Ceiling be awarded to Developments, proposing rehabilitation, that are funded by USDA. The five percent USDA set-aside is required to be taken from the fifteen percent At-Risk set-aside.

Allocation Distribution

The table below reflects the portion of the State Housing Credit Ceiling available to each region, the amount of tax credits dedicated to the Rural Allocation and the Urban Allocation, as well as the fifteen percent that must be allocated to At-Risk Applications. The fifteen percent dedicated to the At-Risk Allocation is calculated from the amount of State Credit Ceiling allocated to the state. The fifteen percent excludes any credit amounts returned from previous years. Returned Credits are returned back to the sub-region they were originally allocated from. The Total Allocation includes all returned credits. **(Table 1 on following page).**

Table 1

<u>Region</u>	<u>Total Allocation for Each Region</u>	<u>Rural Allocation</u>	<u>Urban Allocation</u>
1	\$ 3,529,491	\$1,841,098	\$1,688,393
2	\$ 998,176	\$596,456	\$401,712
3	\$12,234,218	\$1,212,828	\$11,021,390
4	\$ 1,738,539	\$1,083,198	\$655,342
5	\$ 1,237,760	\$786,660	\$451,100
6	\$11,955,365	\$1,158,323	\$10,797,042
7	\$ 3,873,864	\$1,264,113	\$2,609,751
8	\$ 2,327,457	\$675,988	\$1,651,469
9	\$ 3,495,652	\$668,742	\$2,826,910
10	\$ 2,109,952	\$1,057,452	\$1,052,501
11	\$ 6,233,485	\$1,857,687	\$4,375,797
12	\$ 840,367	\$607,310	\$233,057
13	\$ 2,895,459	\$644,479	\$2,250,980
Total Regions	\$ 53,469,785	\$ 13,454,342	\$ 40,015,444
At-Risk	\$ 9,000,908		
Total Allocation	\$62,470,693		

II. APPLICATION SUBMISSION

There are currently 109 eligible for consideration which are requesting credits totaling \$128,163,778. This amount plus the 2008 forwards results in an oversubscription of the total 2009 allocation of 1.5 times the available allocation amount.

The attached lists include applications that received forward commitments by the Board in 2008 out of the 2009 State Housing Tax Credit Ceiling. The Developments that received forward commitments are indicated by an "A" in the column titled "Status" as they have already received an award from the 2009 cycle. The Applications being recommended for award are indicated by a "R" in the "Status" column. The Applications not being recommended for award are indicated by a "N" in the "Status" column.

III. APPLICATION EVALUATION

Evaluation and Review

Central to the each Application Round is the Department's commitment to ensuring fairness and consistency in evaluating all Applications and ensuring adherence to all required guidelines. Each Application has been reviewed in accordance with the Eligibility and Selection Criteria. The eligible Applications were assessed a score according to the documentation that was submitted to the Department.

The Applications that appeared to be most competitive were reviewed in detail for Threshold Criteria, financial feasibility, and material non-compliance with Department programs. The final reviews of these few Applications were completed after the determination of appeals, challenges, and financial feasibility

Public Comment

The Department held six public hearings in April 2009 throughout the state (Lubbock, El Paso, Harlingen, Houston, Beaumont and Dallas) to receive public comment from citizens, neighborhood groups, and elected officials concerning the 2009 Applications. In addition, the Department accepted written comments on all Applications, pursuant to §50.11(a)(9) of the 2009 QAP. A summary of the public comment received for each Application is provided in each Application's Development Information, Public Input and Board Summary ("Board Summary") report.

IV. STAFF RECOMMENDATION PROCESS

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

The recommended credit amounts are noted with an asterisk if the credit amount has not yet been evaluated; in these cases the credit amount reflected is the credit amount requested by the Applicant. If an Underwriting Report has not been completed for an Application, the Application may still be found to be infeasible, have the credit amount reduced and/or may have additional conditions placed on the allocation and the credit award will not exceed the requested amount. All recommendations made by staff are subject to underwriting conditions, application review conditions and any other special conditions the Board may consider appropriate.

Recommendation Methodology

Consistent with the Board's direction to reserve the 2008 Ike area credits and combine them with the 2009 Ike credits to allocate to 2009 application in the Ike affected counties, staff's recommendation methodology started with reserving credits in those counties by utilizing the first \$29,812,320 for those areas. Staff the followed the traditional regional allocation methodology for the remaining credits. It should be noted that developments that are initially recommended in the pool of Ike area reserved credits may not ultimately receive "Ike Credits" and may be eligible, as the highest scoring application in a region, for Section 1602 Exchange. Conversely, allocations reflected as regionally allocated but located in Ike areas may ultimately receive "Ike Credits."

The recommendations in each Regional Sub-region are made by identifying the Applications, in descending scoring order, whose recommended credit amounts total the credit amount available

in the sub-region, without exceeding the credit amounts available in each sub-region. By not exceeding the amounts available, in a few instances, there will be a significant balance of tax credits remaining in each sub-region.

All credits remaining in the Rural sub-regions are then combined together. Applications are then selected in order, by highest score, in the most under-served Rural sub-region, in the 2009 regional allocation, until the total combined amount is reached but not exceeded. These recommendations are considered the “Rural collapse.”

Any tax credits that have not been utilized from the “Rural collapse” will be combined with any remaining amounts from the Urban sub-regions. Applications are then selected in order, by highest score, in the most under-served sub-region, whether Urban or Rural. These recommendations are considered the “Statewide collapse.”

V. DISCUSSION OF OUTSTANDING EVIDENCE FOR ADDITIONAL FUNDING AND ZONING

Two selection criteria items under the 2009 QAP require Applicants to substantiate evidence of funding at the time their Commitment Notice is due, which is ten days from the date the Commitment Notice is issued: Commitment of Development Funding by Local Political Subdivisions and Leveraging of Private, State, and Federal Resources. These requirements are reflected in the Board Summary report for each Application as a condition to the award. The deadline for submission of the conditions of the Commitment Notice may not be extended beyond the ten-day deadline as it relates to the submission of this documentation to ensure that there is sufficient time to reissue the tax credits to other fully compliant Applications. The 2009 QAP clearly dictates how the handling of these funds will occur: if the funding commitment is not received with the Commitment Notice, the Application will be evaluated to determine if the loss of these points would have resulted in the Department not recommending the Application for an award of tax credits. If the loss of points would have made the Application noncompetitive, the Commitment Notice will be rescinded and the tax credits reallocated to the next Application on the Waiting List.

If the Application would still be competitive even with the loss of points and the loss would not have impacted the recommendation for an award, the Application will be reevaluated for financial feasibility. If the Application is infeasible without the funds, the Commitment Notice will be rescinded and the tax credits reallocated.

Additionally, evidence of final zoning is required to be submitted to the Department at the time the Commitment Notice is due. If awarded Applicants are unable to provide the appropriate evidence by the deadline of the Commitment Notice, the Commitment Notice will be rescinded and the tax credits reallocated.

In the event that tax credits must be rescinded, the Department will issue a notice of rescission to the Applicant. The rescission will be eligible for an appeal at the Executive Director and Board levels at the option of the Applicant. Tax credits will not be reissued to another Applicant until the Applicant whose tax credits are rescinded has had the opportunity to appeal. The Commitment Fee must be submitted with the Commitment Notice.

When a rescission is final and appeals have been exhausted, the Department will recommend to the Board that the next appropriate Application on the Waiting List be awarded tax credits. To

the extent that the Application needs to substantiate conditions of the Commitment Notice, the same timing and processes noted above will apply.

VI. STAFF RECOMMENDATION – WAITING LIST

Consistent with §2306.6711 of the Texas Government Code and §50.10(b) of the 2009 QAP, “...the Board shall generate, concurrently with the issuance of commitments, a Waiting List of additional Applications ranked by score in descending order of priority based on Set-Aside categories and regional allocation goals...”

Staff recommends that the Board consider the Waiting List to be composed of all Applications that have not been approved by the Board for a commitment of 2009 Housing Tax Credits, and have not been terminated by the Department or withdrawn by the Applicant. Staff further recommends that the report entitled “Report 4: 2009 Competitive Housing Tax Credit Award Recommendations and Waiting List” 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.

Developments will be awarded from the waiting list as follows:

- If tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits causes the Department to achieve less than the required 10% Set-Aside, the next highest scoring Qualified Nonprofit Development will be recommended for a commitment to the Board, regardless of the region in which it is located. If tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits does not cause the Department to go below the required 10% Set-Aside, then the next highest scoring Development in the sub-region of the returned tax credits will be recommended for a commitment to the Board, regardless of Set-Aside.
- If tax credits are returned from the USDA Set-Aside Allocation and the return of tax credits causes the Department to achieve less than the required five percent allocation, the next highest scoring USDA Development from the At-Risk Waiting List will be recommended to the Board for a commitment. If there are no eligible USDA Applications available, then the next highest scoring At-Risk Application will be recommended for a commitment to the Board. If there are no eligible At-Risk Applications available, then the remaining ceiling will be added to the Statewide collapse pool.
- If tax credits are returned from the At-Risk Set-Aside Allocation and the return of tax credits causes the Department to achieve less than the required fifteen percent At-Risk set-aside, the next highest scoring At-Risk Development from the At-Risk Waiting List will be recommended for a commitment to the Board. If there are no eligible Applications available in the At-Risk set-aside, then the remaining ceiling will be added to the Statewide collapse pool.
- For all other Developments, if tax credits are returned from a Development not associated with any Set-Aside, the next highest scoring Development from that sub- region’s waiting list, regardless of inclusion in a set-side, will be recommended for a commitment to the Board.

Note: The return of credit as part of the Section 1602 Exchange Program will not trigger an allocation to an applicant on the waiting list.

All Developments on the Waiting List not yet reviewed for Threshold or underwritten must still be found to be Acceptable, or Acceptable with Conditions, by the Multifamily and Real Estate Analysis Divisions. 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 Portfolio Management and Compliance Division to ensure no issues of Material Noncompliance exist. In the event that the credit amount returned is insufficient to fund the next appropriate Application, staff may wait to determine if other return credits would make the application whole or offer the Applicant an opportunity to adjust the size of their Development. If the Applicant declines the offer, staff will contact the next appropriate Applicant on the Waiting List, continuing in this manner until the Waiting List is exhausted. Staff will also review to ensure that no awards from the Waiting List would cause a violation of any sections of the 2009 QAP (for example, the \$2 million credit limitation, the one-mile rules, etc.).

VII. REQUESTED BOARD ACTION

In summary, staff is seeking action on the following:

- 1. Approval of the Staff Recommendations to Issue Commitments for Allocations of Competitive Housing Tax Credits to Applications in the 2009 Application Round (as amended and approved by the Board); and**
- 2. Approval of a Waiting List as outlined in “Report 2A: At-Risk and USDA Awarded and Active Applications (“At-Risk A/R/N”) and Report 2B: Regional Awarded and Active Applications (“Regional A/R/N”)” (as amended and approved by the Board). The Waiting List will be composed of all Applications that have not been recommended for an allocation and have not been terminated or withdrawn. The recommended prioritization of the waiting list for approval is as discussed above.**
- 3. In situations where any condition of the Commitment Notice is not substantiated by the required deadline, approval to grant Commitment Notices without first bringing the decision to the Board for approval, but conditioned on ratification of that action by the Board at the next subsequent meeting. This will ensure that the subsequent awardees being allocated have sufficient time to proceed.**

It should be noted that the recommendation could be changed as a result of the outcome of appeals.

**Report 1A: At-Risk and USDA Awarded and Active Applications ("At-Risk A/R")
2009 Competitive Housing Tax Credit Program
(As of July 30, 2009, the recommendations may change due to pending appeals)**

Estimated State Ceiling to be Allocated: \$9,000,908

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP AR	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
09165	8 R	Cherrywood Apts	701 W. Tokio Rd.	West	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	44	44	E	2 RH	<input checked="" type="checkbox"/>	\$290,139*	Pete Potterpin	<input checked="" type="checkbox"/>	203.0	Competitive in USDA Allocation
09150	8 R	Prairie Village Apts	611 Paul St.	Rogers	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	24	24	G	2 RH	<input checked="" type="checkbox"/>	\$150,471	Patrick A. Barbolla	<input checked="" type="checkbox"/>	187.0	Competitive in USDA Allocation
09148	8 R	Whispering Oaks Apts	1209 West 8th	Goldthwaite	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	24	24	E	2 RH	<input checked="" type="checkbox"/>	\$163,083	Patrick A. Barbolla	<input checked="" type="checkbox"/>	187.0	Competitive in USDA Allocation
09146	2 R	Oakwood Apts	3501 Rhodes Rd.	Brownwood	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	47	48	G	2 RH	<input checked="" type="checkbox"/>	\$275,731*	Patrick A. Barbolla	<input checked="" type="checkbox"/>	185.0	Competitive in USDA Allocation
09100	3 R	Crestmoor Park South Apts	514 SE Gardens	Burleson	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	68	68	G	2 RH	<input checked="" type="checkbox"/>	\$468,004	Joe Chamy	<input checked="" type="checkbox"/>	183.0	Competitive in USDA Allocation
09232	6 R	Brazos Bend Villa	2020 Rocky Falls Rd.	Richmond	Rural	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	120	120	G	2 RH	<input checked="" type="checkbox"/>	\$1,368,982	Kenneth Tann	<input type="checkbox"/>	177.0	Competitive in At-Risk Set-Aside
09294	7 R	Northgate Apts and Rhomberg Apts	105 Northgate Circle & 806 N. Rhomberg	Burnet	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	60	60	G	2 RH	<input checked="" type="checkbox"/>	\$319,092*	Dennis Hoover	<input checked="" type="checkbox"/>	177.0	Competitive in USDA Allocation
09149	8 R	Autumn Villas	100 Autumn Villas Dr.	Lorena	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	16	16	E	2 RH	<input checked="" type="checkbox"/>	\$106,245	Patrick A. Barbolla	<input checked="" type="checkbox"/>	177.0	Competitive in USDA Allocation
09147	8 R	Village Place Apts	111 Village Place Dr.	Lorena	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	32	32	G	2 RH	<input checked="" type="checkbox"/>	\$205,533	Patrick A. Barbolla	<input checked="" type="checkbox"/>	173.0	Competitive in USDA Allocation
09318	10 R	Hyatt Manor I and II Apts	1701 Waco St.	Gonzales	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	65	65	G	2 RH	<input checked="" type="checkbox"/>	\$344,536	Dennis Hoover	<input checked="" type="checkbox"/>	162.0	Competitive in USDA Allocation
09126	8 R	Holland House Apts	616 Josephine St.	Holland	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	68	68	G	2 RH	<input checked="" type="checkbox"/>	\$513,496	Warren Maupin	<input checked="" type="checkbox"/>	160.0	Competitive in USDA Allocation
09000	6 R	Courtwood Apts	400 S. Austin Rd.	Eagle Lake	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	50	50	E	2 RH	<input checked="" type="checkbox"/>	\$295,095*	Ronald Potterpin	<input checked="" type="checkbox"/>	125.0	Competitive in At-Risk Set-Aside
09001	6 R	Hillwood Apts	308 N. East St.	Weimar	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	24	24	E	2 RH	<input checked="" type="checkbox"/>	\$151,449*	Ronald Potterpin	<input checked="" type="checkbox"/>	113.0	Competitive in At-Risk Set-Aside
Total:							642	643				\$4,651,856				
13 Total Applications							642	643				\$4,651,856				

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2 = Allocation: Rural Regional Allocation or Urban Regional Allocation.
3 = Set-Aside Abbreviations: TRDO-USDA=USDA, Nonprofit=NP, At-Risk=AR.
4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Report 1B: Regional Awarded and Active Applications ("Regional A/R")
2009 Competitive Housing Tax Credit Program
(As of July 30, 2009, the recommendations may change due to pending appeals)

Estimated State Ceiling to be Allocated: \$53,590,111

Region File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Housing ⁵ Pop	Activity	Housing ⁵ ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
Region: 1																
Allocation Information for Region 1:		Total Credits Available for Region: \$3,529,491					Urban Allocation: \$1,688,393					Rural Allocation: \$1,841,098				
Applications Submitted in Region 1: Urban																
09315	1 R	Canyons Retirement Community	2200 W. 7th Ave.	Amarillo	Urban	<input type="checkbox"/> <input type="checkbox"/>	106	111	E	RH	<input checked="" type="checkbox"/>	\$1,025,960	Jan Thompson	<input type="checkbox"/>	217.0	Competitive in Region
09179	1 R	Emory Senior Living Apts	500 Blk of N. MLK Blvd. and Emory St.	Lubbock	Urban	<input type="checkbox"/> <input type="checkbox"/>	102	102	E	NC	<input type="checkbox"/>	\$986,330 *	John Czapski	<input type="checkbox"/>	204.0	Significant Sub-Regional Shortfall in State Collapse
							Total:	208	213			\$2,012,290				
							Total:	208	213			\$2,012,290				
Applications Submitted in Region 1: Rural																
09006	1 A	Cedar Street Apts	N. Cedar St. N. of Hwy 380	Brownfield	Rural	<input type="checkbox"/> <input type="checkbox"/>	48	48	G	NC	<input type="checkbox"/>	\$510,685	Justin Zimmerman	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
							Total:	48	48			\$510,685				
09101	1 R	Hampton Villages	1517 W. Alcock St.	Pampa	Rural	<input type="checkbox"/> <input type="checkbox"/>	76	76	G	NC	<input type="checkbox"/>	\$1,156,723	Tim Lang	<input type="checkbox"/>	200.0	Competitive in Region
							Total:	76	76			\$1,156,723				
							Total:	124	124			\$1,667,408				
4 Applications in Region							Region Total:	332	337			\$3,679,698				

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3 = Set-Aside Abbreviations: TRDO-USDA=USDA, Nonprofit=NP.
4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Region	File #	Status	Development Name	Address	City	Allocation	Set-Asides USDA NP	LI Units	Total Units	Target Pop	Housing Activity	ACQ	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment
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Region: 2

Allocation Information for Region 2:	Total Credits Available for Region:	\$998,176	Urban Allocation:	\$401,712	Rural Allocation:	\$596,465
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Applications Submitted in Region 2:		Urban															
09175	2 R	Abilene Senior Village	Lot 2 at Covenant Dr. & Memorial Dr.	Abilene	Urban	<input type="checkbox"/>	<input type="checkbox"/>	92	92	E	NC	<input type="checkbox"/>	\$1,126,281	Bonita Williams	<input type="checkbox"/>	210.0	Significant Sub-Regional Shortfall in State Collapse
						Total:		92	92				\$1,126,281				
						Total:		92	92				\$1,126,281				
Applications Submitted in Region 2:		Rural															
09164	2 R	Gholson Hotel	215 Main St.	Ranger	Rural	<input type="checkbox"/>	<input type="checkbox"/>	50	50	E	RH	<input checked="" type="checkbox"/>	\$369,189	Chad Asarch	<input type="checkbox"/>	222.0	Competitive in Region
09105	2 R	Villages at Snyder	1001 37th St.	Snyder	Rural	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80	80	I	NC	<input type="checkbox"/>	\$1,221,403 *	Jay Collins	<input type="checkbox"/>	198.0	Significant Sub-Regional Shortfall in Rural Collapse
						Total:		130	130				\$1,590,592				
						Total:		130	130				\$1,590,592				
3 Applications in Region						Region Total:		222	222				\$2,716,873				

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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
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6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 3

Allocation Information for Region 3:	Total Credits Available for Region: \$12,234,218	Urban Allocation: \$11,021,390	Rural Allocation: \$1,212,828
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Applications Submitted in Region 3: Urban																		
09023	3	A	Four Seasons at Clear Creek	Oak Grove Shelby & S. Race St.	Fort Worth	Urban	<input type="checkbox"/>	<input type="checkbox"/>	92	96	G	NC	<input type="checkbox"/>	\$921,081	Susan R. Sheeran	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
09007	3	A	Mill Stone Apts	8600 Randoll Mill Rd.	Fort Worth	Urban	<input type="checkbox"/>	<input type="checkbox"/>	144	144	G	NC	<input type="checkbox"/>	\$1,410,399	Bert Magill	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
09033	3	A	Residences at Eastland	5500 Eastland St.	Fort Worth	Urban	<input type="checkbox"/>	<input type="checkbox"/>	140	146	G	NC	<input type="checkbox"/>	\$99,820	Dan Allgeier	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
09030	3	A	Heritage Park Vista	8500 Ray White Rd.	Fort Worth	Urban	<input type="checkbox"/>	<input type="checkbox"/>	135	140	E	NC	<input type="checkbox"/>	\$161,776	Dan Allgeier	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
									Total:	511	526							\$2,593,076
09225	3	R	Hacienda Del Sol	9200 Mountain Cabin Rd.	Dallas	Urban	<input type="checkbox"/>	<input type="checkbox"/>	55	55	G	NC	<input type="checkbox"/>	\$1,067,103	Jeffrey S. Spicer	<input type="checkbox"/>	209.0	Competitive in Region
09115	3	R	Magnolia Trace	S. of Crouch Rd. & W. of Lancaster Rd.	Dallas	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	112	112	E	NC	<input type="checkbox"/>	\$1,000,000	Ted Stokely	<input type="checkbox"/>	200.0	Competitive in Region
09172	3	R	Evergreen at Vista Ridge	NEQ of Highland Dr. and Rockbrook Dr.	Lewisville	Urban	<input type="checkbox"/>	<input type="checkbox"/>	120	120	E	NC	<input type="checkbox"/>	\$1,513,526	Brad Forslund	<input checked="" type="checkbox"/>	200.0	Competitive in Region
09116	3	R	Tuscany Villas	7200 Blk of Chase Oaks Blvd.	Plano	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	90	90	E	NC	<input type="checkbox"/>	\$1,000,000	Ted Stokely	<input type="checkbox"/>	198.0	Competitive in Region
09189	3	R	Crestshire Village	2300 N. St. Augustine Dr.	Dallas	Urban	<input type="checkbox"/>	<input type="checkbox"/>	74	74	G	NC	<input type="checkbox"/>	\$1,128,274	* J. Eugene Thomas	<input type="checkbox"/>	195.0	Competitive in Region
09223	3	R	Kleberg Commons	12700 Kleberg Rd.	Dallas	Urban	<input type="checkbox"/>	<input type="checkbox"/>	200	200	E	NC	<input type="checkbox"/>	\$2,000,000	* Rodney Holloman	<input type="checkbox"/>	193.0	Competitive in Region
									Total:	651	651							\$7,708,903
									Total:	1,162	1,177							\$10,301,979

Applications Submitted in Region 3: Rural

1 = Status of Award Abbreviation: Development Previously Awarded 2009 Housing Tax Credits=A, Recommended for Award=R, Not Recommended for Award=N.
2 = Allocation: Rural Regional Allocation or Urban Regional Allocation.
3 = Set-Aside Abbreviations: TRDO-USDA=USDA, Nonprofit=NP.
4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Region File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
09010	3 A	Mineral Wells Pioneer Crossing	2509 E. Hubbard	Mineral Wells	Rural	<input type="checkbox"/> <input type="checkbox"/>	80	80	G	NC	<input type="checkbox"/>	\$855,825	Noor Jooma	<input checked="" type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
Total:							80	80				\$855,825				
09237	3 R	Woodland Park at Decatur	3108 S. Murvil St.	Decatur	Rural	<input type="checkbox"/> <input type="checkbox"/>	72	72	E	NC	<input type="checkbox"/>	\$576,558	* Mark E. Feaster	<input type="checkbox"/>	150.0	Significant Sub-Regional Shortfall in Rural Collapse
Total:							72	72				\$576,558				
Total:							152	152				\$1,432,383				
12 Applications in Region							Region Total: 1,314 1,329					\$11,734,362				

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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.

5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.

6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.

7 = Comment: Reason for Recommendation

* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Housing ⁵ Pop	Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 4

Allocation Information for Region 4:	Total Credits Available for Region: \$1,738,539	Urban Allocation: \$655,342	Rural Allocation: \$1,083,198
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Applications Submitted in Region 4: Urban																		
09031	4	A	Lake View Apartment Homes	N. Broadway at Loop 323	Tyler	Urban	<input type="checkbox"/>	<input type="checkbox"/>	134	140	E	NC	<input type="checkbox"/>	\$281,675	Michael Lankford	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
									Total:	134	140			\$281,675				
09260	4	R	Millie Street Apts	SEC of Millie St. & Green St.	Longview	Urban	<input type="checkbox"/>	<input type="checkbox"/>	59	60	G	NC	<input type="checkbox"/>	\$665,000	Justin Zimmerman	<input type="checkbox"/>	184.0	Significant Sub-Regional Shortfall in State Collapse
									Total:	59	60			\$665,000				
									Total:	193	200			\$946,675				
Applications Submitted in Region 4: Rural																		
09019	4	A	Timber Village Apts II	2707 Norwood St.	Marshall	Rural	<input type="checkbox"/>	<input type="checkbox"/>	72	72	G	NC	<input type="checkbox"/>	\$817,794	Rick J. Deyoe	<input checked="" type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
									Total:	72	72			\$817,794				
09261	4	R	Turner Street Apts	NWC of State Hwy 155 & Turner St.	Palestine	Rural	<input type="checkbox"/>	<input type="checkbox"/>	59	60	G	NC	<input type="checkbox"/>	\$665,000*	Justin Zimmerman	<input type="checkbox"/>	186.0	Competitive in Region
									Total:	59	60			\$665,000				
									Total:	131	132			\$1,482,794				
4 Applications in Region							Region Total:		324	332			\$2,429,469					

1 = Status of Award Abbreviation: Development Previously Awarded 2009 Housing Tax Credits=A, Recommended for Award=R, Not Recommended for Award=N.
2 = Allocation: Rural Regional Allocation or Urban Regional Allocation.
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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Region	File #	Status	Development Name	Address	City	Allocation	Set-Asides USDA NP	LI Units	Total Target Units	Target Pop	Housing Activity	ACQ	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment
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Region: 5

Allocation Information for Region 5:	Total Credits Available for Region: \$1,237,760	Urban Allocation: \$451,100	Rural Allocation: \$786,660
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Applications Submitted in Region 5:		Urban															
09027	5 A Timber Creek Senior Living	Proposed Sienna Trails Dr. & Timber Creek Loop	Beaumont	Urban	<input type="checkbox"/>	<input type="checkbox"/>	115	120	E	NC	<input type="checkbox"/>	\$147,561	Ofelia Elizondo	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008	
							Total:	115	120			\$147,561					
09104	5 R Stone Hearst Seniors	1650 E. Lucas Dr.	Beaumont	Urban	<input type="checkbox"/>	<input type="checkbox"/>	36	36	E	NC	<input type="checkbox"/>	\$542,549	R.J. Collins	<input type="checkbox"/>	202.0	Competitive in Hurricane Ike Counties	
09183	5 R Grace Lake Townhomes	4060 West Cardinal Drive	Beaumont	Urban	<input type="checkbox"/>	<input type="checkbox"/>	112	128	G	NC	<input type="checkbox"/>	\$1,287,056	K.T. (Ike) Akbari	<input type="checkbox"/>	189.0	Significant Sub-Regional Shortfall in State Collapse	
							Total:	148	164			\$1,829,605					
							Total:	263	284			\$1,977,166					

Applications Submitted in Region 5:		Rural															
09184	5 R Oakmont Apts	711 Interstate 10 East	Orange	Rural	<input type="checkbox"/>	<input type="checkbox"/>	80	80	G	NC	<input type="checkbox"/>	\$910,348	K.T. (Ike) Akbari	<input type="checkbox"/>	197.0	Competitive in Hurricane Ike Counties	
09228	5 R Lufkin Pioneer Crossing for Seniors	1404 Old Gobblers Knob Rd.	Lufkin	Rural	<input type="checkbox"/>	<input type="checkbox"/>	80	80	E	NC	<input type="checkbox"/>	\$958,558	* Noor Jooma	<input checked="" type="checkbox"/>	192.0	Significant Sub-Regional Shortfall in Rural Collapse	
09162	5 R Arbor Pines Apartment Homes	W. of MLK Dr. near to Tulane Rd.	Orange	Rural	<input type="checkbox"/>	<input type="checkbox"/>	76	76	E	NC	<input type="checkbox"/>	\$915,220	* Marc Caldwell	<input type="checkbox"/>	192.0	Significant Sub-Regional Shortfall in Rural Collapse	
							Total:	236	236			\$2,784,126					
							Total:	236	236			\$2,784,126					
6 Applications in Region							Region Total:	499	520			\$4,761,292					

1 = Status of Award Abbreviation: Development Previously Awarded 2009 Housing Tax Credits=A, Recommended for Award=R, Not Recommended for Award=N.
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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
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Region: 6

Allocation Information for Region 6:	Total Credits Available for Region: \$11,955,365	Urban Allocation: \$10,797,042	Rural Allocation: \$1,158,323
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Applications Submitted in Region 6: Urban																		
09026	6	A	Jackson Village Retirement Center	200 Abner Jackson Blvd.	Lake Jackson	Urban	<input type="checkbox"/>	<input type="checkbox"/>	92	96	E	NC	<input type="checkbox"/>	\$116,848	Ofelia Elizondo	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
									Total:	92	96							\$116,848
09142	6	R	Floral Gardens	NEQ of Beltway 8 & Fondren Rd.	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	100	100	E	NC	<input type="checkbox"/>	\$1,404,350	Uwe Nahuina	<input type="checkbox"/>	210.0	Competitive in Hurricane Ike Counties
09265	6	R	Greenhouse Place	SEQ West & Greenhouse	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	140	140	E	NC	<input type="checkbox"/>	\$1,461,953	Manish Verma	<input type="checkbox"/>	210.0	Competitive in Hurricane Ike Counties
09132	6	R	Chelsea Senior Community	6900 Blk of TC Jester & W. Little York Rd.	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	150	150	E	NC	<input type="checkbox"/>	\$1,956,673	Cherno M. Njie	<input type="checkbox"/>	209.0	Competitive in Hurricane Ike Counties
09281	6	R	Mariposa at Keith Harrow	SWQ of Keith Harrow Blvd. & Hwy 6	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	180	180	E	NC	<input type="checkbox"/>	\$2,000,000 *	Stuart Shaw	<input type="checkbox"/>	204.0	Competitive in Hurricane Ike Counties
09254	6	R	Irvington Court	4004 Irvington Blvd.	Houston	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	115	144	G	NC	<input type="checkbox"/>	\$1,343,499 *	Jason Holoubek	<input type="checkbox"/>	204.0	Competitive in Hurricane Ike Counties
09103	6	R	Trebah Village	19000 Blk of West Little York Rd. (S. side)	Katy	Urban	<input type="checkbox"/>	<input type="checkbox"/>	121	129	E	NC	<input type="checkbox"/>	\$1,244,034	David Mark Koogler	<input type="checkbox"/>	204.0	Competitive in Hurricane Ike Counties
09267	6	R	Heritage Crossing	NWC of 11th St. & FM 646	Santa Fe	Urban	<input type="checkbox"/>	<input type="checkbox"/>	68	72	E	NC	<input type="checkbox"/>	\$851,779 *	Ron Williams	<input checked="" type="checkbox"/>	203.0	Competitive in Hurricane Ike Counties
09270	6	R	Northline Apartment Homes	N. Side of W. Grenfell Ln. & W. Side of Northline Dr.	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	172	172	G	NC	<input type="checkbox"/>	\$1,988,105 *	Kenneth Cash	<input type="checkbox"/>	203.0	Competitive in Hurricane Ike Counties
09193	6	R	Sierra Meadows	BW 8 & E. of Wilson Rd.	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	85	90	E	NC	<input type="checkbox"/>	\$1,182,413	Paula B. Burns	<input type="checkbox"/>	202.0	Competitive in Hurricane Ike Counties

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2 = Allocation: Rural Regional Allocation or Urban Regional Allocation.
3 = Set-Aside Abbreviations: TRDO-USDA=USDA, Nonprofit=NP.
4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
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6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	Housing ⁵ ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
09170	6 R	South Acres Ranch II	E. Side of 11400 Blk of Scott St.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	48	49	G	NC	<input type="checkbox"/>	\$1,008,077	W. Barry Kahn	<input type="checkbox"/>	200.0	Competitive in Hurricane Ike Counties
09248	6 R	Pearland Senior Village	8100 Blk of Broadway St. (S. side)	Pearland	Urban	<input type="checkbox"/> <input type="checkbox"/>	126	126	E	NC	<input type="checkbox"/>	\$1,537,571	Doak Brown	<input checked="" type="checkbox"/>	200.0	Competitive in Hurricane Ike Counties
09188	6 R	Casa Brazoria	152nd Blk of Brazoswood Dr.	Clute	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	36	36	G	NC	<input type="checkbox"/>	\$876,319	Vincent A. Marquez	<input type="checkbox"/>	200.0	Competitive in Hurricane Ike Counties
09161	6 R	Sterling Court Senior Residences	NWC of Minnesota & Alameda Genoa	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	140	140	E	NC	<input type="checkbox"/>	\$1,818,532	Michael Robinson	<input type="checkbox"/>	200.0	Competitive in Hurricane Ike Counties
09287	6 R	Horizon Meadows Apts	Approx. 8.7 acres SWC of Main St. & Bayou Rd.	La Marque	Urban	<input type="checkbox"/> <input type="checkbox"/>	96	96	G	NC	<input type="checkbox"/>	\$1,294,092	* Rick J. Deyoe	<input checked="" type="checkbox"/>	199.0	Competitive in Hurricane Ike Counties
09201	6 R	Ventana Pointe	Red Oak & Butterfield Rd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	96	96	E	NC	<input type="checkbox"/>	\$1,091,199	Vincent A. Marquez	<input type="checkbox"/>	199.0	Competitive in Hurricane Ike Counties
09242	6 R	Beechnut Oaks	NWC of Beechnut & Eldridge Pkwy.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	144	144	E	NC	<input type="checkbox"/>	\$1,686,794	Les Kilday	<input type="checkbox"/>	198.0	Competitive in Region
09316	6 R	Champion Homes at Bay Walk	7200 Heards Ln.	Galveston	Urban	<input type="checkbox"/> <input type="checkbox"/>	192	192	G	RH	<input checked="" type="checkbox"/>	\$1,443,759	* Saleem Jafar	<input type="checkbox"/>	197.0	Competitive in Hurricane Ike Counties
09266	6 R	Skytop Apts	2455 N. Frazier	Conroe	Urban	<input type="checkbox"/> <input type="checkbox"/>	174	192	G	NC	<input type="checkbox"/>	\$2,000,000	Richard Bowe	<input type="checkbox"/>	195.0	Competitive in Hurricane Ike Counties
09177	6 R	Orchard at Oak Forest	NEQ of Brinkman St. & 34th St.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	118	118	E	NC	<input type="checkbox"/>	\$1,497,001	Stephan Fairfield	<input type="checkbox"/>	185.0	Competitive in Region
09196	6 R	Golden Bamboo Village II	E. Side of 12000 N. Gessner Rd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	116	116	G	NC	<input type="checkbox"/>	\$1,621,465	Michael Nguyen	<input type="checkbox"/>	185.0	Competitive in Region
09249	6 R	Dixie Gardens	1216 Dixie Farm Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	148	148	I	NC	<input type="checkbox"/>	\$2,000,000	* H. Elizabeth Young	<input type="checkbox"/>	177.0	Competitive in Region
09185	6 R	Maplewood Village II	550 Hobbs Rd.	League City	Urban	<input type="checkbox"/> <input type="checkbox"/>	80	80	E	NC	<input checked="" type="checkbox"/>	\$1,149,880	* Thomas H. Scott	<input checked="" type="checkbox"/>	165.0	Competitive in Region
09156	6 R	Park Lane Apts	7515 Cook Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	144	144	G	NC	<input type="checkbox"/>	\$1,968,935	* Brian Cogburn	<input type="checkbox"/>	164.0	Competitive in Region

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5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.

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7 = Comment: Reason for Recommendation

* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷	
09312	6 R	Villas at El Dorado Apts	200 Blk of W. El Dorado Blvd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	159	159	E	NC	<input type="checkbox"/>	\$2,000,000 *	Ken Brinkley	<input type="checkbox"/>	155.0	Competitive in Region	
							Total:	2,948	3,013			\$36,426,430					
							Total:	3,040	3,109			\$36,543,278					
Applications Submitted in Region 6: Rural																	
09120	6 R	Senior Villages of Huntsville	140 Essex Blvd.	Huntsville	Rural	<input type="checkbox"/> <input type="checkbox"/>	36	36	E	NC	<input type="checkbox"/>	\$496,797	R.J. Collins	<input type="checkbox"/>	203.0	Competitive in Hurricane Ike Counties	
							Total:	36	36			\$496,797					
							Total:	36	36			\$496,797					
26 Applications in Region							Region Total:	3,076	3,145			\$37,040,075					

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5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.

6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.

7 = Comment: Reason for Recommendation

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Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 7

Allocation Information for Region 7:	Total Credits Available for Region: \$3,873,864	Urban Allocation: \$2,609,751	Rural Allocation: \$1,264,113
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Applications Submitted in Region 7:		Urban															
09008	7 A	Huntington	FM 118, 1550' N. of FM 2001	Buda	Urban	<input type="checkbox"/>	<input type="checkbox"/>	116	120	E	NC	<input type="checkbox"/>	\$1,014,586	Ofelia Elizondo	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
09034	7 A	Tuscany Park at Buda	FM 2001 E of IH35	Buda	Urban	<input type="checkbox"/>	<input type="checkbox"/>	170	176	G	NC	<input type="checkbox"/>	\$131,841	Mark Musemeche	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
Total:								286	296			\$1,146,427					
09159	7 R	Malibu Apts	8600 N. Lamar Blvd.	Austin	Urban	<input type="checkbox"/>	<input type="checkbox"/>	428	476	G	RH	<input checked="" type="checkbox"/>	\$2,417,862 *	Joe McLaughlin	<input type="checkbox"/>	215.0	Significant Sub-Regional Shortfall in State Collapse
Total:								428	476			\$2,417,862					
Total:								714	772			\$3,564,289					
Applications Submitted in Region 7:		Rural															
09012	7 A	Park Ridge Apts	SEC of Legend Hills Blvd. & RM 152	Llano	Rural	<input type="checkbox"/>	<input type="checkbox"/>	62	64	G	NC	<input type="checkbox"/>	\$697,017	Mark Mayfield	<input checked="" type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
Total:								62	64			\$697,017					
09310	7 R	San Gabriel Crossing	155 Hillcrest Ln.	Liberty Hill	Rural	<input type="checkbox"/>	<input type="checkbox"/>	71	76	G	NC	<input type="checkbox"/>	\$928,369 *	Mark Mayfield	<input type="checkbox"/>	199.0	Significant Sub-Regional Shortfall in Rural Collapse
Total:								71	76			\$928,369					
Total:								133	140			\$1,625,386					
5 Applications in Region						Region Total:		847	912			\$5,189,675					

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5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 8

Allocation Information for Region 8:	Total Credits Available for Region: \$2,327,457	Urban Allocation: \$1,651,469	Rural Allocation: \$675,988
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Applications Submitted in Region 8: Urban																		
09024	8	A	Costa Esmeralda	Gurley Ln. & S. 16th St.	Waco	Urban	<input type="checkbox"/>	<input type="checkbox"/>	112	112	G	NC	<input type="checkbox"/>	\$1,086,058	Mark Mayfield	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
									Total:	112	112			\$1,086,058				
09163	8	R	Tremont Apartment Homes	1600 Bacon Ranch Rd.	Killeen	Urban	<input type="checkbox"/>	<input type="checkbox"/>	112	112	E	NC	<input type="checkbox"/>	\$1,274,491	Jeff Gannon	<input type="checkbox"/>	204.0	Significant Sub-Regional Shortfall in State Collapse
									Total:	112	112			\$1,274,491				
									Total:	224	224			\$2,360,549				
2 Applications in Region							Region Total:		224	224			\$2,360,549					

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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
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Region: 9

Allocation Information for Region 9:	Total Credits Available for Region: \$3,495,652	Urban Allocation: \$2,826,910	Rural Allocation: \$668,742
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Applications Submitted in Region 9: Urban																		
09015	9	A	Sutton Homes	909 Runnels	San Antonio	Urban	<input type="checkbox"/>	<input type="checkbox"/>	186	194	G	RH	<input checked="" type="checkbox"/>	\$1,650,000	Ryan Wilson	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
									Total:	186	194			\$1,650,000				
09190	9	R	San Juan Square III	300 Gante Walk	San Antonio	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32	32	G	RH	<input type="checkbox"/>	\$602,456	David Casso	<input type="checkbox"/>	220.0	Competitive in Region
09198	9	R	Montabella Pointe	W. Side of Foster Rd. and S. Side of FM 78	San Antonio	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144	144	G	NC	<input type="checkbox"/>	\$1,731,393	Gilbert Piette	<input type="checkbox"/>	210.0	Significant Sub-Regional Shortfall in State Collapse
									Total:	176	176			\$2,333,849				
									Total:	362	370			\$3,983,849				
Applications Submitted in Region 9: Rural																		
09192	9	R	Tierra Pointe	W. of Hwy 181/123 & S. of Vista Rd.	Karnes City	Rural	<input type="checkbox"/>	<input checked="" type="checkbox"/>	76	80	G	NC	<input type="checkbox"/>	\$1,061,463	Susan R. Sheeran	<input type="checkbox"/>	195.0	Significant Sub-Regional Shortfall in Rural Collapse
									Total:	76	80			\$1,061,463				
									Total:	76	80			\$1,061,463				
									Region Total:	438	450			\$5,045,312				

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File #	Region	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 10

Allocation Information for Region 10:	Total Credits Available for Region: \$2,109,952	Urban Allocation: \$1,052,501	Rural Allocation: \$1,057,452
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Applications Submitted in Region 10: Urban																		
09158	10	R	Arrowsmith Apts	5701 Williams Dr.	Corpus Christi	Urban	<input type="checkbox"/>	<input type="checkbox"/>	70	70	G	RH	<input checked="" type="checkbox"/>	\$444,645	Chad Asarch	<input type="checkbox"/>	217.0	Competitive in Region
09211	10	R	Corban Townhomes	1455 Southgate	Corpus Christi	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	128	128	G	NC	<input type="checkbox"/>	\$1,594,705	Richard J. Franco	<input type="checkbox"/>	194.0	Significant Sub-Regional Shortfall in State Collapse
									Total:	198	198			\$2,039,350				

									Total:	198	198			\$2,039,350				
Applications Submitted in Region 10: Rural																		
09245	10	R	Heights at Corral	1000 W. Corral Ave.	Kingsville	Rural	<input type="checkbox"/>	<input type="checkbox"/>	80	80	G	RH	<input checked="" type="checkbox"/>	\$894,750	Socorro ("Cory") Hinojosa	<input checked="" type="checkbox"/>	217.0	Competitive in Region
									Total:	80	80			\$894,750				

									Total:	80	80			\$894,750				

3 Applications in Region						Region Total:		278	278			\$2,934,100						

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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
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Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Housing ⁵ Pop	Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 11

Allocation Information for Region 11:	Total Credits Available for Region: \$6,233,485	Urban Allocation: \$4,375,797	Rural Allocation: \$1,857,687
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Applications Submitted in Region 11: Urban																		
09180	11	R	Weslaco Hills Apts	1900 Blk of W. Business 83	Weslaco	Urban	<input type="checkbox"/>	<input type="checkbox"/>	120	120	G	NC	<input type="checkbox"/>	\$1,301,448	Steve Lollis	<input type="checkbox"/>	205.0	Competitive in Region
09181	11	R	Bowie Garden Apts	4700 Blk of Bowie Rd.	Brownsville	Urban	<input type="checkbox"/>	<input type="checkbox"/>	86	86	G	NC	<input type="checkbox"/>	\$970,564	John Czapski	<input type="checkbox"/>	203.0	Competitive in Region
									Total:	206	206			\$2,272,012				
									Total:	206	206			\$2,272,012				
Applications Submitted in Region 11: Rural																		
09119	11	R	Legacy Villas	S. Side of 2nd St. and W. Side of US 57	Eagle Pass	Rural	<input type="checkbox"/>	<input type="checkbox"/>	64	64	G	NC	<input type="checkbox"/>	\$1,000,000	Clifton Phillips	<input type="checkbox"/>	203.0	Competitive in Region
									Total:	64	64			\$1,000,000				
									Total:	64	64			\$1,000,000				
3 Applications in Region									Region Total:	270	270			\$3,272,012				

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Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³	LI	Total	Target ⁴	Housing ⁵	Recommended*	Owner	TDHCA	Final	Score	Comment
							USDA NP	Units	Units	Pop	Activity	ACQ ⁶	Credit	Contact	HOME		

Region: 12

Allocation Information for Region 12:	Total Credits Available for Region:	\$840,367	Urban Allocation:	\$233,057	Rural Allocation:	\$607,310
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Applications Submitted in Region 12: Urban																		
09127	12	R	Sage Brush Village	3500 West 8th St.	Odessa	Urban	<input type="checkbox"/>	<input type="checkbox"/>	112	112	G	NC	<input type="checkbox"/>	\$1,252,049	Randy Stevenson	<input type="checkbox"/>	204.0	Significant Sub-Regional Shortfall in State Collapse
									Total:	112	112			\$1,252,049				
									Total:	112	112			\$1,252,049				
Applications Submitted in Region 12: Rural																		
09136	12	R	Gateway to Eden	Grant/Rudder Streets & Kelly Street	Eden	Rural	<input type="checkbox"/>	<input type="checkbox"/>	20	20	G	NC	<input type="checkbox"/>	\$476,746 *	Ethan Horne	<input checked="" type="checkbox"/>	172.0	Competitive in Region
									Total:	20	20			\$476,746				
									Total:	20	20			\$476,746				
2 Applications in Region							Region Total:		132	132			\$1,728,795					

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Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Housing ⁵ Pop	Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 13

Allocation Information for Region 13:	Total Credits Available for Region: \$2,895,459	Urban Allocation: \$2,250,980	Rural Allocation: \$644,479
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Applications Submitted in Region 13: Urban																	
09025	13	A	Ysleta del Sur Pueblo Homes I	Tomas Granillo St.	Socorro	Urban	<input type="checkbox"/> <input type="checkbox"/>	60	60	G	NC	<input type="checkbox"/>	\$781,794	Albert Joseph	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
09013	13	A	Desert Villas	SWQ of Alameda Ave. & Coronado Rd.	El Paso	Urban	<input type="checkbox"/> <input type="checkbox"/>	94	94	G	NC	<input type="checkbox"/>	\$1,085,932	Ike J. Monty	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
09028	13	A	Tres Palmas	Rich Beem, Approx. 300' N. of Montana St.	El Paso	Urban	<input type="checkbox"/> <input type="checkbox"/>	172	172	G	NC	<input type="checkbox"/>	\$187,790	R.L. (Bobby) Bowling, IV	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
09032	13	A	Paseo Palms	910 Sun Fire Blvd.	El Paso	Urban	<input type="checkbox"/> <input type="checkbox"/>	180	180	G	NC	<input type="checkbox"/>	\$195,464	R.L. (Bobby) Bowling, IV	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008

Total:	506	506	\$2,250,980
Total:	506	506	\$2,250,980

Applications Submitted in Region 13: Rural																	
09029	13	A	San Elizario Palms	13800 Blk of Socorro Rd. near Herring Rd.	San Elizario	Rural	<input type="checkbox"/> <input type="checkbox"/>	80	80	G	NC	<input type="checkbox"/>	\$71,980	R.L. (Bobby) Bowling, IV	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008

Total:	80	80	\$71,980
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09131	13	R	Presidio Palms	Near the intersection of Gonzalez & Alarcon Rd.	San Elizario	Rural	<input type="checkbox"/> <input type="checkbox"/>	80	80	G	NC	<input type="checkbox"/>	\$930,115	R.L. (Bobby) Bowling, IV	<input type="checkbox"/>	173.0	Significant Sub-Regional Shortfall in Rural Collapse
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Total:	80	80	\$930,115
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Total:	160	160	\$1,002,095
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6 Applications in Region	Region Total:	666	666	\$3,253,075
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80 Total Applications	8,622	8,817	\$86,145,287
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Report 1C: Hurricane Ike Awarded and Active Applications ("Ike A/R")
2009 Competitive Housing Tax Credit Program
(As of July 30, 2009, the recommendations may change due to pending appeals)

Estimated State Ceiling to be Allocated: \$29,812,320

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP AR	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended Credit	Owner Contact	TDHCA HOME	Final Score
09019	4 A	Timber Village Apts II	2707 Norwood St.	Marshall	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	72	72	G	NC	<input type="checkbox"/>	\$817,794	Rick J. Deyoe	<input checked="" type="checkbox"/>	301.0
09031	4 A	Lake View Apartment Homes	N. Broadway at Loop 323	Tyler	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	134	140	E	NC	<input type="checkbox"/>	\$281,675	Michael Lankford	<input type="checkbox"/>	300.0
09027	5 A	Timber Creek Senior Living	Proposed Sienna Trails Dr. & Timber Creek Loop	Beaumont	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	115	120	E	NC	<input type="checkbox"/>	\$147,561	Ofelia Elizondo	<input type="checkbox"/>	300.0
09026	6 A	Jackson Village Retirement Center	200 Abner Jackson Blvd.	Lake Jackson	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	92	96	E	NC	<input type="checkbox"/>	\$116,848	Ofelia Elizondo	<input type="checkbox"/>	300.0
Total:							413	428				\$1,363,878			
09142	6 R	Floral Gardens	NEQ of Beltway 8 & Fondren Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	100	100	E	NC	<input type="checkbox"/>	\$1,404,350	Uwe Nahuina	<input type="checkbox"/>	210.0
09265	6 R	Greenhouse Place	SEQ West & Greenhouse	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	140	140	E	NC	<input type="checkbox"/>	\$1,461,953	Manish Verma	<input type="checkbox"/>	210.0
09132	6 R	Chelsea Senior Community	6900 Blk of TC Jester & W. Little York Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	150	150	E	NC	<input type="checkbox"/>	\$1,956,673	Cherno M. Njie	<input type="checkbox"/>	209.0
09103	6 R	Trebah Village	19000 Blk of West Little York Rd. (S. side)	Katy	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	121	129	E	NC	<input type="checkbox"/>	\$1,244,034	David Mark Koogler	<input type="checkbox"/>	204.0
09254	6 R	Irvington Court	4004 Irvington Blvd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	115	144	G	NC	<input type="checkbox"/>	\$1,343,499*	Jason Holoubek	<input type="checkbox"/>	204.0
09281	6 R	Mariposa at Keith Harrow	SWQ of Keith Harrow Blvd. & Hwy 6	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	180	180	E	NC	<input type="checkbox"/>	\$2,000,000*	Stuart Shaw	<input type="checkbox"/>	204.0
09120	6 R	Senior Villages of Huntsville	140 Essex Blvd.	Huntsville	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	36	36	E	NC	<input type="checkbox"/>	\$496,797	R.J. Collins	<input type="checkbox"/>	203.0
09267	6 R	Heritage Crossing	NWC of 11th St. & FM 646	Santa Fe	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	68	72	E	NC	<input type="checkbox"/>	\$851,779*	Ron Williams	<input checked="" type="checkbox"/>	203.0
09270	6 R	Northline Apartment Homes	N. Side of W. Grenfell Ln. & W. Side of Northline Dr.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	172	G	NC	<input type="checkbox"/>	\$1,988,105*	Kenneth Cash	<input type="checkbox"/>	203.0
09104	5 R	Stone Hearst Seniors	1650 E. Lucas Dr.	Beaumont	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	36	36	E	NC	<input type="checkbox"/>	\$542,549	R.J. Collins	<input type="checkbox"/>	202.0
09193	6 R	Sierra Meadows	BW 8 & E. of Wilson Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	85	90	E	NC	<input type="checkbox"/>	\$1,182,413	Paula B. Burns	<input type="checkbox"/>	202.0
09188	6 R	Casa Brazoria	152nd Blk of Brazoswood Dr.	Clute	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	36	36	G	NC	<input type="checkbox"/>	\$876,319	Vincent A. Marquez	<input type="checkbox"/>	200.0
09161	6 R	Sterling Court Senior Residences	NWC of Minnesota & Alameda Genoa	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	140	140	E	NC	<input type="checkbox"/>	\$1,818,532	Michael Robinson	<input type="checkbox"/>	200.0

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5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR

6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested

* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP AR	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended Credit	Owner Contact	TDHCA HOME	Final Score
09170	6 R	South Acres Ranch II	E. Side of 11400 Blk of Scott St.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	48	49	G	NC	<input type="checkbox"/>	\$1,008,077	W. Barry Kahn	<input type="checkbox"/>	200.0
09248	6 R	Pearland Senior Village	8100 Blk of Broadway St. (S. side)	Pearland	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	126	126	E	NC	<input type="checkbox"/>	\$1,537,571	Doak Brown	<input checked="" type="checkbox"/>	200.0
09201	6 R	Ventana Pointe	Red Oak & Butterfield Rd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	96	96	E	NC	<input type="checkbox"/>	\$1,091,199	Vincent A. Marquez	<input type="checkbox"/>	199.0
09287	6 R	Horizon Meadows Apts	Approx. 8.7 acres SWC of Main St. & Bayou Rd.	La Marque	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	96	96	G	NC	<input type="checkbox"/>	\$1,294,092*	Rick J. Deyoe	<input checked="" type="checkbox"/>	199.0
09242	6 R	Beechnut Oaks	NWC of Beechnut & Eldridge Pkwy.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	144	144	E	NC	<input type="checkbox"/>	\$1,686,794	Les Kilday	<input type="checkbox"/>	198.0
09184	5 R	Oakmont Apts	711 Interstate 10 East	Orange	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	80	G	NC	<input type="checkbox"/>	\$910,348	K.T. (Ike) Akbari	<input type="checkbox"/>	197.0
09316	6 R	Champion Homes at Bay Walk	7200 Heards Ln.	Galveston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	192	192	G	RH	<input checked="" type="checkbox"/>	\$1,443,759*	Saleem Jafar	<input type="checkbox"/>	197.0
09266	6 R	Skytop Apts	2455 N. Frazier	Conroe	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	174	192	G	NC	<input type="checkbox"/>	\$2,000,000	Richard Bowe	<input type="checkbox"/>	195.0
09162	5 R	Arbor Pines Apartment Homes	W. of MLK Dr. near to Tulane Rd.	Orange	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	76	76	E	NC	<input type="checkbox"/>	\$915,220*	Marc Caldwell	<input type="checkbox"/>	192.0
09228	5 R	Lufkin Pioneer Crossing for Seniors	1404 Old Gobblers Knob Rd.	Lufkin	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	80	E	NC	<input type="checkbox"/>	\$958,558*	Noor Jooma	<input checked="" type="checkbox"/>	192.0
09183	5 R	Grace Lake Townhomes	4060 West Cardinal Drive	Beaumont	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	112	128	G	NC	<input type="checkbox"/>	\$1,287,056	K.T. (Ike) Akbari	<input type="checkbox"/>	189.0
09196	6 R	Golden Bamboo Village II	E. Side of 12000 N. Gessner Rd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	116	116	G	NC	<input type="checkbox"/>	\$1,621,465	Michael Nguyen	<input type="checkbox"/>	185.0
09177	6 R	Orchard at Oak Forest	NEQ of Brinkman St. & 34th St.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	118	118	E	NC	<input type="checkbox"/>	\$1,497,001	Stephan Fairfield	<input type="checkbox"/>	185.0
09260	4 R	Millie Street Apts	SEC of Millie St. & Green St.	Longview	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	59	60	G	NC	<input type="checkbox"/>	\$665,000	Justin Zimmerman	<input type="checkbox"/>	184.0
09249	6 R	Dixie Gardens	1216 Dixie Farm Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	148	148	I	NC	<input type="checkbox"/>	\$2,000,000*	H. Elizabeth Young	<input type="checkbox"/>	177.0
09232	6 R	Brazos Bend Villa	2020 Rocky Falls Rd.	Richmond	Rural	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	120	120	G	RH	<input checked="" type="checkbox"/>	\$1,368,982	Kenneth Tann	<input type="checkbox"/>	177.0
09185	6 R	Maplewood Village II	550 Hobbs Rd.	League City	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	80	E	NC	<input checked="" type="checkbox"/>	\$1,149,880*	Thomas H. Scott	<input checked="" type="checkbox"/>	165.0
09156	6 R	Park Lane Apts	7515 Cook Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	144	144	G	NC	<input type="checkbox"/>	\$1,968,935*	Brian Cogburn	<input type="checkbox"/>	164.0
09312	6 R	Villas at El Dorado Apts	200 Blk of W. El Dorado Blvd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	159	159	E	NC	<input type="checkbox"/>	\$2,000,000*	Ken Brinkley	<input type="checkbox"/>	155.0
							Total:	3,547	3,629			\$43,570,940			
36	Total Applications	Sum of Awarded Credits:		Sum of Recommended Credits:			3,960	4,057				\$44,934,818			
		\$1,363,878		\$43,570,940											

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5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR

6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested

* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Report 2A: At-Risk and USDA Awarded and Active Applications ("At-Risk A/R/N")
2009 Competitive Housing Tax Credit Program
(As of July 30, 2009, the recommendations may change due to pending appeals)

Estimated State Ceiling to be Allocated: \$9,000,908

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP AR	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷	
09165	8 R	Cherrywood Apts	701 W. Tokio Rd.	West	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	44	44	E	2 RH	<input checked="" type="checkbox"/>	\$290,139*	Pete Potterpin	<input checked="" type="checkbox"/>	203.0	Competitive in USDA Allocation	
09150	8 R	Prairie Village Apts	611 Paul St.	Rogers	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	24	24	G	2 RH	<input checked="" type="checkbox"/>	\$150,471	Patrick A. Barbolla	<input checked="" type="checkbox"/>	187.0	Competitive in USDA Allocation	
09148	8 R	Whispering Oaks Apts	1209 West 8th	Goldthwaite	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	24	24	E	2 RH	<input checked="" type="checkbox"/>	\$163,083	Patrick A. Barbolla	<input checked="" type="checkbox"/>	187.0	Competitive in USDA Allocation	
09146	2 R	Oakwood Apts	3501 Rhodes Rd.	Brownwood	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	47	48	G	2 RH	<input checked="" type="checkbox"/>	\$275,731*	Patrick A. Barbolla	<input checked="" type="checkbox"/>	185.0	Competitive in USDA Allocation	
09100	3 R	Crestmoor Park South Apts	514 SE Gardens	Burleson	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	68	68	G	2 RH	<input checked="" type="checkbox"/>	\$468,004	Joe Chamy	<input checked="" type="checkbox"/>	183.0	Competitive in USDA Allocation	
09232	6 R	Brazos Bend Villa	2020 Rocky Falls Rd.	Richmond	Rural	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	120	120	G	2 RH	<input checked="" type="checkbox"/>	\$1,368,982	Kenneth Tann	<input type="checkbox"/>	177.0	Competitive in At-Risk Set-Aside	
09294	7 R	Northgate Apts and Rhomberg Apts	105 Northgate Circle & 806 N. Rhomberg	Burnet	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	60	60	G	2 RH	<input checked="" type="checkbox"/>	\$319,092*	Dennis Hoover	<input checked="" type="checkbox"/>	177.0	Competitive in USDA Allocation	
09149	8 R	Autumn Villas	100 Autumn Villas Dr.	Lorena	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	16	16	E	2 RH	<input checked="" type="checkbox"/>	\$106,245	Patrick A. Barbolla	<input checked="" type="checkbox"/>	177.0	Competitive in USDA Allocation	
09147	8 R	Village Place Apts	111 Village Place Dr.	Lorena	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	32	32	G	2 RH	<input checked="" type="checkbox"/>	\$205,533	Patrick A. Barbolla	<input checked="" type="checkbox"/>	173.0	Competitive in USDA Allocation	
09318	10 R	Hyatt Manor I and II Apts	1701 Waco St.	Gonzales	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	65	65	G	2 RH	<input checked="" type="checkbox"/>	\$344,536	Dennis Hoover	<input checked="" type="checkbox"/>	162.0	Competitive in USDA Allocation	
09126	8 R	Holland House Apts	616 Josephine St.	Holland	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	68	68	G	2 RH	<input checked="" type="checkbox"/>	\$513,496	Warren Maupin	<input checked="" type="checkbox"/>	160.0	Competitive in USDA Allocation	
09000	6 R	Courtwood Apts	400 S. Austin Rd.	Eagle Lake	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	50	50	E	2 RH	<input checked="" type="checkbox"/>	\$295,095*	Ronald Potterpin	<input checked="" type="checkbox"/>	125.0	Competitive in At-Risk Set-Aside	
09001	6 R	Hillwood Apts	308 N. East St.	Weimar	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	24	24	E	2 RH	<input checked="" type="checkbox"/>	\$151,449*	Ronald Potterpin	<input checked="" type="checkbox"/>	113.0	Competitive in At-Risk Set-Aside	
Total:							642	643				\$4,651,856					
09135	3 N	Lincoln Terrace	4714 Home St.	Fort Worth	Urban	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	72	72	G	3 RH	<input checked="" type="checkbox"/>	\$0	Barbara Holston	<input type="checkbox"/>	215.0	Not Recommended	
Total:							72	72				\$0					
14 Total Applications							714	715				\$4,651,856					

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2 = Allocation: Rural Regional Allocation or Urban Regional Allocation.
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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
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7 = Comment: Reason for Recommendation
* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Report 2B: Regional Awarded and Active Applications ("Regional A/R/N")
2009 Competitive Housing Tax Credit Program
(As of July 30, 2009, the recommendations may change due to pending appeals)

Estimated State Ceiling to be Allocated: \$53,469,785

Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI	Total Target ⁴ Units	Housing ⁵ Pop	Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 1

Allocation Information for Region 1:	Total Credits Available for Region: \$3,529,491	Urban Allocation: \$1,688,393	Rural Allocation: \$1,841,098
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Applications Submitted in Region 1: Urban																		
09315	1	R	Canyons Retirement Community	2200 W. 7th Ave.	Amarillo	Urban	<input type="checkbox"/>	<input type="checkbox"/>	106	111	E	RH	<input checked="" type="checkbox"/>	\$1,025,960	Jan Thompson	<input type="checkbox"/>	217.0	Competitive in Region
09179	1	R	Emory Senior Living Apts	500 Blk of N. MLK Blvd. and Emory St.	Lubbock	Urban	<input type="checkbox"/>	<input type="checkbox"/>	102	102	E	NC	<input type="checkbox"/>	\$986,330*	John Czapski	<input type="checkbox"/>	204.0	Significant Sub-Regional Shortfall in State Collapse
Total:									208	213				\$2,012,290				
09320	1	N	Oxford Street Apts	Ventura Dr. and Viking Dr.	Amarillo	Urban	<input type="checkbox"/>	<input type="checkbox"/>	127	128	G	NC	<input type="checkbox"/>	\$0	Justin Zimmerman	<input type="checkbox"/>	180.0	Not Competitive in Region
09113	1	N	Estacado Place Apts	Intersection of MLK & Loop 289	Lubbock	Urban	<input type="checkbox"/>	<input type="checkbox"/>	120	120	E	NC	<input type="checkbox"/>	\$0	G. Granger MacDonald	<input type="checkbox"/>	160.0	Not Competitive in Region
Total:									247	248				\$0				
Total:									455	461				\$2,012,290				
Applications Submitted in Region 1: Rural																		
09006	1	A	Cedar Street Apts	N. Cedar St. N. of Hwy 380	Brownfield	Rural	<input type="checkbox"/>	<input type="checkbox"/>	48	48	G	NC	<input type="checkbox"/>	\$510,685	Justin Zimmerman	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
Total:									48	48				\$510,685				
09101	1	R	Hampton Villages	1517 W. Alcock St.	Pampa	Rural	<input type="checkbox"/>	<input type="checkbox"/>	76	76	G	NC	<input type="checkbox"/>	\$1,156,723	Tim Lang	<input type="checkbox"/>	200.0	Competitive in Region
Total:									76	76				\$1,156,723				
Total:									124	124				\$1,667,408				
6 Applications in Region									Region Total:	579	585				\$3,679,698			

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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.
5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 2

Allocation Information for Region 2:	Total Credits Available for Region:	\$998,176	Urban Allocation:	\$401,712	Rural Allocation:	\$596,465
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Applications Submitted in Region 2:		Urban		Rural													
09175	2 R	Abilene Senior Village	Lot 2 at Covenant Dr. & Memorial Dr.	Abilene	Urban	<input type="checkbox"/>	<input type="checkbox"/>	92	92	E	NC	<input type="checkbox"/>	\$1,126,281	Bonita Williams	<input type="checkbox"/>	210.0	Significant Sub-Regional Shortfall in State Collapse
								Total:	92	92			\$1,126,281				
								Total:	92	92			\$1,126,281				
Applications Submitted in Region 2:		Rural															
09164	2 R	Gholson Hotel	215 Main St.	Ranger	Rural	<input type="checkbox"/>	<input type="checkbox"/>	50	50	E	RH	<input checked="" type="checkbox"/>	\$369,189	Chad Asarch	<input type="checkbox"/>	222.0	Competitive in Region
09105	2 R	Villages at Snyder	1001 37th St.	Snyder	Rural	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80	80	I	NC	<input type="checkbox"/>	\$1,221,403*	Jay Collins	<input type="checkbox"/>	198.0	Significant Sub-Regional Shortfall in Rural Collapse
								Total:	130	130			\$1,590,592				
09110	2 N	Mustang Heights Apts	Intersection of Arizona Ave. & I-20 frontage Rd.	Sweetwater	Rural	<input type="checkbox"/>	<input type="checkbox"/>	80	80	G	NC	<input type="checkbox"/>	\$0	Leslie Clark	<input type="checkbox"/>	160.0	Not Competitive in Region
								Total:	80	80			\$0				
								Total:	210	210			\$1,590,592				
4 Applications in Region						Region Total:		302	302			\$2,716,873					

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5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Region: 3

Allocation Information for Region 3:	Total Credits Available for Region: \$12,234,218	Urban Allocation: \$11,021,390	Rural Allocation: \$1,212,828
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Applications Submitted in Region 3: Urban																		
09007	3	A	Mill Stone Apts	8600 Randoll Mill Rd.	Fort Worth	Urban	<input type="checkbox"/>	<input type="checkbox"/>	144	144	G	NC	<input type="checkbox"/>	\$1,410,399	Bert Magill	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
09023	3	A	Four Seasons at Clear Creek	Oak Grove Shelby & S. Race St.	Fort Worth	Urban	<input type="checkbox"/>	<input type="checkbox"/>	92	96	G	NC	<input type="checkbox"/>	\$921,081	Susan R. Sheeran	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
09033	3	A	Residences at Eastland	5500 Eastland St.	Fort Worth	Urban	<input type="checkbox"/>	<input type="checkbox"/>	140	146	G	NC	<input type="checkbox"/>	\$99,820	Dan Allgeier	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
09030	3	A	Heritage Park Vista	8500 Ray White Rd.	Fort Worth	Urban	<input type="checkbox"/>	<input type="checkbox"/>	135	140	E	NC	<input type="checkbox"/>	\$161,776	Dan Allgeier	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
									Total:	511	526			\$2,593,076				
09225	3	R	Hacienda Del Sol	9200 Mountain Cabin Rd.	Dallas	Urban	<input type="checkbox"/>	<input type="checkbox"/>	55	55	G	NC	<input type="checkbox"/>	\$1,067,103	Jeffrey S. Spicer	<input type="checkbox"/>	209.0	Competitive in Region
09172	3	R	Evergreen at Vista Ridge	NEQ of Highland Dr. and Rockbrook Dr.	Lewisville	Urban	<input type="checkbox"/>	<input type="checkbox"/>	120	120	E	NC	<input type="checkbox"/>	\$1,513,526	Brad Forslund	<input checked="" type="checkbox"/>	200.0	Competitive in Region
09115	3	R	Magnolia Trace	S. of Crouch Rd. & W. of Lancaster Rd.	Dallas	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	112	112	E	NC	<input type="checkbox"/>	\$1,000,000	Ted Stokely	<input type="checkbox"/>	200.0	Competitive in Region
09116	3	R	Tuscany Villas	7200 Blk of Chase Oaks Blvd.	Plano	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	90	90	E	NC	<input type="checkbox"/>	\$1,000,000	Ted Stokely	<input type="checkbox"/>	198.0	Competitive in Region
09189	3	R	Crestshire Village	2300 N. St. Augustine Dr.	Dallas	Urban	<input type="checkbox"/>	<input type="checkbox"/>	74	74	G	NC	<input type="checkbox"/>	\$1,128,274*	J. Eugene Thomas	<input type="checkbox"/>	195.0	Competitive in Region
09223	3	R	Kleberg Commons	12700 Kleberg Rd.	Dallas	Urban	<input type="checkbox"/>	<input type="checkbox"/>	200	200	E	NC	<input type="checkbox"/>	\$2,000,000*	Rodney Holloman	<input type="checkbox"/>	193.0	Competitive in Region
									Total:	651	651			\$7,708,903				
09108	3	N	Peachtree Seniors	5009 Peachtree/11209 Rylie Crest Dr.	Balch Springs	Urban	<input type="checkbox"/>	<input type="checkbox"/>	144	144	E	NC	<input type="checkbox"/>	\$0	Ron Pegram	<input type="checkbox"/>	214.0	Not Recommended

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File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷	
09200	3 N	Mariposa Pointe	E. Side JJ Lemmon Rd .3m N. of Lancaster Hutchins Rd.	Hutchins	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	128	128	G	NC	<input type="checkbox"/>	\$0	Cynthia Mickens-Smith	<input type="checkbox"/>	210.0	Not Recommended due to \$2 million cap violation.	
09140	3 N	Village of Salado	9.549 acres at approx. 201 N. Joe Wilson Rd.	Cedar Hill	Urban	<input type="checkbox"/> <input type="checkbox"/>	83	83	G	NC	<input type="checkbox"/>	\$0	Uwe Nahuina	<input type="checkbox"/>	205.0	Not Recommended due to \$2 million cap violation.	
09264	3 N	Sedona Ranch	6101 Old Denton Rd.	Fort Worth	Urban	<input type="checkbox"/> <input type="checkbox"/>	200	208	G	NC	<input type="checkbox"/>	\$0	Manish Verma	<input type="checkbox"/>	196.0	Not Recommended due to \$2 million cap violation.	
09314	3 N	Taylor Farms	32 Pinnacle Park Blvd.	Dallas	Urban	<input type="checkbox"/> <input type="checkbox"/>	144	160	G	NC	<input type="checkbox"/>	\$0	Jason Hutton	<input type="checkbox"/>	176.0	Not Competitive in Region	
09168	3 N	LifeNet Lofts	2621 Jeffries St. and 2600 Block of Merlin St.	Dallas	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	125	125	G	NC	<input type="checkbox"/>	\$0	Liam Mulvaney	<input type="checkbox"/>	176.0	Not Competitive in Region	
09129	3 N	Napa Villas	NW corner Town Square Dr. & Gratitude Trl.	Plano	Urban	<input type="checkbox"/> <input type="checkbox"/>	123	123	E	NC	<input type="checkbox"/>	\$0	Dan Allgeier	<input type="checkbox"/>	133.0	Not Competitive in Region	
Total:							947	971				\$0					
Total:							2,109	2,148				\$10,301,979					
Applications Submitted in Region 3:		Rural															
09010	3 A	Mineral Wells Pioneer Crossing	2509 E. Hubbard	Mineral Wells	Rural	<input type="checkbox"/> <input type="checkbox"/>	80	80	G	NC	<input type="checkbox"/>	\$855,825	Noor Jooma	<input checked="" type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008	
Total:							80	80				\$855,825					
09237	3 R	Woodland Park at Decatur	3108 S. Murvil St.	Decatur	Rural	<input type="checkbox"/> <input type="checkbox"/>	72	72	E	NC	<input type="checkbox"/>	\$576,558*	Mark E. Feaster	<input type="checkbox"/>	150.0	Significant Sub- Regional Shortfall in Rural Collapse	
Total:							72	72				\$576,558					
Total:							152	152				\$1,432,383					
19 Applications in Region							Region Total: 2,261 2,300					\$11,734,362					

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Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 4

Allocation Information for Region 4:	Total Credits Available for Region: \$1,738,539	Urban Allocation: \$655,342	Rural Allocation: \$1,083,198
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Applications Submitted in Region 4: Urban																		
09031	4	A	Lake View Apartment Homes	N. Broadway at Loop 323	Tyler	Urban	<input type="checkbox"/>	<input type="checkbox"/>	134	140	E	NC	<input type="checkbox"/>	\$281,675	Michael Lankford	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
									Total:	134	140			\$281,675				
09260	4	R	Millie Street Apts	SEC of Millie St. & Green St.	Longview	Urban	<input type="checkbox"/>	<input type="checkbox"/>	59	60	G	NC	<input type="checkbox"/>	\$665,000	Justin Zimmerman	<input type="checkbox"/>	184.0	Significant Sub-Regional Shortfall in State Collapse
									Total:	59	60			\$665,000				
									Total:	193	200			\$946,675				
Applications Submitted in Region 4: Rural																		
09019	4	A	Timber Village Apts II	2707 Norwood St.	Marshall	Rural	<input type="checkbox"/>	<input type="checkbox"/>	72	72	G	NC	<input type="checkbox"/>	\$817,794	Rick J. Deyoe	<input checked="" type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
									Total:	72	72			\$817,794				
09261	4	R	Turner Street Apts	NWC of State Hwy 155 & Turner St.	Palestine	Rural	<input type="checkbox"/>	<input type="checkbox"/>	59	60	G	NC	<input type="checkbox"/>	\$665,000*	Justin Zimmerman	<input type="checkbox"/>	186.0	Competitive in Region
									Total:	59	60			\$665,000				
									Total:	131	132			\$1,482,794				
4 Applications in Region							Region Total:		324	332			\$2,429,469					

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Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 5

Allocation Information for Region 5:	Total Credits Available for Region: \$1,237,760	Urban Allocation: \$451,100	Rural Allocation: \$786,660
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Applications Submitted in Region 5:		Urban															
09027	5 A	Timber Creek Senior Living	Proposed Sienna Trails Dr. & Timber Creek Loop	Beaumont	Urban	<input type="checkbox"/> <input type="checkbox"/>	115	120	E	NC	<input type="checkbox"/>	\$147,561	Ofelia Elizondo	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008	
Total:							115	120				\$147,561					
09104	5 R	Stone Hearst Seniors	1650 E. Lucas Dr.	Beaumont	Urban	<input type="checkbox"/> <input type="checkbox"/>	36	36	E	NC	<input type="checkbox"/>	\$542,549	R.J. Collins	<input type="checkbox"/>	202.0	Competitive in Hurricane Ike Counties	
09183	5 R	Grace Lake Townhomes	4060 West Cardinal Drive	Beaumont	Urban	<input type="checkbox"/> <input type="checkbox"/>	112	128	G	NC	<input type="checkbox"/>	\$1,287,056	K.T. (Ike) Akbari	<input type="checkbox"/>	189.0	Significant Sub-Regional Shortfall in State Collapse	
Total:							148	164				\$1,829,605					
Total:							263	284				\$1,977,166					

Applications Submitted in Region 5:		Rural															
09184	5 R	Oakmont Apts	711 Interstate 10 East	Orange	Rural	<input type="checkbox"/> <input type="checkbox"/>	80	80	G	NC	<input type="checkbox"/>	\$910,348	K.T. (Ike) Akbari	<input type="checkbox"/>	197.0	Competitive in Hurricane Ike Counties	
09162	5 R	Arbor Pines Apartment Homes	W. of MLK Dr. near to Tulane Rd.	Orange	Rural	<input type="checkbox"/> <input type="checkbox"/>	76	76	E	NC	<input type="checkbox"/>	\$915,220*	Marc Caldwell	<input type="checkbox"/>	192.0	Significant Sub-Regional Shortfall in Rural Collapse	
09228	5 R	Lufkin Pioneer Crossing for Seniors	1404 Old Gobblers Knob Rd.	Lufkin	Rural	<input type="checkbox"/> <input type="checkbox"/>	80	80	E	NC	<input type="checkbox"/>	\$958,558*	Noor Jooma	<input checked="" type="checkbox"/>	192.0	Significant Sub-Regional Shortfall in Rural Collapse	
Total:							236	236				\$2,784,126					
Total:							236	236				\$2,784,126					
6 Applications in Region							Region Total:	499	520			\$4,761,292					

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Region: 6

Allocation Information for Region 6:	Total Credits Available for Region: \$11,955,365	Urban Allocation: \$10,797,042	Rural Allocation: \$1,158,323
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Applications Submitted in Region 6: Urban																		
09026	6 A	Jackson Village Retirement Center	200 Abner Jackson Blvd.	Lake Jackson	Urban	<input type="checkbox"/>	<input type="checkbox"/>	92	96	E	NC	<input type="checkbox"/>	\$116,848	Ofelia Elizondo	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008	
								Total:	92	96								\$116,848
09142	6 R	Floral Gardens	NEQ of Beltway 8 & Fondren Rd.	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	100	100	E	NC	<input type="checkbox"/>	\$1,404,350	Uwe Nahuina	<input type="checkbox"/>	210.0	Competitive in Hurricane Ike Counties	
09265	6 R	Greenhouse Place	SEQ West & Greenhouse	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	140	140	E	NC	<input type="checkbox"/>	\$1,461,953	Manish Verma	<input type="checkbox"/>	210.0	Competitive in Hurricane Ike Counties	
09132	6 R	Chelsea Senior Community	6900 Blk of TC Jester & W. Little York Rd.	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	150	150	E	NC	<input type="checkbox"/>	\$1,956,673	Cherno M. Njie	<input type="checkbox"/>	209.0	Competitive in Hurricane Ike Counties	
09254	6 R	Irvington Court	4004 Irvington Blvd.	Houston	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	115	144	G	NC	<input type="checkbox"/>	\$1,343,499*	Jason Holoubek	<input type="checkbox"/>	204.0	Competitive in Hurricane Ike Counties	
09103	6 R	Trebah Village	19000 Blk of West Little York Rd. (S. side)	Katy	Urban	<input type="checkbox"/>	<input type="checkbox"/>	121	129	E	NC	<input type="checkbox"/>	\$1,244,034	David Mark Koogler	<input type="checkbox"/>	204.0	Competitive in Hurricane Ike Counties	
09281	6 R	Mariposa at Keith Harrow	SWQ of Keith Harrow Blvd. & Hwy 6	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	180	180	E	NC	<input type="checkbox"/>	\$2,000,000*	Stuart Shaw	<input type="checkbox"/>	204.0	Competitive in Hurricane Ike Counties	
09270	6 R	Northline Apartment Homes	N. Side of W. Grenfell Ln. & W. Side of Northline Dr.	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	172	172	G	NC	<input type="checkbox"/>	\$1,988,105*	Kenneth Cash	<input type="checkbox"/>	203.0	Competitive in Hurricane Ike Counties	
09267	6 R	Heritage Crossing	NWC of 11th St. & FM 646	Santa Fe	Urban	<input type="checkbox"/>	<input type="checkbox"/>	68	72	E	NC	<input type="checkbox"/>	\$851,779*	Ron Williams	<input checked="" type="checkbox"/>	203.0	Competitive in Hurricane Ike Counties	
09193	6 R	Sierra Meadows	BW 8 & E. of Wilson Rd.	Houston	Urban	<input type="checkbox"/>	<input type="checkbox"/>	85	90	E	NC	<input type="checkbox"/>	\$1,182,413	Paula B. Burns	<input type="checkbox"/>	202.0	Competitive in Hurricane Ike Counties	

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09248	6 R	Pearland Senior Village	8100 Blk of Broadway St. (S. side)	Pearland	Urban	<input type="checkbox"/> <input type="checkbox"/>	126	126	E	NC	<input type="checkbox"/>	\$1,537,571	Doak Brown	<input checked="" type="checkbox"/>	200.0	Competitive in Hurricane Ike Counties
09170	6 R	South Acres Ranch II	E. Side of 11400 Blk of Scott St.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	48	49	G	NC	<input type="checkbox"/>	\$1,008,077	W. Barry Kahn	<input type="checkbox"/>	200.0	Competitive in Hurricane Ike Counties
09188	6 R	Casa Brazoria	152nd Blk of Brazoswood Dr.	Clute	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	36	36	G	NC	<input type="checkbox"/>	\$876,319	Vincent A. Marquez	<input type="checkbox"/>	200.0	Competitive in Hurricane Ike Counties
09161	6 R	Sterling Court Senior Residences	NWC of Minnesota & Alameda Genoa	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	140	140	E	NC	<input type="checkbox"/>	\$1,818,532	Michael Robinson	<input type="checkbox"/>	200.0	Competitive in Hurricane Ike Counties
09287	6 R	Horizon Meadows Apts	Approx. 8.7 acres SWC of Main St. & Bayou Rd.	La Marque	Urban	<input type="checkbox"/> <input type="checkbox"/>	96	96	G	NC	<input type="checkbox"/>	\$1,294,092*	Rick J. Deyoe	<input checked="" type="checkbox"/>	199.0	Competitive in Hurricane Ike Counties
09201	6 R	Ventana Pointe	Red Oak & Butterfield Rd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	96	96	E	NC	<input type="checkbox"/>	\$1,091,199	Vincent A. Marquez	<input type="checkbox"/>	199.0	Competitive in Hurricane Ike Counties
09242	6 R	Beechnut Oaks	NWC of Beechnut & Eldridge Pkwy.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	144	144	E	NC	<input type="checkbox"/>	\$1,686,794	Les Kilday	<input type="checkbox"/>	198.0	Competitive in Region
09316	6 R	Champion Homes at Bay Walk	7200 Heards Ln.	Galveston	Urban	<input type="checkbox"/> <input type="checkbox"/>	192	192	G	RH	<input checked="" type="checkbox"/>	\$1,443,759*	Saleem Jafar	<input type="checkbox"/>	197.0	Competitive in Hurricane Ike Counties
09266	6 R	Skytop Apts	2455 N. Frazier	Conroe	Urban	<input type="checkbox"/> <input type="checkbox"/>	174	192	G	NC	<input type="checkbox"/>	\$2,000,000	Richard Bowe	<input type="checkbox"/>	195.0	Competitive in Hurricane Ike Counties
09177	6 R	Orchard at Oak Forest	NEQ of Brinkman St. & 34th St.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	118	118	E	NC	<input type="checkbox"/>	\$1,497,001	Stephan Fairfield	<input type="checkbox"/>	185.0	Competitive in Region
09196	6 R	Golden Bamboo Village II	E. Side of 12000 N. Gessner Rd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/>	116	116	G	NC	<input type="checkbox"/>	\$1,621,465	Michael Nguyen	<input type="checkbox"/>	185.0	Competitive in Region
09249	6 R	Dixie Gardens	1216 Dixie Farm Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	148	148	I	NC	<input type="checkbox"/>	\$2,000,000*	H. Elizabeth Young	<input type="checkbox"/>	177.0	Competitive in Region
09185	6 R	Maplewood Village II	550 Hobbs Rd.	League City	Urban	<input type="checkbox"/> <input type="checkbox"/>	80	80	E	NC	<input checked="" type="checkbox"/>	\$1,149,880*	Thomas H. Scott	<input checked="" type="checkbox"/>	165.0	Competitive in Region
09156	6 R	Park Lane Apts	7515 Cook Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	144	144	G	NC	<input type="checkbox"/>	\$1,968,935*	Brian Cogburn	<input type="checkbox"/>	164.0	Competitive in Region

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09312	6 R	Villas at El Dorado Apts	200 Blk of W. El Dorado Blvd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	159	159	E	NC	<input type="checkbox"/>	\$2,000,000*	Ken Brinkley	<input type="checkbox"/>	155.0	Competitive in Region
						Total: 2,948 3,013				\$36,426,430						
09272	6 N	Mason Apartment Homes	Mason Rd. b/t Franz & Morton Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	120	120	E	NC	<input type="checkbox"/>	\$0	Kenneth Cash	<input type="checkbox"/>	207.0	Not Recommended due to \$2 million cap violation.
09280	6 N	Mariposa at Ella Blvd	Approx. 0.1 mi SE of Southridge Rd. on Ella Blvd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	180	180	E	NC	<input type="checkbox"/>	\$0	Stuart Shaw	<input type="checkbox"/>	204.0	Not Recommended due to \$2 million cap violation.
09160	6 N	Stone Court Senior Residences	NEC of Smithstone Dr. & Somerrall Dr.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	80	80	E	NC	<input type="checkbox"/>	\$0	Michael Robinson	<input type="checkbox"/>	200.0	Not Recommended due to \$2 million cap violation.
09191	6 N	Sendero Pointe	S. Side of Addicks Satsuma approx. 10m E. of Hwy 6	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	120	120	E	NC	<input type="checkbox"/>	\$0	Thomas W. Troll	<input type="checkbox"/>	199.0	Not Recommended due to \$2 million cap violation.
09269	6 N	Eldridge Oaks	8.5 acres on N. Eldridge Pkwy., N. of FM 529	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	160	160	G	NC	<input type="checkbox"/>	\$0	Kenneth Cash	<input type="checkbox"/>	194.0	Not Recommended due to \$2 million cap violation.
09317	6 N	Champion Homes at Marina Landing	7302 Heards Ln.	Galveston	Urban	<input type="checkbox"/> <input type="checkbox"/>	256	256	G	RH	<input checked="" type="checkbox"/>	\$0	Saleem Jafar	<input type="checkbox"/>	193.0	Not Recommended due to \$2 million cap violation.
09276	6 N	Cypress Creek at Calder Drive	N. Side of FM 517 approx. 1/2 mi W. of FM 646	Dickinson	Urban	<input type="checkbox"/> <input type="checkbox"/>	180	180	G	NC	<input type="checkbox"/>	\$0	Stuart Shaw	<input type="checkbox"/>	181.0	Not Recommended due to \$2 million cap violation.
09167	6 N	Fondren Ranch	15800 Blk of Fondren at Fort Bend Tollway	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	100	101	G	NC	<input type="checkbox"/>	\$0	W. Barry Kahn	<input type="checkbox"/>	160.0	Not Recommended due to \$2 million cap violation.
09169	6 N	Orem Ranch	W. Side of 12500 Blk of Almeda	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	80	81	G	NC	<input type="checkbox"/>	\$0	W. Barry Kahn	<input type="checkbox"/>	160.0	Not Recommended due to \$2 million cap violation.
09313	6 N	Hampshire Court Apts	3400 Blk of S. Burke Dr. near Vista Rd.	Pasadena	Urban	<input type="checkbox"/> <input type="checkbox"/>	159	159	E	NC	<input type="checkbox"/>	\$0	J. Steve Ford	<input type="checkbox"/>	150.0	Not Competitive in Region
09311	6 N	Deerbrook Place Apts	19700 Blk of the W. Side of Deerbrook Park Blvd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/>	159	159	E	NC	<input type="checkbox"/>	\$0	William D. Henson	<input type="checkbox"/>	141.0	Not Competitive in Region
						Total: 1,594 1,596				\$0						
						Total: 4,634 4,705				\$36,543,278						

Applications Submitted in Region 6: Rural

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File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	Housing ⁵ ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷	
09120	6 R	Senior Villages of Huntsville	140 Essex Blvd.	Huntsville	Rural	<input type="checkbox"/> <input type="checkbox"/>	36	36	E	NC	<input type="checkbox"/>	\$496,797	R.J. Collins	<input type="checkbox"/>	203.0	Competitive in Hurricane Ike Counties	
Total:							36	36				\$496,797					
09102	6 N	Magnolia Trails	31000 Blk of Nichols Rd. (W. side)	Magnolia	Rural	<input type="checkbox"/> <input type="checkbox"/>	76	80	E	NC	<input type="checkbox"/>	\$0	David Mark Koogler	<input type="checkbox"/>	212.0	Not Recommended due to \$2 million cap violation.	
Total:							76	80				\$0					
Total:							112	116				\$496,797					
38 Applications in Region						Region Total:		4,746	4,821			\$37,040,075					

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3 = Set-Aside Abbreviations: TRDO-USDA=USDA, Nonprofit=NP.

4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G.

5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.

6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.

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Region: 7

Allocation Information for Region 7:	Total Credits Available for Region: \$3,873,864	Urban Allocation: \$2,609,751	Rural Allocation: \$1,264,113
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Applications Submitted in Region 7: Urban																	
09008	7 A	Huntington	FM 118, 1550' N. of FM 2001	Buda	Urban	<input type="checkbox"/>	<input type="checkbox"/>	116	120	E	NC	<input type="checkbox"/>	\$1,014,586	Ofelia Elizondo	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
09034	7 A	Tuscany Park at Buda	FM 2001 E of IH35	Buda	Urban	<input type="checkbox"/>	<input type="checkbox"/>	170	176	G	NC	<input type="checkbox"/>	\$131,841	Mark Musemeche	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
								Total:	286	296			\$1,146,427				
09159	7 R	Malibu Apts	8600 N. Lamar Blvd.	Austin	Urban	<input type="checkbox"/>	<input type="checkbox"/>	428	476	G	RH	<input checked="" type="checkbox"/>	\$2,417,862*	Joe McLaughlin	<input type="checkbox"/>	215.0	Significant Sub-Regional Shortfall in State Collapse
								Total:	428	476			\$2,417,862				
09138	7 N	Belmont Senior Village	12.3 acres of Lots 1-3 Blk A, Replat of Lots 1-9, Blk "A" of Leander 2243 subdivision	Leander	Urban	<input type="checkbox"/>	<input type="checkbox"/>	168	192	E	NC	<input type="checkbox"/>	\$0	Colby Denison	<input checked="" type="checkbox"/>	212.0	Not Competitive in Region
09268	7 N	Wildflower Terrace	NEC of Berkman Dr. & Tom Miller St.	Austin	Urban	<input type="checkbox"/>	<input type="checkbox"/>	171	201	E	NC	<input type="checkbox"/>	\$0	Diana Mclver	<input type="checkbox"/>	211.0	Not Competitive in Region
09130	7 N	M Station	2906 E. MLK Jr. Blvd.	Austin	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	135	150	G	NC	<input type="checkbox"/>	\$0	Walter Moreau	<input type="checkbox"/>	211.0	Not Competitive in Region
								Total:	474	543			\$0				
								Total:	1,188	1,315			\$3,564,289				
Applications Submitted in Region 7: Rural																	
09012	7 A	Park Ridge Apts	SEC of Legend Hills Blvd. & RM 152	Llano	Rural	<input type="checkbox"/>	<input type="checkbox"/>	62	64	G	NC	<input type="checkbox"/>	\$697,017	Mark Mayfield	<input checked="" type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
								Total:	62	64			\$697,017				
09310	7 R	San Gabriel Crossing	155 Hillcrest Ln.	Liberty Hill	Rural	<input type="checkbox"/>	<input type="checkbox"/>	71	76	G	NC	<input type="checkbox"/>	\$928,369*	Mark Mayfield	<input type="checkbox"/>	199.0	Significant Sub-Regional Shortfall in Rural Collapse

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Region File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
						Total:	71	76				\$928,369				
09293	7 N	Villas of Shady Grove	North FM 963 at Hill St. and Rhomberg St.	Burnet	Rural	<input type="checkbox"/> <input type="checkbox"/>	72	80	G	NC	<input type="checkbox"/>	\$0	Dennis Hoover	<input checked="" type="checkbox"/>	179.0	Not Competitive in Region
						Total:	72	80				\$0				
						Total:	205	220				\$1,625,386				
9 Applications in Region						Region Total:	1,393	1,535				\$5,189,675				

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Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Housing ⁵ Pop	Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 8

Allocation Information for Region 8:	Total Credits Available for Region: \$2,327,457	Urban Allocation: \$1,651,469	Rural Allocation: \$675,988
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Applications Submitted in Region 8: Urban																		
09024	8	A	Costa Esmeralda	Gurley Ln. & S. 16th St.	Waco	Urban	<input type="checkbox"/> <input type="checkbox"/>	112	112	G	NC	<input type="checkbox"/>	\$1,086,058	Mark Mayfield	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008	
								Total:	112	112			\$1,086,058					
09163	8	R	Tremont Apartment Homes	1600 Bacon Ranch Rd.	Killeen	Urban	<input type="checkbox"/> <input type="checkbox"/>	112	112	E	NC	<input type="checkbox"/>	\$1,274,491	Jeff Gannon	<input type="checkbox"/>	204.0	Significant Sub-Regional Shortfall in State Collapse	
								Total:	112	112			\$1,274,491					
09121	8	N	Red Oak Seniors	920 S. Loop 340	Waco	Urban	<input type="checkbox"/> <input type="checkbox"/>	36	36	E	NC	<input type="checkbox"/>	\$0	R.J. Collins	<input type="checkbox"/>	204.0	Not Competitive in Region	
09118	8	N	Fairways at Sammons Park	SWC of W. Adams & 43rd St.	Temple	Urban	<input type="checkbox"/> <input type="checkbox"/>	92	92	E	NC	<input type="checkbox"/>	\$0	Clifton Phillips	<input type="checkbox"/>	204.0	Not Competitive in Region	
								Total:	128	128			\$0					
								Total:	352	352			\$2,360,549					
4 Applications in Region						Region Total:		352	352			\$2,360,549						

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Region: 9

Allocation Information for Region 9:	Total Credits Available for Region: \$3,495,652	Urban Allocation: \$2,826,910	Rural Allocation: \$668,742
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Applications Submitted in Region 9: Urban

09015	9 A	Sutton Homes	909 Runnels	San Antonio	Urban	<input type="checkbox"/>	<input type="checkbox"/>	186	194	G	RH	<input checked="" type="checkbox"/>	\$1,650,000	Ryan Wilson	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
								Total:	186	194			\$1,650,000				
09190	9 R	San Juan Square III	300 Gante Walk	San Antonio	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32	32	G	RH	<input type="checkbox"/>	\$602,456	David Casso	<input type="checkbox"/>	220.0	Competitive in Region
09198	9 R	Montabella Pointe	W. Side of Foster Rd. and S. Side of FM 78	San Antonio	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144	144	G	NC	<input type="checkbox"/>	\$1,731,393	Gilbert Piette	<input type="checkbox"/>	210.0	Significant Sub-Regional Shortfall in State Collapse
								Total:	176	176			\$2,333,849				
09230	9 N	Darson Marie Terrace	3142 Weir Ave.	San Antonio	Urban	<input type="checkbox"/>	<input type="checkbox"/>	56	57	E	NC	<input type="checkbox"/>	\$0	Richard Washington	<input type="checkbox"/>	207.0	Not Competitive in Region
09187	9 N	Pleasanton Farms	SE Loop 410 & Pleasanton Rd.	San Antonio	Urban	<input type="checkbox"/>	<input type="checkbox"/>	165	165	G	NC	<input type="checkbox"/>	\$0	Mike Sugrue	<input type="checkbox"/>	163.0	Not Competitive in Region
09307	9 N	Medio Springs Ranch Apts	1530 Marbach Oaks	San Antonio	Urban	<input type="checkbox"/>	<input type="checkbox"/>	200	252	G	NC	<input type="checkbox"/>	\$0	Stephen J. Poppoon	<input type="checkbox"/>	158.0	Not Competitive in Region
09202	9 N	Tesoro Hills	Sweet Maiden Dr. at Tesoro Hills	San Antonio	Urban	<input type="checkbox"/>	<input type="checkbox"/>	158	158	G	NC	<input type="checkbox"/>	\$0	Mike Sugrue	<input type="checkbox"/>	150.0	Not Competitive in Region
								Total:	579	632			\$0				
								Total:	941	1,002			\$3,983,849				

Applications Submitted in Region 9: Rural

09192	9 R	Tierra Pointe	W. of Hwy 181/123 & S. of Vista Rd.	Karnes City	Rural	<input type="checkbox"/>	<input checked="" type="checkbox"/>	76	80	G	NC	<input type="checkbox"/>	\$1,061,463	Susan R. Sheeran	<input type="checkbox"/>	195.0	Significant Sub-Regional Shortfall in Rural Collapse
								Total:	76	80			\$1,061,463				
09304	9 N	Gardens at Clearwater Apts	400 Blk of Clearwater Paseo	Kerrville	Rural	<input type="checkbox"/>	<input type="checkbox"/>	80	80	E	NC	<input type="checkbox"/>	\$0	Lucille Jones	<input type="checkbox"/>	179.0	Not Competitive in Region
								Total:	80	80			\$0				
								Total:	156	160			\$1,061,463				

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Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
9 Applications in Region						Region Total: 1,097 1,162						\$5,045,312					

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File #	Region	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 10

Allocation Information for Region 10:	Total Credits Available for Region: \$2,109,952	Urban Allocation: \$1,052,501	Rural Allocation: \$1,057,452
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Applications Submitted in Region 10: Urban																		
09158	10	R	Arrowsmith Apts	5701 Williams Dr.	Corpus Christi	Urban	<input type="checkbox"/>	<input type="checkbox"/>	70	70	G	RH	<input checked="" type="checkbox"/>	\$444,645	Chad Asarch	<input type="checkbox"/>	217.0	Competitive in Region
09211	10	R	Corban Townhomes	1455 Southgate	Corpus Christi	Urban	<input type="checkbox"/>	<input checked="" type="checkbox"/>	128	128	G	NC	<input type="checkbox"/>	\$1,594,705	Richard J. Franco	<input type="checkbox"/>	194.0	Significant Sub-Regional Shortfall in State Collapse
									Total:	198	198			\$2,039,350				

									Total:	198	198			\$2,039,350				
Applications Submitted in Region 10: Rural																		
09245	10	R	Heights at Corral	1000 W. Corral Ave.	Kingsville	Rural	<input type="checkbox"/>	<input type="checkbox"/>	80	80	G	RH	<input checked="" type="checkbox"/>	\$894,750	Socorro ("Cory") Hinojosa	<input checked="" type="checkbox"/>	217.0	Competitive in Region
									Total:	80	80			\$894,750				

									Total:	80	80			\$894,750				

3 Applications in Region						Region Total:		278	278			\$2,934,100						

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7 = Comment: Reason for Recommendation
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Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Target ⁴ Units	Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
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Region: 11

Allocation Information for Region 11:	Total Credits Available for Region: \$6,233,485	Urban Allocation: \$4,375,797	Rural Allocation: \$1,857,687
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Applications Submitted in Region 11: Urban																		
09180	11	R	Weslaco Hills Apts	1900 Blk of W. Business 83	Weslaco	Urban	<input type="checkbox"/>	<input type="checkbox"/>	120	120	G	NC	<input type="checkbox"/>	\$1,301,448	Steve Lollis	<input type="checkbox"/>	205.0	Competitive in Region
09181	11	R	Bowie Garden Apts	4700 Blk of Bowie Rd.	Brownsville	Urban	<input type="checkbox"/>	<input type="checkbox"/>	86	86	G	NC	<input type="checkbox"/>	\$970,564	John Czapski	<input type="checkbox"/>	203.0	Competitive in Region
									Total:	206	206			\$2,272,012				
									Total:	206	206			\$2,272,012				
Applications Submitted in Region 11: Rural																		
09119	11	R	Legacy Villas	S. Side of 2nd St. and W. Side of US 57	Eagle Pass	Rural	<input type="checkbox"/>	<input type="checkbox"/>	64	64	G	NC	<input type="checkbox"/>	\$1,000,000	Clifton Phillips	<input type="checkbox"/>	203.0	Competitive in Region
									Total:	64	64			\$1,000,000				
									Total:	64	64			\$1,000,000				
3 Applications in Region							Region Total:		270	270			\$3,272,012					

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5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR.
6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.
7 = Comment: Reason for Recommendation
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Region	File #	Status	Development Name	Address	City	Allocation	Set-Asides USDA NP	LI Units	Total Target Units	Housing Pop	Housing Activity	ACQ	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment
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Region: 12

Allocation Information for Region 12:	Total Credits Available for Region:	\$840,367	Urban Allocation:	\$233,057	Rural Allocation:	\$607,310
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Applications Submitted in Region 12: Urban																		
09127	12	R	Sage Brush Village	3500 West 8th St.	Odessa	Urban	<input type="checkbox"/>	<input type="checkbox"/>	112	112	G	NC	<input type="checkbox"/>	\$1,252,049	Randy Stevenson	<input type="checkbox"/>	204.0	Significant Sub-Regional Shortfall in State Collapse
									Total:	112	112			\$1,252,049				
09299	12	N	Hillcrest Acres	19.9 acres b/w Cuthbert Ave. & Princeton Ave., W. of Midland Dr.	Midland	Urban	<input type="checkbox"/>	<input type="checkbox"/>	93	93	G	NC	<input type="checkbox"/>	\$0	Max Schleder	<input type="checkbox"/>	197.0	Not Competitive in Region
									Total:	93	93			\$0				
									Total:	205	205			\$1,252,049				
Applications Submitted in Region 12: Rural																		
09136	12	R	Gateway to Eden	Grant/Rudder Streets & Kelly Street	Eden	Rural	<input type="checkbox"/>	<input type="checkbox"/>	20	20	G	NC	<input type="checkbox"/>	\$476,746*	Ethan Horne	<input checked="" type="checkbox"/>	172.0	Competitive in Region
									Total:	20	20			\$476,746				
									Total:	20	20			\$476,746				
3 Applications in Region							Region Total:		225	225			\$1,728,795					

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Region: 13

Allocation Information for Region 13:	Total Credits Available for Region: \$2,895,459	Urban Allocation: \$2,250,980	Rural Allocation: \$644,479
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Applications Submitted in Region 13: Urban

09025	13 A	Ysleta del Sur Pueblo Homes I	Tomas Granillo St.	Socorro	Urban	<input type="checkbox"/> <input type="checkbox"/>		60	60	G	NC	<input type="checkbox"/>	\$781,794	Albert Joseph	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
09013	13 A	Desert Villas	SWQ of Alameda Ave. & Coronado Rd.	El Paso	Urban	<input type="checkbox"/> <input type="checkbox"/>		94	94	G	NC	<input type="checkbox"/>	\$1,085,932	Ike J. Monty	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008
09028	13 A	Tres Palmas	Rich Beem, Approx. 300' N. of Montana St.	El Paso	Urban	<input type="checkbox"/> <input type="checkbox"/>		172	172	G	NC	<input type="checkbox"/>	\$187,790	R.L. (Bobby) Bowling, IV	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
09032	13 A	Paseo Palms	910 Sun Fire Blvd.	El Paso	Urban	<input type="checkbox"/> <input type="checkbox"/>		180	180	G	NC	<input type="checkbox"/>	\$195,464	R.L. (Bobby) Bowling, IV	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008

Total: 506 506 \$2,250,980

09306	13 N	Canyon Square Village	8622 & 8624 N. Loop Rd.	El Paso	Urban	<input type="checkbox"/> <input type="checkbox"/>		104	104	G	NC	<input type="checkbox"/>	\$0	Ike J. Monty	<input type="checkbox"/>	156.0	Sub-region over allocated by forward commitment in 2008
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Total: 104 104 \$0

Total: 610 610 \$2,250,980

Applications Submitted in Region 13: Rural

09029	13 A	San Elizario Palms	13800 Blk of Socorro Rd. near Herring Rd.	San Elizario	Rural	<input type="checkbox"/> <input type="checkbox"/>		80	80	G	NC	<input type="checkbox"/>	\$71,980	R.L. (Bobby) Bowling, IV	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008
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Total: 80 80 \$71,980

09131	13 R	Presidio Palms	Near the intersection of Gonzalez & Alarcon Rd.	San Elizario	Rural	<input type="checkbox"/> <input type="checkbox"/>		80	80	G	NC	<input type="checkbox"/>	\$930,115	R.L. (Bobby) Bowling, IV	<input type="checkbox"/>	173.0	Significant Sub-Regional Shortfall in Rural Collapse
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Total: 80 80 \$930,115

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6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.

7 = Comment: Reason for Recommendation

* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
						Total:	160	160				\$1,002,095				
7 Applications in Region						Region Total:	770	770				\$3,253,075				
115 Total Applications							13,096	13,452				\$86,145,287				

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2 = Allocation: Rural Regional Allocation or Urban Regional Allocation.

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Report 2C: Hurricane Ike Awarded and Active Applications ("Ike A/R/N")
2009 Competitive Housing Tax Credit Program
(As of July 30, 2009, the recommendations may change due to pending appeals)

Estimated State Ceiling to be Allocated: \$29,812,320

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP AR	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended Credit	Owner Contact	TDHCA HOME	Final Score
09019	4 A	Timber Village Apts II	2707 Norwood St.	Marshall	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	72	72	G	NC	<input type="checkbox"/>	\$817,794	Rick J. Deyoe	<input checked="" type="checkbox"/>	301.0
09031	4 A	Lake View Apartment Homes	N. Broadway at Loop 323	Tyler	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	134	140	E	NC	<input type="checkbox"/>	\$281,675	Michael Lankford	<input type="checkbox"/>	300.0
09027	5 A	Timber Creek Senior Living	Proposed Sienna Trails Dr. & Timber Creek Loop	Beaumont	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	115	120	E	NC	<input type="checkbox"/>	\$147,561	Ofelia Elizondo	<input type="checkbox"/>	300.0
09026	6 A	Jackson Village Retirement Center	200 Abner Jackson Blvd.	Lake Jackson	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	92	96	E	NC	<input type="checkbox"/>	\$116,848	Ofelia Elizondo	<input type="checkbox"/>	300.0
Total:							413	428				\$1,363,878			
09265	6 R	Greenhouse Place	SEQ West & Greenhouse	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	140	140	E	NC	<input type="checkbox"/>	\$1,461,953	Manish Verma	<input type="checkbox"/>	210.0
09142	6 R	Floral Gardens	NEQ of Beltway 8 & Fondren Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	100	100	E	NC	<input type="checkbox"/>	\$1,404,350	Uwe Nahuina	<input type="checkbox"/>	210.0
09132	6 R	Chelsea Senior Community	6900 Blk of TC Jester & W. Little York Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	150	150	E	NC	<input type="checkbox"/>	\$1,956,673	Cherno M. Njie	<input type="checkbox"/>	209.0
09254	6 R	Irvington Court	4004 Irvington Blvd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	115	144	G	NC	<input type="checkbox"/>	\$1,343,499*	Jason Holoubek	<input type="checkbox"/>	204.0
09103	6 R	Trebah Village	19000 Blk of West Little York Rd. (S. side)	Katy	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	121	129	E	NC	<input type="checkbox"/>	\$1,244,034	David Mark Koogler	<input type="checkbox"/>	204.0
09281	6 R	Mariposa at Keith Harrow	SWQ of Keith Harrow Blvd. & Hwy 6	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	180	180	E	NC	<input type="checkbox"/>	\$2,000,000*	Stuart Shaw	<input type="checkbox"/>	204.0
09120	6 R	Senior Villages of Huntsville	140 Essex Blvd.	Huntsville	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	36	36	E	NC	<input type="checkbox"/>	\$496,797	R.J. Collins	<input type="checkbox"/>	203.0
09270	6 R	Northline Apartment Homes	N. Side of W. Grenfell Ln. & W. Side of Northline Dr.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	172	172	G	NC	<input type="checkbox"/>	\$1,988,105*	Kenneth Cash	<input type="checkbox"/>	203.0
09267	6 R	Heritage Crossing	NWC of 11th St. & FM 646	Santa Fe	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	68	72	E	NC	<input type="checkbox"/>	\$851,779*	Ron Williams	<input checked="" type="checkbox"/>	203.0
09104	5 R	Stone Hearst Seniors	1650 E. Lucas Dr.	Beaumont	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	36	36	E	NC	<input type="checkbox"/>	\$542,549	R.J. Collins	<input type="checkbox"/>	202.0
09193	6 R	Sierra Meadows	BW 8 & E. of Wilson Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	85	90	E	NC	<input type="checkbox"/>	\$1,182,413	Paula B. Burns	<input type="checkbox"/>	202.0
09188	6 R	Casa Brazoria	152nd Blk of Brazoswood Dr.	Clute	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	36	36	G	NC	<input type="checkbox"/>	\$876,319	Vincent A. Marquez	<input type="checkbox"/>	200.0
09170	6 R	South Acres Ranch II	E. Side of 11400 Blk of Scott St.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	48	49	G	NC	<input type="checkbox"/>	\$1,008,077	W. Barry Kahn	<input type="checkbox"/>	200.0

1 = Status of Award Abbreviation: Development Previously Awarded 2009 Housing Tax Credits=A, Pending/ Non-Awarded Applications=P, Not Pending Applications=N

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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G

5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR

6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested

* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP AR	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended Credit	Owner Contact	TDHCA HOME	Final Score
09161	6 R	Sterling Court Senior Residences	NWC of Minnesota & Alameda Genoa	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	140	140	E	NC	<input type="checkbox"/>	\$1,818,532	Michael Robinson	<input type="checkbox"/>	200.0
09248	6 R	Pearland Senior Village	8100 Blk of Broadway St. (S. side)	Pearland	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	126	126	E	NC	<input type="checkbox"/>	\$1,537,571	Doak Brown	<input checked="" type="checkbox"/>	200.0
09201	6 R	Ventana Pointe	Red Oak & Butterfield Rd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	96	96	E	NC	<input type="checkbox"/>	\$1,091,199	Vincent A. Marquez	<input type="checkbox"/>	199.0
09287	6 R	Horizon Meadows Apts	Approx. 8.7 acres SWC of Main St. & Bayou Rd.	La Marque	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	96	96	G	NC	<input type="checkbox"/>	\$1,294,092*	Rick J. Deyoe	<input checked="" type="checkbox"/>	199.0
09242	6 R	Beechnut Oaks	NWC of Beechnut & Eldridge Pkwy.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	144	144	E	NC	<input type="checkbox"/>	\$1,686,794	Les Kilday	<input type="checkbox"/>	198.0
09184	5 R	Oakmont Apts	711 Interstate 10 East	Orange	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	80	G	NC	<input type="checkbox"/>	\$910,348	K.T. (Ike) Akbari	<input type="checkbox"/>	197.0
09316	6 R	Champion Homes at Bay Walk	7200 Heards Ln.	Galveston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	192	192	G	RH	<input checked="" type="checkbox"/>	\$1,443,759*	Saleem Jafar	<input type="checkbox"/>	197.0
09266	6 R	Skytop Apts	2455 N. Frazier	Conroe	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	174	192	G	NC	<input type="checkbox"/>	\$2,000,000	Richard Bowe	<input type="checkbox"/>	195.0
09162	5 R	Arbor Pines Apartment Homes	W. of MLK Dr. near to Tulane Rd.	Orange	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	76	76	E	NC	<input type="checkbox"/>	\$915,220*	Marc Caldwell	<input type="checkbox"/>	192.0
09228	5 R	Lufkin Pioneer Crossing for Seniors	1404 Old Gobblers Knob Rd.	Lufkin	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	80	E	NC	<input type="checkbox"/>	\$958,558*	Noor Jooma	<input checked="" type="checkbox"/>	192.0
09183	5 R	Grace Lake Townhomes	4060 West Cardinal Drive	Beaumont	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	112	128	G	NC	<input type="checkbox"/>	\$1,287,056	K.T. (Ike) Akbari	<input type="checkbox"/>	189.0
09177	6 R	Orchard at Oak Forest	NEQ of Brinkman St. & 34th St.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	118	118	E	NC	<input type="checkbox"/>	\$1,497,001	Stephan Fairfield	<input type="checkbox"/>	185.0
09196	6 R	Golden Bamboo Village II	E. Side of 12000 N. Gessner Rd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	116	116	G	NC	<input type="checkbox"/>	\$1,621,465	Michael Nguyen	<input type="checkbox"/>	185.0
09260	4 R	Millie Street Apts	SEC of Millie St. & Green St.	Longview	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	59	60	G	NC	<input type="checkbox"/>	\$665,000	Justin Zimmerman	<input type="checkbox"/>	184.0
09249	6 R	Dixie Gardens	1216 Dixie Farm Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	148	148	I	NC	<input type="checkbox"/>	\$2,000,000*	H. Elizabeth Young	<input type="checkbox"/>	177.0
09232	6 R	Brazos Bend Villa	2020 Rocky Falls Rd.	Richmond	Rural	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	120	120	G	RH	<input checked="" type="checkbox"/>	\$1,368,982	Kenneth Tann	<input type="checkbox"/>	177.0
09185	6 R	Maplewood Village II	550 Hobbs Rd.	League City	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	80	E	NC	<input checked="" type="checkbox"/>	\$1,149,880*	Thomas H. Scott	<input checked="" type="checkbox"/>	165.0
09156	6 R	Park Lane Apts	7515 Cook Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	144	144	G	NC	<input type="checkbox"/>	\$1,968,935*	Brian Cogburn	<input type="checkbox"/>	164.0
09312	6 R	Villas at El Dorado Apts	200 Blk of W. El Dorado Blvd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	159	159	E	NC	<input type="checkbox"/>	\$2,000,000*	Ken Brinkley	<input type="checkbox"/>	155.0
						Total: 3,547 3,629						\$43,570,940			
09102	6 N	Magnolia Trails	31000 Blk of Nichols Sawmill Rd. (W. side)	Magnolia	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	76	80	E	NC	<input type="checkbox"/>	\$0	David Mark Koogler	<input type="checkbox"/>	212.0
09272	6 N	Mason Apartment Homes	Mason Rd. b/t Franz & Morton Rd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	120	120	E	NC	<input type="checkbox"/>	\$0	Kenneth Cash	<input type="checkbox"/>	207.0
09280	6 N	Mariposa at Ella Blvd	Approx. 0.1 mi SE of Southridge Rd. on Ella Blvd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	180	180	E	NC	<input type="checkbox"/>	\$0	Stuart Shaw	<input type="checkbox"/>	204.0

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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G

5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR

6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested

* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP AR	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended Credit	Owner Contact	TDHCA HOME	Final Score
09160	6 N	Stone Court Senior Residences	NEC of Smithstone Dr. & Somerall Dr.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	80	E	NC	<input type="checkbox"/>	\$0	Michael Robinson	<input type="checkbox"/>	200.0
09191	6 N	Sendero Pointe	S. Side of Addicks Satsuma approx. 10m E. of Hwy 6	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	120	120	E	NC	<input type="checkbox"/>	\$0	Thomas W. Troll	<input type="checkbox"/>	199.0
09269	6 N	Eldridge Oaks	8.5 acres on N. Eldridge Pkwy., N. of FM 529	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	160	160	G	NC	<input type="checkbox"/>	\$0	Kenneth Cash	<input type="checkbox"/>	194.0
09317	6 N	Champion Homes at Marina Landing	7302 Heards Ln.	Galveston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	256	256	G	RH	<input checked="" type="checkbox"/>	\$0	Saleem Jafar	<input type="checkbox"/>	193.0
09276	6 N	Cypress Creek at Calder Drive	N. Side of FM 517 approx. 1/2 mi W. of FM 646	Dickinson	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	180	180	G	NC	<input type="checkbox"/>	\$0	Stuart Shaw	<input type="checkbox"/>	181.0
09167	6 N	Fondren Ranch	15800 Blk of Fondren at Fort Bend Tollway	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	100	101	G	NC	<input type="checkbox"/>	\$0	W. Barry Kahn	<input type="checkbox"/>	160.0
09169	6 N	Orem Ranch	W. Side of 12500 Blk of Almeda	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	81	G	NC	<input type="checkbox"/>	\$0	W. Barry Kahn	<input type="checkbox"/>	160.0
09313	6 N	Hampshire Court Apts	3400 Blk of S. Burke Dr. near Vista Rd.	Pasadena	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	159	159	E	NC	<input type="checkbox"/>	\$0	J. Steve Ford	<input type="checkbox"/>	150.0
09311	6 N	Deerbrook Place Apts	19700 Blk of the W. Side of Deerbrook Park Blvd.	Houston	Urban	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	159	159	E	NC	<input type="checkbox"/>	\$0	William D. Henson	<input type="checkbox"/>	141.0
							Total:	1,670	1,676			\$0			
48	Total Applications	Sum of Awarded Credits:		Sum of Recommended Credits:			5,630	5,733				\$44,934,818			
		\$1,363,878		\$43,570,940											

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4 = Target Population Abbreviation: Intergenerational=I, Elderly=E, General=G

5 = Housing Activity: New Construction=NC, Rehabilitation (includes Reconstruction)=RH, Adaptive Reuse=ADR

6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested

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Report 3: 2009 9% Active Non Profit Applications ("Non Profit A/R/N")
2009 Competitive Housing Tax Credit Program
(As of July 30, 2009, the recommendations may change due to pending appeals)

Estimated Non-Profit Allocation: \$9,228,301

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP AR	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷
09190	9 R	San Juan Square III	300 Gante Walk	San Antonio	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	32	32	G	2 RH	<input type="checkbox"/>	\$602,456	David Casso	<input type="checkbox"/>	220.0	Competitive in Region
09198	9 R	Montabella Pointe	W. Side of Foster Rd. and S. Side of FM 78	San Antonio	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	144	144	G	2 NC	<input type="checkbox"/>	\$1,731,393	Gilbert Piette	<input type="checkbox"/>	210.0	Significant Sub-Regional Shortfall in State Collapse
09254	6 R	Irvington Court	4004 Irvington Blvd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	115	144	G	2 NC	<input type="checkbox"/>	\$1,343,499 *	Jason Holoubek	<input type="checkbox"/>	204.0	Competitive in Hurricane Ike Counties
09115	3 R	Magnolia Trace	S. of Crouch Rd. & W. of Lancaster Rd.	Dallas	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	112	112	E	2 NC	<input type="checkbox"/>	\$1,000,000	Ted Stokely	<input type="checkbox"/>	200.0	Competitive in Region
09188	6 R	Casa Brazoria	152nd Blk of Brazoswood Dr.	Clute	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	36	36	G	2 NC	<input type="checkbox"/>	\$876,319	Vincent A. Marquez	<input type="checkbox"/>	200.0	Competitive in Hurricane Ike Counties
09201	6 R	Ventana Pointe	Red Oak & Butterfield Rd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	96	96	E	2 NC	<input type="checkbox"/>	\$1,091,199	Vincent A. Marquez	<input type="checkbox"/>	199.0	Competitive in Hurricane Ike Counties
09105	2 R	Villages at Snyder	1001 37th St.	Snyder	Rural	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	80	80	I	2 NC	<input type="checkbox"/>	\$1,221,403 *	Jay Collins	<input type="checkbox"/>	198.0	Significant Sub-Regional Shortfall in Rural Collapse
09116	3 R	Tuscany Villas	7200 Blk of Chase Oaks Blvd.	Plano	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	90	90	E	2 NC	<input type="checkbox"/>	\$1,000,000	Ted Stokely	<input type="checkbox"/>	198.0	Competitive in Region
09192	9 R	Tierra Pointe	W. of Hwy 181/123 & S. of Vista Rd.	Karnes City	Rural	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	76	80	G	2 NC	<input type="checkbox"/>	\$1,061,463	Susan R. Sheeran	<input type="checkbox"/>	195.0	Significant Sub-Regional Shortfall in Rural Collapse
09211	10 R	Corban Townhomes	1455 Southgate	Corpus Christi	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	128	128	G	2 NC	<input type="checkbox"/>	\$1,594,705	Richard J. Franco	<input type="checkbox"/>	194.0	Significant Sub-Regional Shortfall in State Collapse
09196	6 R	Golden Bamboo Village II	E. Side of 12000 N. Gessner Rd.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	116	116	G	2 NC	<input type="checkbox"/>	\$1,621,465	Michael Nguyen	<input type="checkbox"/>	185.0	Competitive in Region
09177	6 R	Orchard at Oak Forest	NEQ of Brinkman St. & 34th St.	Houston	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	118	118	E	2 NC	<input type="checkbox"/>	\$1,497,001	Stephan Fairfield	<input type="checkbox"/>	185.0	Competitive in Region
09232	6 R	Brazos Bend Villa	2020 Rocky Falls Rd.	Richmond	Rural	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	120	120	G	2 RH	<input checked="" type="checkbox"/>	\$1,368,982	Kenneth Tann	<input type="checkbox"/>	177.0	Competitive in At-Risk Set-Aside

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6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.

7 = Comment: Reason for Recommendation

* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP AR	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷	
						Total: 1,263		1,296			\$16,009,885						
09130	7 N	M Station	2906 E. MLK Jr. Blvd.	Austin	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	135	150	G	3 NC	<input type="checkbox"/>	\$0	Walter Moreau	<input type="checkbox"/>	211.0	Not Competitive in Region	
09200	3 N	Mariposa Pointe	E. Side JJ Lemmon Rd .3m N. of Lancaster Hutchins Rd.	Hutchins	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	128	128	G	3 NC	<input type="checkbox"/>	\$0	Cynthia Mickens-Smith	<input type="checkbox"/>	210.0	Not Recommended due to \$2 million cap violation.	
09168	3 N	LifeNet Lofts	2621 Jeffries St. and 2600 Block of Merlin St.	Dallas	Urban	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	125	125	G	3 NC	<input type="checkbox"/>	\$0	Liam Mulvaney	<input type="checkbox"/>	176.0	Not Competitive in Region	
						Total: 388		403			\$0						
16 Total Applications							1,651		1,699			\$16,009,885					

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6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.

7 = Comment: Reason for Recommendation

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**Report 4: Awarded and Active Applications to Meet the State Rural Allocation ("Rural A-R-N")
2009 Competitive Housing Tax Credit Program
(As of July 30, 2009, the recommendations may change due to pending appeals)**

Estimated Rural Allocation: \$11,537,109

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³ USDA NP AR	LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Credit	Owner Contact	TDHCA HOME	Final Score	Comment ⁷	
09006	1 A	Cedar Street Apts	N. Cedar St. N. of Hwy 380	Brownfield	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	48	48	G	1 NC	<input type="checkbox"/>	\$510,685	Justin Zimmerman	<input type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008	
09010	3 A	Mineral Wells Pioneer Crossing	2509 E. Hubbard	Mineral Wells	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	80	G	1 NC	<input type="checkbox"/>	\$855,825	Noor Jooma	<input checked="" type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008	
09019	4 A	Timber Village Apts II	2707 Norwood St.	Marshall	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	72	72	G	1 NC	<input type="checkbox"/>	\$817,794	Rick J. Deyoe	<input checked="" type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008	
09012	7 A	Park Ridge Apts	SEC of Legend Hills Blvd. & RM 152	Llano	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	62	64	G	1 NC	<input type="checkbox"/>	\$697,017	Mark Mayfield	<input checked="" type="checkbox"/>	301.0	Forward Commitment of 2009 Credits Made in 2008	
09029	13 A	San Elizario Palms	13800 Blk of Socorro Rd. near Herring Rd.	San Elizario	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	80	G	1 NC	<input type="checkbox"/>	\$71,980	R.L. (Bobby) Bowling, IV	<input type="checkbox"/>	300.0	Commitment of Additional 2009 Credits Made in 2008	
							Total:	342	344			\$2,953,301					
09164	2 R	Gholson Hotel	215 Main St.	Ranger	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	50	50	E	2 RH	<input checked="" type="checkbox"/>	\$369,189	Chad Asarch	<input type="checkbox"/>	222.0	Competitive in Region	
09245	10 R	Heights at Corral	1000 W. Corral Ave.	Kingsville	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	80	80	G	2 RH	<input checked="" type="checkbox"/>	\$894,750	Socorro ("Cory") Hinojosa	<input checked="" type="checkbox"/>	217.0	Competitive in Region	
09120	6 R	Senior Villages of Huntsville	140 Essex Blvd.	Huntsville	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	36	36	E	2 NC	<input type="checkbox"/>	\$496,797	R.J. Collins	<input type="checkbox"/>	203.0	Competitive in Hurricane Ike Counties	
09165	8 R	Cherrywood Apts	701 W. Tokio Rd.	West	Rural	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	44	44	E	2 RH	<input checked="" type="checkbox"/>	\$290,139 *	Pete Potterpin	<input checked="" type="checkbox"/>	203.0	Competitive in USDA Allocation	
09119	11 R	Legacy Villas	S. Side of 2nd St. and W. Side of US 57	Eagle Pass	Rural	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	64	64	G	2 NC	<input type="checkbox"/>	\$1,000,000	Clifton Phillips	<input type="checkbox"/>	203.0	Competitive in Region	

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6 = Acquisition=ACQ, Developments for which acquisition Housing Tax Credits are being requested.

7 = Comment: Reason for Recommendation

* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

File #	Region Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³			LI Units	Total Units	Target ⁴ Pop	Housing ⁵ Activity	ACQ ⁶	Recommended* Owner Credit	Contact	TDHCA HOME	Final Score	Comment ⁷
09101	1 R	Hampton Villages	1517 W. Alcock St.	Pampa	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	G	2 NC	<input type="checkbox"/>	\$1,156,723	Tim Lang	<input type="checkbox"/>	200.0	Competitive in Region
09310	7 R	San Gabriel Crossing	155 Hillcrest Ln.	Liberty Hill	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	71	76	G	2 NC	<input type="checkbox"/>	\$928,369 *	Mark Mayfield	<input type="checkbox"/>	199.0	Significant Sub-Regional Shortfall in Rural Collapse
09105	2 R	Villages at Snyder	1001 37th St.	Snyder	Rural	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	80	I	2 NC	<input type="checkbox"/>	\$1,221,403 *	Jay Collins	<input type="checkbox"/>	198.0	Significant Sub-Regional Shortfall in Rural Collapse
09184	5 R	Oakmont Apts	711 Interstate 10 East	Orange	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	80	G	2 NC	<input type="checkbox"/>	\$910,348	K.T. (Ike) Akbari	<input type="checkbox"/>	197.0	Competitive in Hurricane Ike Counties
09192	9 R	Tierra Pointe	W. of Hwy 181/123 & S. of Vista Rd.	Karnes City	Rural	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	76	80	G	2 NC	<input type="checkbox"/>	\$1,061,463	Susan R. Sheeran	<input type="checkbox"/>	195.0	Significant Sub-Regional Shortfall in Rural Collapse
09162	5 R	Arbor Pines Apartment Homes	W. of MLK Dr. near to Tulane Rd.	Orange	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	E	2 NC	<input type="checkbox"/>	\$915,220 *	Marc Caldwell	<input type="checkbox"/>	192.0	Significant Sub-Regional Shortfall in Rural Collapse
09228	5 R	Lufkin Pioneer Crossing for Seniors	1404 Old Gobblers Knob Rd.	Lufkin	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	80	E	2 NC	<input type="checkbox"/>	\$958,558 *	Noor Jooma	<input checked="" type="checkbox"/>	192.0	Significant Sub-Regional Shortfall in Rural Collapse
09150	8 R	Prairie Village Apts	611 Paul St.	Rogers	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	G	2 RH	<input checked="" type="checkbox"/>	\$150,471	Patrick A. Barbolla	<input checked="" type="checkbox"/>	187.0	Competitive in USDA Allocation
09148	8 R	Whispering Oaks Apts	1209 West 8th	Goldthwaite	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	E	2 RH	<input checked="" type="checkbox"/>	\$163,083	Patrick A. Barbolla	<input checked="" type="checkbox"/>	187.0	Competitive in USDA Allocation
09261	4 R	Turner Street Apts	NWC of State Hwy 155 & Turner St.	Palestine	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	59	60	G	2 NC	<input type="checkbox"/>	\$665,000 *	Justin Zimmerman	<input type="checkbox"/>	186.0	Competitive in Region
09146	2 R	Oakwood Apts	3501 Rhodes Rd.	Brownwood	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	47	48	G	2 RH	<input checked="" type="checkbox"/>	\$275,731 *	Patrick A. Barbolla	<input checked="" type="checkbox"/>	185.0	Competitive in USDA Allocation
09100	3 R	Crestmoor Park South Apts	514 SE Gardens	Burleson	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	68	68	G	2 RH	<input checked="" type="checkbox"/>	\$468,004	Joe Chamy	<input checked="" type="checkbox"/>	183.0	Competitive in USDA Allocation
09232	6 R	Brazos Bend Villa	2020 Rocky Falls Rd.	Richmond	Rural	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	120	120	G	2 RH	<input checked="" type="checkbox"/>	\$1,368,982	Kenneth Tann	<input type="checkbox"/>	177.0	Competitive in At-Risk Set-Aside
09294	7 R	Northgate Apts and Rhomberg Apts	105 Northgate Circle & 806 N. Rhomberg	Burnet	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60	60	G	2 RH	<input checked="" type="checkbox"/>	\$319,092 *	Dennis Hoover	<input checked="" type="checkbox"/>	177.0	Competitive in USDA Allocation
09149	8 R	Autumn Villas	100 Autumn Villas Dr.	Lorena	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16	16	E	2 RH	<input checked="" type="checkbox"/>	\$106,245	Patrick A. Barbolla	<input checked="" type="checkbox"/>	177.0	Competitive in USDA Allocation
09147	8 R	Village Place Apts	111 Village Place Dr.	Lorena	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32	32	G	2 RH	<input checked="" type="checkbox"/>	\$205,533	Patrick A. Barbolla	<input checked="" type="checkbox"/>	173.0	Competitive in USDA Allocation

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7 = Comment: Reason for Recommendation

* = Recommended Credit: Development is displaying the requested amount because a real estate analysis has not yet been completed.

Region	File #	Status ¹	Development Name	Address	City	Allocation ²	Set-Asides ³			LI	Total	Target ⁴	Housing ⁵		ACQ ⁶	Recommended*Owner	TDHCA	Final	Comment ⁷
							USDA	NP	AR	Units	Units	Pop	Activity		Credit	Contact	HOME	Score	
	09131	13 R	Presidio Palms	Near the intersection of Gonzalez & Alarcon Rd.	San Elizario	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	80	G	2 NC	<input type="checkbox"/>	\$930,115	R.L. (Bobby) Bowling, IV	<input type="checkbox"/>	173.0	Significant Sub-Regional Shortfall in Rural Collapse
	09136	12 R	Gateway to Eden	Grant/Rudder Streets & Kelly Street	Eden	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20	20	G	2 NC	<input type="checkbox"/>	\$476,746 *	Ethan Horne	<input checked="" type="checkbox"/>	172.0	Competitive in Region
	09318	10 R	Hyatt Manor I and II Apts	1701 Waco St.	Gonzales	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	65	65	G	2 RH	<input checked="" type="checkbox"/>	\$344,536	Dennis Hoover	<input checked="" type="checkbox"/>	162.0	Competitive in USDA Allocation
	09126	8 R	Holland House Apts	616 Josephine St.	Holland	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	68	68	G	2 RH	<input checked="" type="checkbox"/>	\$513,496	Warren Maupin	<input checked="" type="checkbox"/>	160.0	Competitive in USDA Allocation
	09237	3 R	Woodland Park at Decatur	3108 S. Murvil St.	Decatur	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	72	72	E	2 NC	<input type="checkbox"/>	\$576,558 *	Mark E. Feaster	<input type="checkbox"/>	150.0	Significant Sub-Regional Shortfall in Rural Collapse
	09000	6 R	Courtwood Apts	400 S. Austin Rd.	Eagle Lake	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	50	50	E	2 RH	<input checked="" type="checkbox"/>	\$295,095 *	Ronald Potterpin	<input checked="" type="checkbox"/>	125.0	Competitive in At-Risk Set-Aside
	09001	6 R	Hillwood Apts	308 N. East St.	Weimar	Rural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24	24	E	2 RH	<input checked="" type="checkbox"/>	\$151,449 *	Ronald Potterpin	<input checked="" type="checkbox"/>	113.0	Competitive in At-Risk Set-Aside
							Total:			1,642	1,653				\$17,213,095				
	09102	6 N	Magnolia Trails	31000 Blk of Nichols Sawmill Rd. (W. side)	Magnolia	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	80	E	3 NC	<input type="checkbox"/>	\$0	David Mark Koogler	<input type="checkbox"/>	212.0	Not Recommended due to \$2 million cap violation.
	09293	7 N	Villas of Shady Grove	North FM 963 at Hill St. and Rhomberg St.	Burnet	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	72	80	G	3 NC	<input type="checkbox"/>	\$0	Dennis Hoover	<input checked="" type="checkbox"/>	179.0	Not Competitive in Region
	09304	9 N	Gardens at Clearwater Apts	400 Blk of Clearwater Paseo	Kerrville	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	80	E	3 NC	<input type="checkbox"/>	\$0	Lucille Jones	<input type="checkbox"/>	179.0	Not Competitive in Region
	09110	2 N	Mustang Heights Apts	Intersection of Arizona Ave. & I-20 frontage Rd.	Sweetwater	Rural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	80	G	3 NC	<input type="checkbox"/>	\$0	Leslie Clark	<input type="checkbox"/>	160.0	Not Competitive in Region
							Total:			308	320				\$0				
37 Total Applications										2,292	2,317				\$20,166,396				

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HOME PROGRAM DIVISION
BOARD ACTION REQUEST
July 30, 2009

Action Item

Presentation, Discussion, and Possible Approval of HOME Program Award Recommendations.

Requested Action

Approve, Deny, or Approve with Amendments the HOME Program Award Recommendations.

Background

Awards for contracts from the 2008 and 2009 Rental Housing Development Notices of Funding Availability (NOFAs) are combined in this one action item.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)
RENTAL HOUSING DEVELOPMENT PROGRAM

A Notice of Funding Availability (NOFA) for \$5,966,488 million for Community Housing Development Organization (CHDO) Rental Housing Development was approved by the Board on June 26, 2008. Subsequent to approval of this initial funding level, the Board approved transferring all remaining funds under the 2007 NOFA to the 2008 NOFA for a total balance of approximately \$6,337,106 in funds available. The NOFA allowed applicants to apply for funding on a statewide first-come, first-served basis until April 30, 2009. At the May 21, 2009 meeting, the Board approved the transfer of all pending applications that do not receive an award of funds under the 2008 CHDO RHD NOFA to the CHDO Set-Aside under the 2009 RHD NOFA.

The 2009 RHD NOFA was approved at the May 21, 2009 Board meeting which made available \$5,000,000 in General set-aside funds, \$5,590,030 in CHDO funds, and \$1,000,000 in funds for the Persons with Disabilities set-aside. These funds were approved subject to the regional allocation formula (RAF) as required by §2306.111(d) of Texas Government Code until July 20, 2009. However, at the July 16, 2009 Board meeting, the Board approved an extension of the RAF end date from July 20, 2009 to August 31, 2009 due to delays in receiving the 2009 Grant Agreement from HUD.

The Board previously approved one (1) award of \$4,000,000 from the 2008 CHDO RHD NOFA. Staff is recommending that the \$2,337,106 in remaining funds under the 2008 CHDO NOFA and \$62,894 of the \$777,423 in CHDO set-aside funds from the Urban subregion of Region 3 from the 2009 RHD NOFA be awarded to one (1) CHDO application totaling \$2,400,000 in funds. This application is also on today's agenda for an award of 9% tax credits and is recommended subject to this award. The remaining application requests exceed the funding available within the applicable subregions of the 2009 NOFA and may be considered for awards at a future Board meeting. However, the other 9% layered applications under consideration will be on the waiting

list for a tax credit award and may not move forward unless other awarded 9% deals do not move forward. The following chart is a summary of today's recommended CHDO award:

CHDO RHD Recommendation			Source of funds	
Applicant	Request	Total Recommendation	2008 NOFA	2009 NOFA
09172 Evergreen at Vista Ridge	\$2,400,000	\$2,400,000	\$2,337,106	\$62,894

Evergreen at Vista Ridge has completed the initial phases of the application review process. As of July 21, 2009, the Real Estate Analysis (REA) Division has not completed their evaluation of this application and the final loan amount, terms, and conditions are subject to the recommendations in the final underwriting report.

If approved, five (5) CHDO applications requesting a total of \$14,200,000 in funds will remain pending under the CHDO Set-Aside of the 2009 RHD NOFA. Additionally, \$5,527,136 in funds will remain available for future awards.

RENTAL HOUSING DEVELOPMENT PROGRAM

On June 26, 2008 the TDHCA Board approved the 2008 Rental Housing Development (RHD) Notice of Funding Availability (NOFA) that set aside \$5,000,000 for new construction, rehabilitation, and acquisition and rehabilitation of affordable rental housing. Subsequent to approval of this initial funding level, the Board approved transferring all remaining funds under the 2007 NOFA to the 2008 NOFA for a total balance of approximately \$20,869,797 in funds available. The NOFA allowed applicants to apply for funding on a statewide first-come, first-served basis until April 30, 2009. At the May 21, 2009 meeting, the Board approved the transfer of all pending applications that do not receive an award of funds under the 2008 RHD NOFA to the 2009 RHD NOFA.

Due to relatively small dollar amounts in each subregion in the 2009 NOFA when regionally allocated and the relatively large funding requests, staff cannot recommend any full application requests for funding from these 2009 funds until after August 31, 2009 when the funds collapse and become available statewide. However, also at the July 16, 2009 Board meeting, the Board approved reprogramming of \$6,500,000 in funds that are no longer subject to the RAF from the Department's balance of available and deobligated funds to the General set-aside under the 2009 NOFA. These funds were made available regionally when originally programmed in order to comply with §2306.111(d) and are available to be awarded today.

Of the forty-seven (47) applications requesting a total of \$75,337,545 under the 2008 RHD NOFA, eleven (11) have previously been awarded \$20,075,534 in funds. Twenty-seven (27) applications totaling \$43,821,087 remain pending. Due to this significant oversubscription for funds, staff recommends that the Board utilize an additional \$5,775,128 funds from the available and deobligated balance of HOME funds to go deeper down the priority list of pending applications. The current available balance of deobligated funds is \$6,715,366, which will leave a balance of \$940,238 for possible reprogramming at a future date or use for disaster applications should the need arise. This amount is insufficient to adequately fund the next HOME application request but could be added to the funds available from the RAF to be presented at the next meeting. It should be note that this balance is due primarily to deobligation of the balance of

funds from a large number of single family contracts. Pursuant to 10 TAC §1.19(e)(2)(E), the Board has the discretion to utilize deobligated funds for the purpose of funding applications for program funds on existing Department waiting lists.

Staff is recommending that the \$794,263 in remaining funds from the 2008 NOFA and the \$6,500,000 in funds from the 2009 RHD NOFA that are no longer subject to the RAF, and the \$5,775,128 in available deobligated funds be awarded to seven (7) applications totaling \$13,069,391 in funds. The remaining application requests exceed the funding available within the applicable subregions of the 2009 NOFA and may be considered for awards at the Board meeting on September 3, 2009. The following chart is a summary of today's recommended awards:

General RHD Recommendations			Source of funds		
Applicant	Request	Total Recommendation	2008 NOFA	2009 NOFA	Deobligated Funds
09001 Hillwood Apartments	\$679,747	\$679,747	\$679,747		
09000 Courtwood Apartments	\$1,274,555	\$1,274,555	\$114,516	\$1,160,039	
09100 Crestmoor Park South Apts	\$1,215,089	\$1,215,089		\$1,215,089	
09248 Pearland Senior Village	\$3,000,000	\$3,000,000		\$3,000,000	
09245 Heights at Corral	\$3,000,000	\$3,000,000		\$1,124,872	\$1,875,128
09267 Heritage Crossing	\$2,200,000	\$2,200,000			\$2,200,000
09287 Horizon Meadows	\$1,700,000	\$1,700,000			\$1,700,000
Total Funds Awarded	\$13,069,391	\$13,069,391	\$794,263	\$6,500,000	\$5,775,128

All of the recommended applications have also requested allocations of 2009 competitive housing tax credits which are being considered under a separate agenda item today and all are subject to approval of these housing tax credit awards. Each recommended application has completed the initial phases of the application review process. As of July 21, 2009, the Real Estate Analysis (REA) Division has not completed the evaluation of all of the applications. The underwriting reports that have been completed are included in today's board book with the housing tax credit awards agenda item. All recommendations are subject to completion of the underwriting reports and all of the conditions reflected in the underwriting reports.

If the seven recommended applications are approved, twenty (20) General set-aside applications (excluding CHDO applications competing under both set-asides) requesting a total of \$30,751,696 in funds will remain pending. Staff currently anticipates bringing awards for the RAF balance of \$5,000,000 2009 NOFA General set-aside funds to the September Board meeting for approval. Should the Board choose not to use the current balance of deobligated funds, staff recommends only the first four (4) awards reflected in the above chart for approval. Staff anticipates that the remaining three applications would ultimately be recommended for an award using the remaining \$5,000,000 in funds that are subject to regional allocation until after August 31, 2009.

Attached:

- 2008 HOME CHDO Rental Housing Development - Award Recommendations;
- 2008 HOME CHDO Rental Housing Development - Application Log;
- 2008 HOME Rental Housing Development - Award Recommendations;
- 2008 HOME Rental Housing Development - Application Log;

- 2009 HOME Rental Housing Development - Award Recommendations; and
- 2009 HOME Rental Housing Development - Application Log.

Recommendation

Staff recommends that the Board approve all of the awards as detailed in the Award Recommendations logs attached. All Rental Housing Development awards are recommended subject to the conditions of the underwriting reports and approval of housing tax credit awards as applicable.

**2008 HOME CHDO Rental Housing Development Program Award Recommendations
(Application Acceptance Period - 6/26/2008 to 4/30/2009)**

Sorted by Date and Time Received

Tuesday, July 21, 2009

Total Amended NOFA Amount: \$6,337,106

Funds Remaining - \$2,337,106

File #	Region	Received By:		Development Name	City	Housing Actvty(1)	HOME Units	Total Units	Target(2) Population	Layering (3)			Rqstd. Project Funds	Rqstd. CHDO Op. Funds	Awarded / Recommended Project Funds	Awarded / Recommended CHDO Op. Funds	Status
		Date	Time							9%	4%	HTF					
09172	3	2/23/2009	11:25 AM	Evergreen at Vista Ridge	Lewisville	NC	24	120	Elderly	Yes	No	No	\$2,400,000	\$50,000	\$2,337,106	\$50,000	Pending Award 7/30/2009
Total HOME Applications		1		Unit Totals:			24	120	Fund Totals:			\$2,400,000	\$50,000	\$2,337,106	\$50,000		

1 = Housing Activity: New Construction=NC, Rehabilitation = R

2 = Target Population Abbreviation: Intergenerational=Intg

3 = Layering of Other Department Applications: 9%=9% Competitive Tax Credits, 4%=4% Tax Credit Program, HTF = Housing Trust Fund

**2008 HOME CHDO Rental Housing Development Program- Application Log
(Application Acceptance Period - 6/26/2008 to 4/30/2009)**

Sorted by Date and Time Received

Tuesday, July 21, 2009

Approximate NOFA Amount - \$6,337,106

Funds Remaining - \$2,337,106

File #	Region	Received By:		Development Name	City	Housing Actvty(1)	HOME Units	Total Units	Target(2) Population	Layering (3)			Rqstd. Project Funds	Rqstd. CHDO Op. Funds	Awarded / Recommended Project Funds	Awarded / Recommended CHDO Op. Funds	Status
		Date	Time							9%	4%	HTF					
08342	8	10/6/2008	3:25 PM	Constitution Court	Copperas Cove	NC	45	108	General	Yes	No	No	\$4,000,000	\$50,000	\$4,000,000	\$50,000	Awarded
09138	7	2/19/2009	1:58 PM	Belmont Senior Village	Leander	NC	39	192	Elderly	Yes	No	No	\$4,000,000	\$0			Transferred to 2009 NOFA
09172	3	2/23/2009	11:25 AM	Evergreen at Vista Ridge	Lewisville	NC	24	120	Elderly	Yes	No	No	\$2,400,000	\$50,000	\$2,337,106	\$50,000	Pending Award 7/30/2009
09171	3	2/24/2009	11:48 AM	Evergreen at Wylie	Wylie	NC	32	156	Elderly	Yes	No	No	\$3,050,000	\$50,000			Transferred to 2009 NOFA
09173	3	2/26/2009	11:59 AM	Evergreen at Sunnyvale	Sunnyvale	NC	17	120	Elderly	Yes	No	No	\$1,700,000	\$50,000			Withdrawn
09505	7	4/27/2009	11:36 AM	Luling Senior Housing Phase II	Luling	NC	29	29	Elderly	No	No	No	\$2,580,845	\$50,000			Terminated
09504	5	4/27/2009	3:26 PM	Magnolia Place	Newton	NC	12	12	Family	No	No	No	\$750,000	\$30,000			Transferred to 2009 NOFA

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File #	Region	Received By:		Development Name	City	Housing Actvty(1)	HOME Units	Total Units	Target(2) Population	Layering (3)			Rqstd. Project Funds	Rqstd. CHDO Op. Funds	Awarded / Recommended Project Funds	Awarded / Recommended CHDO Op. Funds	Status
		Date	Time							9%	4%	HTF					
09509	3	4/29/2009	1:09 PM	West Park Senior Housing	Corsicana	NC	40	40	Elderly	No	No	No	\$4,000,000	\$50,000			Transferred to 2009 NOFA
Total HOME Applications		8		Unit Totals:			238	777	Fund Totals:			\$22,480,845	\$330,000	\$6,337,106	\$100,000		

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2 = Target Population Abbreviation: Intergenerational=Intg

3 = Layering of Other Department Applications: 9%=9% Competitive Tax Credits, 4%=4% Tax Credit Program, HTF = Housing Trust Fund

**2008 HOME Rental Housing Development Program Award Recommendations
(Application Acceptance Period - 6/26/2008 to 4/30/2009)**

Sorted by Date and Time Received

Tuesday, July 21, 2009

Approximate NOFA Amount - \$20,869,797

Funds Remaining - \$794,263

File #	Region	Received By:		Development Name	City	Housing Actvty(1)	Reqstd HOME Units	Rec. HOME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	Status	
		Date	Time								9%	4%	HTF				
09001	6	12/3/2008	4:00 PM	Hillwood Apartments	Weimar	R	7	7	24	Elderly	Yes	No	No	\$679,747	\$679,747	Pending Award 7/30/2009	
09000	6	12/3/2008	4:01 PM	Courtwood Apartments	Eagle Lake	R	16	16	50	Elderly	Yes	No	No	\$1,274,555	\$114,516	Pending Award 7/30/2009	
Total HOME Applications						2	Unit Totals:			23	23	74	Fund Totals:			\$1,954,302	\$794,263

1 = Housing Activity: New Construction=NC, Rehabilitation = R

2 = Target Population Abbreviation: Intergenerational=Intg

3 = Layering of Other Department Applications: 9%=9% Competitive Tax Credits, 4%=4% Tax Credit Program, HTF = Housing Trust Fund

**2008 HOME Rental Housing Development Program - Application Log
(Application Acceptance Period - 6/26/2008 to 4/30/2009)**

Sorted by Date and Time Received

Tuesday, July 21, 2009

Approximate NOFA Amount - \$20,869,797

Funds Remaining - \$794,263

File #	Region	Received By:		Development Name	City	Housing Actvty(1)	Reqstd HOME Units	Rec. HOME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	Status
		Date	Time								9%	4%	HTF			
09604	6	9/26/2008	3:40 PM	Costa Mariposa	Texas City	NC	51	51	252	General	No	Yes	No	\$3,000,000	\$3,000,000	Awarded 4/23/2009
08337	8	10/3/2008	9:27 AM	Big Country Living Apartments	Waco	NC	11		132	General	No	No	No	\$3,000,000		Terminated
08338	11	10/6/2008	11:27 AM	Beacon Bay Townhomes	Port Isabel	R	16		76	General	No	No	No	\$1,169,070		Withdrawn
08340	7	11/10/2008	12:12 PM	San Gabriel Crossing	Liberty Hill	NC	16		16	General	Yes	No	No	\$800,000		Terminated
08341	7	11/13/2008	9:34 AM	Alta Vista Apartments	Marble Falls	R	7	11	64	General	Yes	No	No	\$400,528	\$400,528	Awarded 2/5/2009
08344	10	11/13/2008	11:16 AM	Hyatt Manor Apartments	Gonzales	R	7		65	Family	Yes	No	No	\$409,235		Withdrawn
08346	3	11/13/2008	11:43 AM	Quail Run Apartments	Decatur	R	40	32	40	General	No	No	No	\$1,161,894	\$1,161,894	Awarded 3/12/2009
08347	4	11/13/2008	11:44 PM	Northview Apartments	Kilgore	R	72	72	72	Intg.	No	No	No	\$2,000,000	\$2,000,000	Awarded 3/12/2009
09003	8	11/17/2008	2:00 PM	Holland House Apartments	Holland	R	68		68	General	Yes	No	No	\$850,000		Withdrawn
09002	3	11/17/2008	2:08 PM	Meadowlake Village Apartments	Mabank	R	40		40	General	Yes	No	No	\$550,000		Withdrawn
08345	5	11/20/2008	11:32 AM	First Huntington Arms	Huntington	R	40	40	40	General	No	No	No	\$2,386,570	\$2,386,570	Awarded 3/12/2009

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Note: Per Board action at the December 18, 2008 Board meeting, applications received under the CHDO RHD NOFA may receive funds under the RHD NOFA should all funds under the CHDO RHD NOFA be awarded.

File #	Region	Received By:		Development Name	City	Housing Actvty(1)	Reqstd HOME Units	Rec. HOME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	Status
		Date	Time								9%	4%	HTF			
09001	6	12/3/2008	4:00 PM	Hillwood Apartments	Weimar	R	7	7	24	Elderly	Yes	No	No	\$679,747	\$679,747	Pending Award 7/30/2009
09000	6	12/3/2008	4:01 PM	Courtwood Apartments	Eagle Lake	R	16	16	50	Elderly	Yes	No	No	\$1,274,555	\$114,516	Pending Award 7/30/2009
08134	7	12/10/2008	3:35 PM	Huntington	Buda	NC	24	24	120	Elderly	Yes	No	No	\$1,750,000	\$1,750,000	Awarded 2/5/2009
08256	3	12/23/2008	5:10 PM	Westway Place	Corsicana	NC	16	16	40	General	Yes	No	No	\$1,550,000		Not Recommended
08255	3	12/23/2008	5:10 PM	West Park Senior Housing	Corsicana	NC	25	25	48	Elderly	Yes	No	No	\$1,600,000		Not Recommended
08181	7	1/15/2009	9:40 AM	Park Ridge Apartments	Llano	NC	13	8	64	General	Yes	No	No	\$475,000	\$475,000	Awarded 2/5/2009
08154	3	1/27/2009	8:00 AM	Mineral Wells Pioneer Crossing	Mineral Wells	NC	16	16	80	General	Yes	No	No	\$2,972,037	\$2,972,037	Awarded 4/23/2009
09401	7	1/27/2009	11:25 AM	Encino Pointe	San Marcos	NC	51	51	252	General	No	Yes	No	\$3,000,000	\$3,000,000	Awarded 4/23/2009
09100	3	2/26/2009	8:00 AM	Crestmoor Park South Apts	Burleson	R	68		68	General	Yes	No	No	\$1,215,089		Transferred to 2009 NOFA
09248	6	2/27/2009	8:01 AM	Pearland Senior Village	Pearland	NC	28		126	Elderly	Yes	No	No	\$3,000,000		Transferred to 2009 NOFA
09245	10	2/27/2009	8:56 AM	Heights at Corral	Kingsville	R	29		80	General	Yes	No	No	\$3,000,000		Transferred to 2009 NOFA
09267	6	2/27/2009	10:44 AM	Heritage Crossing	Santa Fe	R	25		72	Elderly	Yes	No	No	\$2,200,000		Transferred to 2009 NOFA
09287	6	2/27/2009	3:14 PM	Horizon Meadows Apts	La Marque	NC	20		96	General	Yes	No	No	\$1,700,000		Transferred to 2009 NOFA
09136	12	2/27/2009	4:57 PM	Gateway to Eden	Eden	NC	20		20	General	Yes	No	No	\$1,050,000		Transferred to 2009 NOFA

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File #	Region	Received By:		Development Name	City	Housing Actvty(1)	Reqstd HOME Units	Rec. HOME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	Status
		Date	Time								9%	4%	HTF			
09500	6	3/5/2009	2:40 PM	Brookhollow Manor	Brookshire	R	48	48	48	General	No	No	No	\$1,785,877	\$1,785,877	Awarded 6/25/2009
09501	3	3/5/2009	2:41 PM	Chisum Trail Apartments	Sanger	R	40	40	40	General	No	No	No	\$1,143,628	\$1,143,628	Awarded 6/25/2009
09502	3	3/27/2009	9:27 AM	Washington Hotel Lofts	Greenville	R	36		36	General	No	No	No	\$2,650,000		Transferred to 2009 NOFA
09318	10	3/27/2009	2:40 PM	Hyatt Manor I and II Apts	Gonzales	R	14		65	General	Yes	No	No	\$946,081		Transferred to 2009 NOFA
09293	7	3/27/2009	2:58 PM	Villas of Shady Grove	Burnet	NC	28		80	General	Yes	No	No	\$2,971,483		Transferred to 2009 NOFA
09126	8	3/27/2009	4:34 PM	Holland House Apts	Holland	R	68		68	General	Yes	No	No	\$550,000		Transferred to 2009 NOFA
09503	11	3/30/2009	3:34 PM	Parkview Terrace	Pharr	R	30		100	General	No	No	No	\$3,000,000		Transferred to 2009 NOFA
09185	6	3/30/2009	5:09 PM	Maplewood Village II	League City	NC	0		80	Elderly	Yes	No	No	\$1,450,000		Transferred to 2009 NOFA
09227	3	3/31/2009	11:11 AM	Mineral Wells Pioneer Crossing for Seniors	Mineral Wells	NC	15		36	Elderly	Yes	No	No	\$1,512,619		Withdrawn
09228	5	3/31/2009	11:13 AM	Lufkin Pioneer Crossing for Seniors	Lufkin	NC	32		80	Elderly	Yes	No	No	\$2,796,156		Transferred to 2009 NOFA
09150	8	3/31/2009	2:11 PM	Prairie Village Apts	Rogers	R	24		24	General	Yes	No	No	\$375,000		Transferred to 2009 NOFA
09146	2	3/31/2009	3:26 PM	Oakwood Apts	Brownwood	R	47		48	General	Yes	No	No	\$600,000		Transferred to 2009 NOFA
09148	8	3/31/2009	4:34 PM	Whispering Oaks Apartments	Goldthwaite	R	24		24	Elderly	Yes	No	No	\$400,000		Transferred to 2009 NOFA
09147	8	3/31/2009	4:52 PM	Village Place Apts	Lorena	R	32		32	General	Yes	No	No	\$450,000		Transferred to 2009 NOFA

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File #	Region	Received By:		Development Name	City	Housing Actvty(1)	Reqstd HOME Units	Rec. HOME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	Status
		Date	Time								9%	4%	HTF			
09149	8	4/1/2009	9:59 AM	Autumn Villas	Lorena	R	16		16	Elderly	Yes	No	No	\$310,000		Transferred to 2009 NOFA
09294	7	4/1/2009	12:54 PM	Northgate Apts and Rhomberg Apts	Burnet	R	10		60	General	Yes	No	No	\$638,140		Transferred to 2009 NOFA
09508	3	4/29/2009	11:48 AM	Estates at Northside	Pilot Point	NC	32		32	Elderly	No	No	No	\$2,283,744		Transferred to 2009 NOFA
09506	4	4/29/2009	12:04 PM	Cherokee Hills	Rusk	NC	27		60	General	No	No	No	\$2,325,000		Transferred to 2009 NOFA
09507	3	4/30/2009	2:04 PM	Silver Spring at Forney	Forney	NC	40		198	Elderly	No	No	No	\$3,000,000		Transferred to 2009 NOFA
09019	4	4/30/2009	3:11 PM	Timber Village Apartments II	Marshall	NC	15		72	General	Yes	No	No	\$800,000		Transferred to 2009 NOFA
09511	3	4/30/2009	4:42 PM	Villas on Raiford	Carrollton	NC	18		180	Elderly	No	No	No	\$3,000,000		Transferred to 2009 NOFA
09165	8	4/30/2009	5:00 PM	Cherrywood Apts	West	R	12		44	Elderly	Yes	No	No	\$1,156,092		Transferred to 2009 NOFA
Total HOME Applications		47				Unit Totals:		1,334	457	3,428	Fund Totals:			\$75,337,545	\$20,869,797	

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Note: Per Board action at the December 18, 2008 Board meeting, applications received under the CHDO RHD NOFA may receive funds under the RHD NOFA should all funds under the CHDO RHD NOFA be awarded.

2009 HOME Rental Housing Development Program - Award Recommendations

Thursday, July 23, 2009

Application Acceptance Period: 7/16/2009 to 4/30/2010

Total NOFA Amount: \$18,090,030

Total Set-Aside Funding Level: \$11,500,000

Available Balance: \$11,500,000

General Set-Aside

File #	Region	Received By:		Development Name	City	Housing Actvty(1)	ReqstdH OME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	CHDO	Requested CHDO Funds	Awarded / Recommended CHDO Funds	Status
		Date	Time							9%	4%	HTF						
09000	6	12/3/2008	4:01 PM	Courtwood Apartments	Eagle Lake	R	16	50	Elderly	Yes	No	No	\$1,274,555	\$1,160,039	N	\$0	\$0	Pending Award 7/30/2009
09100	3	2/26/2009	8:00 AM	Crestmoor Park South Apts	Burleson	R	68	68	General	Yes	No	No	\$1,215,089	\$1,215,089	N	\$0	\$0	Pending Award 7/30/2009
09248	6	2/27/2009	8:01 AM	Pearland Senior Village	Pearland	NC	28	126	Elderly	Yes	No	No	\$3,000,000	\$3,000,000	N	\$0	\$0	Pending Award 7/30/2009
09245	10	2/27/2009	8:56 AM	Heights at Corral	Kingsville	R	29	80	General	Yes	No	No	\$3,000,000	\$3,000,000	N	\$0	\$0	Pending Award 7/30/2009
09267	6	2/27/2009	10:44 AM	Heritage Crossing	Santa Fe	R	25	72	Elderly	Yes	No	No	\$2,200,000	\$2,200,000	N	\$0	\$0	Pending Award 7/30/2009
09287	6	2/27/2009	3:14 PM	Horizon Meadows Apts	La Marque	NC	20	96	General	Yes	No	No	\$1,700,000	\$1,700,000	N	\$0	\$0	Pending Award 7/30/2009
Total HOME Applications		6		Unit Totals:			186	492	Fund Totals:			\$12,389,644	\$12,275,128		\$0	\$0		

Total Set-Aside Funding Level: \$5,590,030

Available Balance: \$5,590,030

CHDO Set-Aside

File #	Region	Received By:		Development Name	City	Housing Actvty(1)	ReqstdH OME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	CHDO	Requested CHDO Funds	Awarded / Recommended CHDO Funds	Status
		Date	Time							9%	4%	HTF						
09172	3	2/23/2009	11:25 AM	Evergreen at Vista Ridge	Lewisville	NC	24	120	Elderly	Yes	No	No	\$2,400,000	\$62,894	Y	\$50,000	\$50,000	Pending Award 7/30/2009
Total HOME Applications		1		Unit Totals:			24	120	Fund Totals:			\$2,400,000	\$62,894		\$50,000	\$50,000		

Sorted by Date and Time Received

1 = Housing Activity: New Construction=NC, Rehabilitation = R

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3 = Layering of Other Department Active Applications: 9%=9% Competitive Tax Credits, 4%=4% Tax Credit Program, HTF = Housing Trust Fund

2009 HOME Rental Housing Development Program - Application Log

Thursday, July 23, 2009

Application Acceptance Period: 7/16/2009 to 4/30/2010

Total NOFA Amount: \$18,090,030

Total Set-Aside Funding Level: \$11,500,000

Available Balance: \$11,500,000

General Set-Aside

File #	Region	Received By:		Development Name	City	Housing Actvty(1)	ReqstdH OME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	CHDO	Requested CHDO Funds	Awarded / Recommended CHDO Funds	Status
		Date	Time							9%	4%	HTF						
09000	6	12/3/2008	4:01 PM	Courtwood Apartments	Eagle Lake	R	16	50	Elderly	Yes	No	No	\$1,274,555	\$1,160,039	N	\$0	\$0	Pending Award 7/30/2009
09100	3	2/26/2009	8:00 AM	Crestmoor Park South Apts	Burleson	R	68	68	General	Yes	No	No	\$1,215,089	\$1,215,089	N	\$0		Pending Award 7/30/2009
09248	6	2/27/2009	8:01 AM	Pearland Senior Village	Pearland	NC	28	126	Elderly	Yes	No	No	\$3,000,000	\$3,000,000	N	\$0		Pending Award 7/30/2009
09245	10	2/27/2009	8:56 AM	Heights at Corral	Kingsville	R	29	80	General	Yes	No	No	\$3,000,000	\$3,000,000	N	\$0		Pending Award 7/30/2009
09267	6	2/27/2009	10:44 AM	Heritage Crossing	Santa Fe	R	25	72	Elderly	Yes	No	No	\$2,200,000	\$2,200,000	N	\$0		Pending Award 7/30/2009
09287	6	2/27/2009	3:14 PM	Horizon Meadows Apts	La Marque	NC	20	96	General	Yes	No	No	\$1,700,000	\$1,700,000	N	\$0		Pending Award 7/30/2009
09136	12	2/27/2009	4:57 PM	Gateway to Eden	Eden	NC	20	20	General	Yes	No	No	\$1,050,000		N	\$0		Under Review
09502	3	3/27/2009	9:27 AM	Washington Hotel Lofts	Greenville	R	36	36	General	No	No	No	\$2,650,000		N	\$0		Under Review
09318	10	3/27/2009	2:40 PM	Hyatt Manor I and II Apts	Gonzales	R	14	65	General	Yes	No	No	\$946,081		N	\$0		Under Review
09293	7	3/27/2009	2:58 PM	Villas of Shady Grove	Burnet	NC	28	80	General	Yes	No	No	\$2,971,483		N	\$0		Under Review
09126	8	3/27/2009	4:34 PM	Holland House Apts	Holland	R	68	68	General	Yes	No	No	\$550,000		N	\$0		Under Review

Sorted by Date and Time Received

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File #	Region	Received By:		Development Name	City	Housing Actvty(1)	ReqstdH OME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	CHDO	Requested CHDO Funds	Awarded / Recommended CHDO Funds	Status
		Date	Time							9%	4%	HTF						
09503	11	3/30/2009	3:34 PM	Parkview Terrace	Pharr	R	30	100	General	No	No	No	\$3,000,000		N	\$0		Under Review
09185	6	3/30/2009	5:09 PM	Maplewood Village II	League City	NC	0	80	Elderly	Yes	No	No	\$1,450,000		N	\$0		Under Review
09228	5	3/31/2009	11:13 AM	Lufkin Pioneer Crossing for Seniors	Lufkin	NC	32	80	Elderly	Yes	No	No	\$2,796,156		N	\$0		Under Review
09150	8	3/31/2009	2:11 PM	Prairie Village Apts	Rogers	R	24	24	General	Yes	No	No	\$375,000		N	\$0		Under Review
09146	2	3/31/2009	3:26 PM	Oakwood Apts	Brownwood	R	47	48	General	Yes	No	No	\$600,000		N	\$0		Under Review
09148	8	3/31/2009	4:34 PM	Whispering Oaks Apartments	Goldthwaite	R	24	24	Elderly	Yes	No	No	\$400,000		N	\$0		Under Review
09147	8	3/31/2009	4:52 PM	Village Place Apts	Lorena	R	32	32	General	Yes	No	No	\$450,000		N	\$0		Under Review
09149	8	4/1/2009	9:59 AM	Autumn Villas	Lorena	R	16	16	Elderly	Yes	No	No	\$310,000		N	\$0		Under Review
09294	7	4/1/2009	12:54 PM	Northgate Apts and Rhombert Apts	Burnet	R	10	60	General	Yes	No	No	\$638,140		N	\$0		Under Review
09508	3	4/29/2009	11:48 AM	Estates at Northside	Pilot Point	NC	32	32	Elderly	No	No	No	\$2,283,744		N	\$0		Under Review
09506	4	4/29/2009	12:04 PM	Cherokee Hills	Rusk	NC	27	60	General	No	No	No	\$2,325,000		N	\$0		Under Review
09507	3	4/30/2009	2:04 PM	Silver Spring at Forney	Forney	NC	40	198	Elderly	No	No	No	\$3,000,000		N	\$0		Under Review
09019	4	4/30/2009	3:11 PM	Timber Village Apartments II	Marshall	NC	15	72	General	Yes	No	No	\$800,000		N	\$0		Under Review

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File #	Region	Received By:		Development Name	City	Housing Actvty(1)	ReqstdH OME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	CHDO	Requested CHDO Funds	Awarded / Recommended CHDO Funds	Status
		Date	Time							9%	4%	HTF						
09511	3	4/30/2009	4:42 PM	Villas on Raiford	Carrollton	NC	18	180	Elderly	No	No	No	\$3,000,000		N			Under Review
09165	8	4/30/2009	5:00 PM	Cherrywood Apts	West	R	12	44	Elderly	Yes	No	No	\$1,156,092		N	\$0		Under Review
Total HOME Applications		26		Unit Totals:			711	1,811	Fund Totals:			\$43,141,340	\$12,275,128		\$0	\$0		

Total Set-Aside Funding Level: \$5,590,030

Available Balance: \$5,590,030

CHDO Set-Aside

File #	Region	Received By:		Development Name	City	Housing Actvty(1)	ReqstdH OME Units	Total Units	Target(2) Population	Layering (3)			Requested Project Funds	Awarded / Recommended Project Funds	CHDO	Requested CHDO Funds	Awarded / Recommended CHDO Funds	Status
		Date	Time							9%	4%	HTF						
09138	7	2/19/2009	1:58 PM	Belmont Senior Village	Leander	NC	39	192	Elderly	Yes	No	No	\$4,000,000		Y	\$0		Under Review
09172	3	2/23/2009	11:25 AM	Evergreen at Vista Ridge	Lewisville	NC	24	120	Elderly	Yes	No	No	\$2,400,000	\$62,894	Y	\$50,000	\$50,000	Pending Award 7/30/2009
09171	3	2/24/2009	11:48 AM	Evergreen at Wylie	Wylie	NC	32	156	Elderly	Yes	No	No	\$3,050,000		Y	\$50,000		Under Review
09504	5	4/27/2009	3:26 PM	Magnolia Place	Newton	NC	12	12	Family	No	No	No	\$750,000		Y	\$30,000		Under Review
09509	3	4/29/2009	1:09 PM	West Park Senior Housing	Corsicana	NC	40	40	Elderly	No	No	No	\$4,000,000		Y	\$50,000		Under Review
Total HOME Applications		5		Unit Totals:			147	520	Fund Totals:			\$14,200,000	\$62,894		\$180,000	\$50,000		

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REPORT ITEMS

1a

MULTIFAMILY FINANCE PRODUCTION DIVISION

EXECUTIVE DIRECTOR'S REPORT ITEM

July 30, 2009

Action Item

Presentation and Discussion of Challenges Made in Accordance with §49.17(c) of the 2009 Qualified Allocation Plan and Rules (QAP) Concerning 2009 Housing Tax Credit (HTC) Applications.

Requested Action

Report item for Board review.

Summary

The Department allows unrelated parties to an application to submit challenges against any application pursuant to §49.17(c) of the 2009 Qualified Allocation Plan and Rule (QAP). A challenge may pertain to any part of the application including but not limited to eligibility, selection (scoring) and threshold. Staff reviews the challenge and submits a request to the applicant for a response to the challenge. Staff researches both sides of the challenge and makes a determination of appropriate resolution to the challenge. A summary of the challenge and of the resolution is provided in the Challenge Status Log and is published on the Department's website.

The attached table titled, **Status Log of 2009 Competitive Housing Tax Credit Challenges Received as of June 18, 2009** ("Status Log"), summarizes status of the challenges received on or before June 18, 2009. The challenges were made against Applications in the 2009 Application Round. Behind the Status Log, all imaged challenges are provided in project number order.

All challenges are addressed pursuant to §49.17(c) of the 2009 QAP, which states, "the Department will address information or challenges received from unrelated entities to a specific 2009 active Application, utilizing a preponderance of the evidence standard, in the following manner, provided the information or challenge includes a contact name, telephone number, fax number and e-mail address of the person providing the information or challenge:

- (1) Within 14 business days of the receipt of the information or challenge, the Department will post all information and challenges received (including any identifying information) to the Department's website.
- (2) Within seven business days of the receipt of the information or challenge, the Department will notify the Applicant related to the information or challenge. The Applicant will then have seven business days to respond to all information and challenges provided to the Department.
- (3) Within 14 business days of the receipt of the response from the Applicant, the Department will evaluate all information submitted and other relevant documentation related to the investigation. This information may include information requested by the Department relating to this evaluation. The Department will post its determination summary to its

website. Any determinations made by the Department cannot be appealed by any party unrelated to the Applicant.”

Please note that a challenge is not eligible pursuant to this section if it is not made against a specific active 2009 HTC Application. If an Application is no longer active because the Development has been awarded tax credits by the Texas Department of Housing and Community Affairs’ (the “Department”) Board, challenges relating to the awarded/inactive Application are not eligible under this section.

To the extent that the Applicant related to the challenge responds to the eligible challenge(s), point reductions and/or terminations could possibly be made administratively. In these cases, the Applicant will be given an opportunity to appeal pursuant to §49.17(b) of the 2009 QAP, as is the case with all point reductions and terminations. To the extent that the evidence does not confirm a challenge, a memo will be written to the file for that Application relating to the challenge.

The table attached reflects a summary of all such challenges received and determinations made as of June 18, 2009.

Date Challenge Received	TDHCA #	Development Name	Challenger	Nature and Basis of Challenge	Status
5/19/2009	09138	Belmont Senior Village	Walter Moreau, Foundation Communities, Inc.	<p>Challenge regarding points awarded to the Application under §49.9(i)(16)(F), Developments Located in an Urban Core. The basis of the challenge as reflected in the challenge documentation is: the Application was awarded 4 points for this, requiring that the location of the proposed development site be in an area that meets the definition of Urban Core as described in §49.3(105) of the 2009 QAP. Classifying the proposed site in the Application as Urban Core defies the intent of the definition's inclusion in the 2009 QAP. The proposed site is an undeveloped parcel of farmland surrounded on three sides by other parcels of undeveloped land. Granting the Urban Core points to a site in Leander completely negates the competitive balance that was being offered by §49.9(i)(16)(F) to deals located in true Urban Cores.</p>	<p>Analysis: Per §49.3(105) of the QAP, Urban Core is defined as “A compact and contiguous geographical area that is composed of adjacent block groups in which at least 90 percent of the land not in public ownership is zoned to accommodate a mix of medium or high density residential and commercial uses within the same zoning district.” Staff has reviewed the documents submitted with the challenge, as well as the Applicant’s response and documents from the Planning and Zoning section of the City of Leander’s website. Page 19 of the Composite Zoning Ordinance states that “the City of Leander is hereby divided into composite zoning districts, which contain a use component, a site component, and an architectural component...Each composite district, consisting of three components, is considered a discrete and unique zoning district.” The proposed site is zoned Multifamily (use), Type 3 (site), Type A (architectural), and is itself a “discrete and unique zoning district” that does not meet the requirements of the QAP. It is noted that Local Commercial is a permitted use within the district, provided that the use “not be located in stand alone buildings but shall be seamlessly integrated with multifamily units.” The proposed development does not include such a use.</p> <p>Resolution: The Department evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2009 QAP and determined that the Application is not eligible for points under §49.9(i)(16)(F), Developments Located in an Urban Core. The Applicant appealed staff’s determination, and the staff’s determination was reversed on appeal. The points have been awarded to the Applicant.</p>

Date Challenge Received	TDHCA #	Development Name	Challenger	Nature and Basis of Challenge	Status
5/26/2009	09138	Belmont Senior Village	Janine Sisak, DMA Development Company, LLC	<p>Challenge regarding points awarded to the Application under §49.9(i)(16)(F), Developments Located in an Urban Core. The basis of the challenge as reflected in the challenge documentation is: the Application was awarded 4 points for this, requiring that the location of the proposed development site be in an area that meets the definition of Urban Core as described in §49.3(105) of the 2009 QAP. The City of Leander does not meet the “Urban” aspect of the definition because of its population is less than 25,000 and its distinctly rural character. Moreover, the area the Applicant defined as an “Urban Core” is not “compact” as it contains more than 2,500 acres. Most importantly, the area defined by the Applicant is not an area in which “90% of land not in public ownership is zoned to accommodate medium or high density residential and commercial uses <i>within the same zoning district.</i>” The area defined by the Applicant clearly contains several zoning districts—a Planned Unit Development, General Commercial, Light Industrial, Single Family rural, to name a few. The area also fails the definition because it does not contain 90% of land zoned to accommodate medium or high density.</p>	<p>Analysis: Per §49.3(105) of the QAP, Urban Core is defined as “A compact and contiguous geographical area that is composed of adjacent block groups in which at least 90 percent of the land not in public ownership is zoned to accommodate a mix of medium or high density residential and commercial uses within the same zoning district.” Staff has reviewed the documents submitted with the challenge, as well as the Applicant’s response and documents from the Planning and Zoning section of the City of Leander’s website. Page 19 of the Composite Zoning Ordinance states that “the City of Leander is hereby divided into composite zoning districts, which contain a use component, a site component, and an architectural component...Each composite district, consisting of three components, is considered a discrete and unique zoning district.” The proposed site is zoned Multifamily (use), Type 3 (site), Type A (architectural), and is itself a “discrete and unique zoning district” that does not meet the requirements of the QAP. It is noted that Local Commercial is a permitted use within the district, provided that the use “not be located in stand-alone buildings but shall be seamlessly integrated with multifamily units.” The proposed development does not include such a use.</p> <p>Resolution: The Department evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2009 QAP and determined that the Application is not eligible for points under §49.9(i)(16)(F), Developments Located in an Urban Core. The Applicant appealed staff’s determination, and the staff’s determination was reversed on appeal. The points have been awarded to the Applicant.</p>

Date Challenge Received	TDHCA #	Development Name	Challenger	Nature and Basis of Challenge	Status
5/27/2009	09159	Malibu Apartments	Walter Moreau, Foundation Communities, Inc.	<p>Challenge regarding points awarded to the Application under §49.8(d)(3), Pre-Application Threshold Criteria and Review, and §49.9(h)(8)(A)(i), Certifications of Notifications. The basis of the challenge as reflected in the challenge documentation is: The Applicant is required to request a list of Neighborhood Organizations on record with the county and state whose boundaries include the proposed Development Site from local elected officials. The City of Austin confirmed that the Applicant requested the list on December 8, 2008, and the City of Austin sent a response and neighborhood list to the Applicant on that same day. However, in the Pre-Application, the Applicant claims they did not receive a reply back from the City of Austin by January 1, 2009. The Applicant has a basic responsibility to determine if a neighborhood organization exists that they should contact. The Applicant knew about the existence of the North Austin Civic Association at both the pre-application and full application stage, but for some reason chose not to notify the organization.</p>	<p>Analysis: Per §49.8(d)(3)(A) and §49.9(h)(8)(A) of the 2009 QAP, the Applicant must list all Neighborhood Organizations on record with the county or state whose boundaries include the proposed Development Site as provided by the local elected officials, or that the Applicant has knowledge of as of Pre-Application or Application Submission. Staff has reviewed the documentation included in the challenge as well as the Applicant's response. Staff has determined that the Applicant did have knowledge of at least one Neighborhood Organization whose boundaries included the Development site prior to the submission of the Pre-Application and Application. Staff has further determined that the Applicant incorrectly certified that the Applicant knew of no neighborhood organizations within whose boundaries the Development is proposed to be located and failed to disclose the contact information for the North Austin Civic Association to the Department.</p> <p>Resolution: Staff evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2009 QAP and determined that the Pre-Application and Application failed to meet the notification requirements of the QAP. A notice of termination was sent to the Applicant. The Applicant appealed staff's determination to the Board and the appeal was granted by the Board. The Application has been reinstated.</p>

Challenge Received Date	TDHCA #	Development Name	Challenger	Nature and Basis of Challenge	Status
5/27/2009	09159	Malibu Apartments	Walter Moreau, Foundation Communities, Inc.	Challenge regarding financial feasibility and underwriting. The basis of the challenge as reflected in the challenge documentation is: The scoring and underwriting cannot be correct given the glaring omission of required ADA interior unit renovations, as well as potential related issues with asbestos remediation and tenant relocation. In order to receive housing funds from the City of Austin, the project will be required to fully renovate 10% of the units to be wheelchair/mobility accessible. TDHCA rules also require that a certain percentage of units be renovated to comply with ADA, Section 504 laws and other rules. Neither the renovation budget in the Physical Condition Assessment or the overall development application budget include any money for required interior unit ADA renovation. The total cost of the ADA renovations should also take into consideration potential asbestos abatement and tenant relocation.	<p>Analysis: The challenge refers to no particular section of the QAP. After review of the challenge and the Applicant's response, staff has determined that the Applicant has taken all of the issues raised into account in preparing the Application. Should underwriting prove the project to be infeasible, staff will not recommend an award of tax credits for the Development.</p> <p>Resolution: The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2009 QAP and has determined that no action is required.</p>

Challenge Received Date	TDHCA #	Development Name	Challenger	Nature and Basis of Challenge	Status
6/10/2009	09166	Goldshire Townhomes	Donald J. Dobesh, Jr., Vice President, Village of Oak Lake Subdivision HOA	Challenge regarding legal ability of the Seller of the property for this Development to do business in Texas. The basis of the challenge as reflected in the challenge documentation is: The Seller of the property, SHR Invests, Inc., forfeited its charter on August 3, 2007 and should not be representing itself as a corporation to do business in the State of Texas.	<p>Analysis: Per §49.9(h)(9) of the 2009 QAP, the Applicant, Development Owner, Developer, Guarantor, or any entity shown on an organizational chart that has ownership interest in the Development Owner, Developer, or Guarantor must provide documentation of authority to do business in Texas from the Texas Secretary of State. There is no requirement in the 2009 QAP that the Seller of the property have such authority.</p> <p>Resolution: The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2009 QAP and has determined that no action is required.</p> <p>Note that this application has been withdrawn.</p>

Challenge Received Date	TDHCA #	Development Name	Challenger	Nature and Basis of Challenge	Status
6/12/2009	09163	Tremont Apartment Homes	Michael Hartman, Roundstone Development, LLC	<p>Challenge regarding application scoring for QCP. The basis of the challenge as reflected in the challenge documentation is: The authorized representative of the Bacon Ranch Road Property Owners Association does not live within the boundaries of the organization. Owners of 7 of the 22 properties located within the organization's boundaries have no knowledge of the organization and never agreed to participate in the organization. The Neighborhood Organization's boundaries were not in effect as of February 27, 2009 because the owners of seven properties located within the boundaries had no knowledge of the organization and had not agreed to join. Further, the applicant did not disclose the Bacon Ranch Road Property Owners Association in his Pre-Application and certified that he knew of no Neighborhood Organizations within whose boundaries the proposed development site was to be located. The Application should be disqualified for this omission.</p>	<p>Analysis: §49.9(i)(2) of the 2009 QAP has no requirement that the authorized representative for the Property Owners Association live within the boundaries of the organization. Further, the QAP does not require that every property owner within the boundaries of the organization be a member of the organization. Both the Developer and the representative of the Property Owners Association attest that the Developer had no knowledge of the formation of the organization. There is no evidence to the contrary which would suggest that the Applicant did not answer correctly on the submitted Certification of Notifications forms. In the process of determining that the two owners mentioned in the challenge were not members of the organization, staff determined that the one property owner who created the Property Owners Association is the only member. The QAP requires that the organization be "composed of persons living near one another within the organization's defined boundaries." The organization does not meet this QAP requirement.</p> <p>Resolution: The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2009 QAP and has determined that the Bacon Ranch Road Property Owners Association does not meet the definition of a Neighborhood Organization and is ineligible for QCP. The points for QCP will not be awarded to the Applicant. An updated scoring Notice will be issued. The Applicant did not appeal this determination.</p>

Challenge Received Date	TDHCA #	Development Name	Challenger	Nature and Basis of Challenge	Status
6/13/2009	09166	Goldshire Townhomes	Loree Conrad, Resident, Sugarland, Texas	Challenge regarding the legal name of the one of the owners for the Application. The basis of the challenge as reflected in the challenge documentation is: Navdip S. Sobti, listed as the contact for the Application, legally changed his name to Neal Singh on January 18, 2008. Neal Singh is listed as one of the development owners. Both names are used throughout the Application.	<p>Analysis: The legal name change was effective on January 18, 2008. Per item number 11 of the Decree Granting Name Change of Adult that was provided to the Department by the challenger, “Pursuant to Section 45.104 of the Texas Family Code, the change of name granted in this Order does not release the petitioner from any liability incurred in the petitioner’s previous name; nor does it defeat any right the petitioner may have in his previous name.” Our reviews for material and financial compliance will include a review of both names used by the Mr. Singh. Should our reviews for material and financial compliance reveal delinquencies under the name Navdip Singh Sobti or Neal Singh, those compliance issues will be addressed at that time.</p> <p>Resolution: The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2009 QAP and has determined that no action is required. Note that this application has been withdrawn.</p>

Challenge Received Date	TDHCA #	Development Name	Challenger	Nature and Basis of Challenge	Status
6/15/2009	09127	Sage Brush Village	Max Schleder, Principal, ST Ventures, LLC	<p>Challenge regarding the validity of the neighborhood organization that submitted in support of the application. The basis of the challenge as reflected in the challenge documentation is: the Key West Senior Village Neighborhood Association appears to be a Resident Council and the relationship between the individual writing the support letter and the developer of the proposed development is suspicious. In their QCP submission, the organization selected "Other" and did not designate the type of organization. The signer of the submission, Ms. Faye Biggers, identified herself in different ways in different parts of the submission and stated her address as that of the Key West Senior Village apartment community, which was TDHCA #00023. The Applicant, Randy Stevenson, is the same as that of the Key West Senior Village II, TDHCA #07151/08092. Ms. Biggers submitted a letter of support for that development as well. In 2006, Ms. Biggers submitted a QCP letter in support of application #060140, Key West Senior Village II, as a representative for the Key West Neighborhood Association.</p>	<p>Analysis: The Department has reviewed the QCP submission for the application. In 2007, the Key West Neighborhood Association submitted eligible QCP documentation for application #07151. In that documentation, they identified themselves as a "Resident Neighborhood Association" with Faye Biggers as the President. In 2009, the same organization submitted QCP documentation as the Key West Senior Village Neighborhood Association, with Faye Biggers as "Pres[ident] Resident Board." Although Ms. Biggers entered "Elected to be Rep at Key West Senior Village" in the space designed for type of organization, it is clear that this is an existing organization previously described as a Resident Neighborhood Association. In their 2009 submission, the organization submitted a map and written boundaries. In response to staff's deficiency notice, Ms. Biggers updated the written boundaries to be consistent to the map. As submitted, the map provided boundaries that include the development site. The boundaries of the organization were in place as of February 27, 2009, as per the QAP requirement. Staff found no evidence of a suspicious relationship between the Developer and Ms. Biggers. The proposed site is within the boundaries of Ms. Biggers' Neighborhood Organization.</p> <p>Resolution: The Department has evaluated the challenge pursuant to the methodology outlined in §49.17(c) of the 2009 QAP and has determined that no action is required.</p>



creating housing where families succeed

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Austin, TX 78704

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May 18, 2009

Ms. Robbye Meyer
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
P.O. Box 3941
Austin, Texas 78711-3941

Re: Challenge to Urban Core Points under Section 49.9(i)(16)(F) for Application Number 09138

Dear Ms. Meyer:

Please accept this letter as a challenge to points applied for by application #09138 under section 49.9(i)(16)(F) *Development Location* of the 2009 *Qualified Allocation Plan* (QAP). The applicant claims four points for the proposed site meeting the qualifications of QAP Section 49.9 (i)(16)(F); however the proposed site does not meet the definition of “Urban Core” as defined in QAP Section 49.3(105). Application #09138 should not be granted the four points available under Section 49.9(i)(16)(F).

Classifying the location of the proposed site in application #09138 as “urban core” defies the intent of the definition’s inclusion in the 2009 QAP and fails to meet the most basic aspect of the word. Merriam-Webster defines urban as “of, relating to, characteristic of, or constituting a city” and core is defined as “a central and often foundational part usually distinct from the enveloping part by a difference in nature <the core of the city>.” The proposed site is an undeveloped parcel of farmland surrounded on three sides by other parcels of undeveloped land. Only the northern border of the property abuts developed land, but it is a single family sub-division and can hardly be considered “urban” or “core”, as defined above.

Officials from the cities of Fort Worth, El Paso and Austin worked very hard to get language included in the 2009 QAP that would help level the playing field for development in urban areas. In past years, the number of affordable housing developments in the core cities has decreased dramatically due to higher acquisition costs and higher construction costs for parking and density requirements. At the same time, projects located in suburban areas around these cities have flourished due to cheaper land and lower density. Granting the “urban core” points to a site in Leander completely negates the competitive balance that was being offered by Section 49.9 (i)(16)(F) to deals located in the true urban cores of Fort Worth, El Paso and Austin.

There is no doubt that the City of Leander is trying to create a well-planned, suburban community as evidenced by the adoption of their unique Composite Zoning Ordinance in 2007. However, even the City of Leander admits that it is a "suburban area" as taken from a summary publication explaining the new ordinance:

<http://www.leandertx.org/pdfs/CompositeZoningGeneralPublication.pdf>: "Leander, Texas is a burgeoning satellite city with about 20,000 residents northwest of Austin. The area was mainly rural when the city was incorporated in 1978. Today, it's a typical bedroom community, albeit a rapidly growing one." The City of Leander is still a suburban area on the fringe of the larger city of Austin with a true "urban core."

The City of Leander is trying to provoke thoughtful development around the subdivisions of single family homes that have been built in rapid succession in the area. A site/facility inventory, on the City's website, lists 87 tracts of land available for development. Most of these 11,000 acres of land are unimproved. Please see attached map of inventory along with the tracts of land containing the site (tract 4) and the lots east (tract 2), west (tract 6) and south (tract 3).

Even the applicant describes the project location as a "small town." On page 479 of the application No. 09138, the Affirmative Marketing Plan reads, "The community will appeal to its senior target market because of its superior quality at affordable rental rates and small town living atmosphere, combined with the easy access to the retail and health centers in Leander (Belmont Senior Village is adjacent HEB Plus) and the nearby greater Austin, Round Rock, & Georgetown areas." "Small town" is an antonym for "urban core."

If the proposed site does not even meet the most basic definition of "urban core," it is impossible to meet the definition included in QAP Section 49.3(105) as "A compact and contiguous geographical area that is composed of adjacent block groups in which at least 90 percent of the land not in public ownership is zoned to accommodate a mix of medium or high density residential and commercial uses within the same zoning district." We challenge the site meeting the QAP definition as follows:

"compact and contiguous geographical area" –The proposed site is not included as part of the PUD overlay given to tracts most adjacent to the new Leander TOD. Admittedly, the site is close, but is not contiguous with any land zoned with the PUD overlay.

"zoned to accommodate a mix of medium or high density residential and commercial uses within the same zoning district" - The site itself is zoned MF-3-A and is surrounded by tracts zoned light industrial and general commercial – these are three distinct zoning districts. The map included on page 389 of the application has an arbitrary border drawn around an area that includes a lot of land that is zoned with the PUD overlay, but also includes areas with other zoning districts. The site also backs up to a very large subdivision of single family homes which can hardly be considered medium or high density.

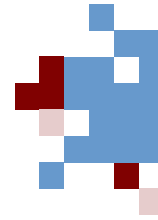
As residents of Austin, we are very aware that suburban areas such as Leander have experienced rapid growth, but the area cannot be defined as "urban." Please find attached a photo taken of downtown Leander and compare that with photos of downtown Fort Worth, Austin and El Paso.

Thank you very much for your careful consideration of this challenge.

Sincerely,
Walter Moreau
Foundation Communities, Inc.
Phone: 512-447-2026
Fax: 512-447-0288
Email: walter.moreau@foundcom.org

By: David H. Hutton, AICP

The Power of Composite:



Shaking Conventions With Conventional Zoning

A city council vote in Leander, Texas, in early September gave the city what could be the nation's first comprehensive composite zoning ordinance. Using a format resurrected from the earliest zoning codes in the U.S., composite zoning offers a flexible, simplified, and innovative method for integrating form-based standards into a traditional Euclidian framework. This method has the potential of creating compatible mixed-use neighborhoods even in a suburban setting.

Context

Leander, Texas is a burgeoning satellite city with about 20,000 residents northwest of Austin. The area was mainly rural when the city was incorporated in 1978. Today, it's a typical bedroom community, albeit a rapidly growing one. With growth comes the promise of new employment opportunities; shopping, dining and housing alternatives; and transportation options including a commuter rail line anchoring a diverse urban Transit Oriented Development (TOD).

At the same time there has been concern about potential negative growth impacts related to incompatible land uses. Some residents worried that the city's zoning ordinance was not up to

the task of enabling healthy growth. Over the years, the issue threatened to divide the community.

Status

Like most zoning codes, Leander's ordinance included a compilation of use districts. As problems were encountered with land use incompatibilities, additional use districts were created to more finely define and limit uses. Ultimately this limited the marketability of non-residential property. Over time, overlay districts, special use permits and limited form standards were applied to improve the ability to contextualize zoning rules. With the added zoning layers the ordinance became more complicated, difficult to navigate and inconsistent.


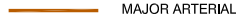


When all else failed, and it is surprising how often this can happen, a Planned Unit Development (PUD) was employed to provide standards more appropriate to the context of the site. PUD's can be effective in addressing contextual issues, but can also be confusing for anyone trying to buy, develop, market, plan, inspect or get loans for real estate. Every PUD is different from every other PUD. To understand them you must research the language of the PUD ordinance itself. The process can

last for months, resemble contract zoning, and, like a black hole, be impossible to escape from once you travel beyond its event horizon. With the addition of new staff not familiar with the standards and intent of the PUD's, they become even more difficult to administer. I consider the number of PUD's in a community to be a gauge of the ineffectiveness of their zoning ordinance. That said, a PUD can also be a valuable tool if used in moderation.


Conditional Use Permits are sometimes utilized to provide additional flexibility to a zoning ordinance and establish a process to review certain uses for compatibility within the context of their proposed location. Like a PUD, if used in moderation, they can be a valuable tool. However, they require an additional approval beyond the base zoning and have some of the same drawbacks as PUD's.


I have seen developers, neighbors, zoning administrators, city councils and zoning commissions alike complain about zoning ordinances. They are criticized as inflexible, too constraining, not constraining enough, too complicated, not able to address contextual issues, not able to protect property values, creating limits to economic development, etc. Weaknesses


ROADWAY PLAN

-  TOLLWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  PRIMARY COLLECTOR

 TOUR ROUTE

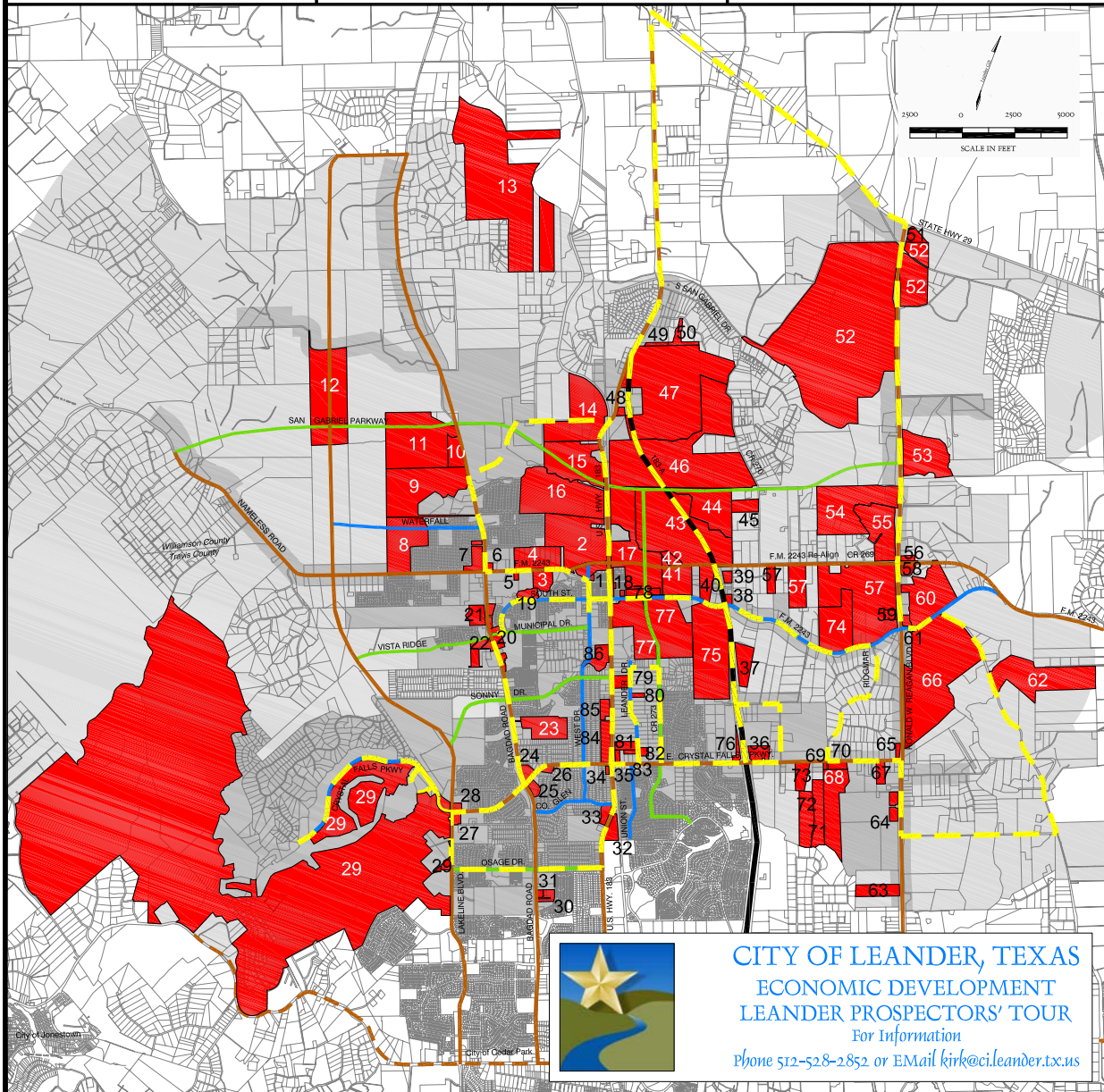
 SITE NUMBER

 CITY OF LEANDER-CITY LIMITS

 CITY OF LEANDER E.T.J.

Site Number	Name	Acres
1	Broad Street Properties	1
2	HEB Grocery	155
3	Brown Plaza	19
4	Metropolitan Management	47
5	Sandlin Ventures Development	5
6	NE Corner of Bagdad and Old 2243 West	2
7	Nickie Capital	18
8	Hawkes	93
9	Hawkes Property	149
10	Park Village	22
11	Texas X-Park	179
12	Capitol Land Company	186
13	www.480acres.com	480
14	Business Park	131
15	Tylerville	107
16	Michelle	164
17	Leander Transit Village	164
18	East Old Town Properties	5
19	West South Street	10
20	Bagdad and Municipal Drive	22
21	Bagdad Road, North of Vista Ridge	17
22	Commons at Vista Ridge	18
23	Mason Property	52
24	Commons at Crystal Falls	6
25	SE Corner of Bagdad and Crystal Falls	6
26	Oaks on Crystal Falls	3
27	SE Corner of Lakeline Blvd and Crystal Falls Pkwy	4
28	NE Corner of Lakeline Blvd and Crystal Falls Pkwy	3
29	Crystal Falls	5,000
30	Moore Property	12
31	Leander Shopping Center	3
32	Robert Knight	13
33	Reunlon Development Group	8
34	Crystal Falls Plaza	1
35	Brannen Property	3
36	Duncan's NE Corner	19
37	Pruett-Pearson Property	17
38	FABCON Products	2
39	Eriksson Property	5
40	FABCON Products	23
41	Franklin House	47
42	Ranch Gate TOD	9
43	Mathis-Beasley	228
44	Hlggnbotham	89
45	Ervin Property	17

Site Number	Name	Acres
46	Buller-Winters	363
47	Villages of Messina	341
48	Meyer's Property	3
49	Seaman's Property	3
50	Garrett Property	12
51	Ironwood Real Estate	13
52	Wedemeyer	927
53	Lookout Group	93
54	Little Hill Airport	105
55	Reunion Development Group	84
56	King Property	4
57	Mahendru and Carlton	283
58	Moore Property	10
59	Bushkuhl Property	6
60	H. K. Ranch	106
61	NE Corner of FM 2243 and Reagan Blvd	5
62	Cannon Ranch	140
63	Summit Properties	27
64	Carlton's Frontage	12
65	Raid Property	3
66	Sarita Valley	323
67	Anderson Tract	10
68	Centex Properties	78
69	Carlton's Corner	1
70	Carlton's Other Corner	7
71	Cluck-Brown Property	40
72	Walley Property	40
73	Asbery Park	17
74	Reunion Development Group	85
75	Leander Crossing	163
76	Bolton Real Estate Services	5
77	Southwestern Property	212
78	Leslie Property	12
79	Midtown Square	12
80	RDG Leander Drive II	3
81	1405 & 1501 Leander Drive	9
82	RDG Leander Drive I	4
83	1503 Leander Drive	2
84	Gateway at Leander	41
85	Starfish Development	9
86	Starfish Development	19
TOTAL ACREAGE (Varies due to rounding)		11,358

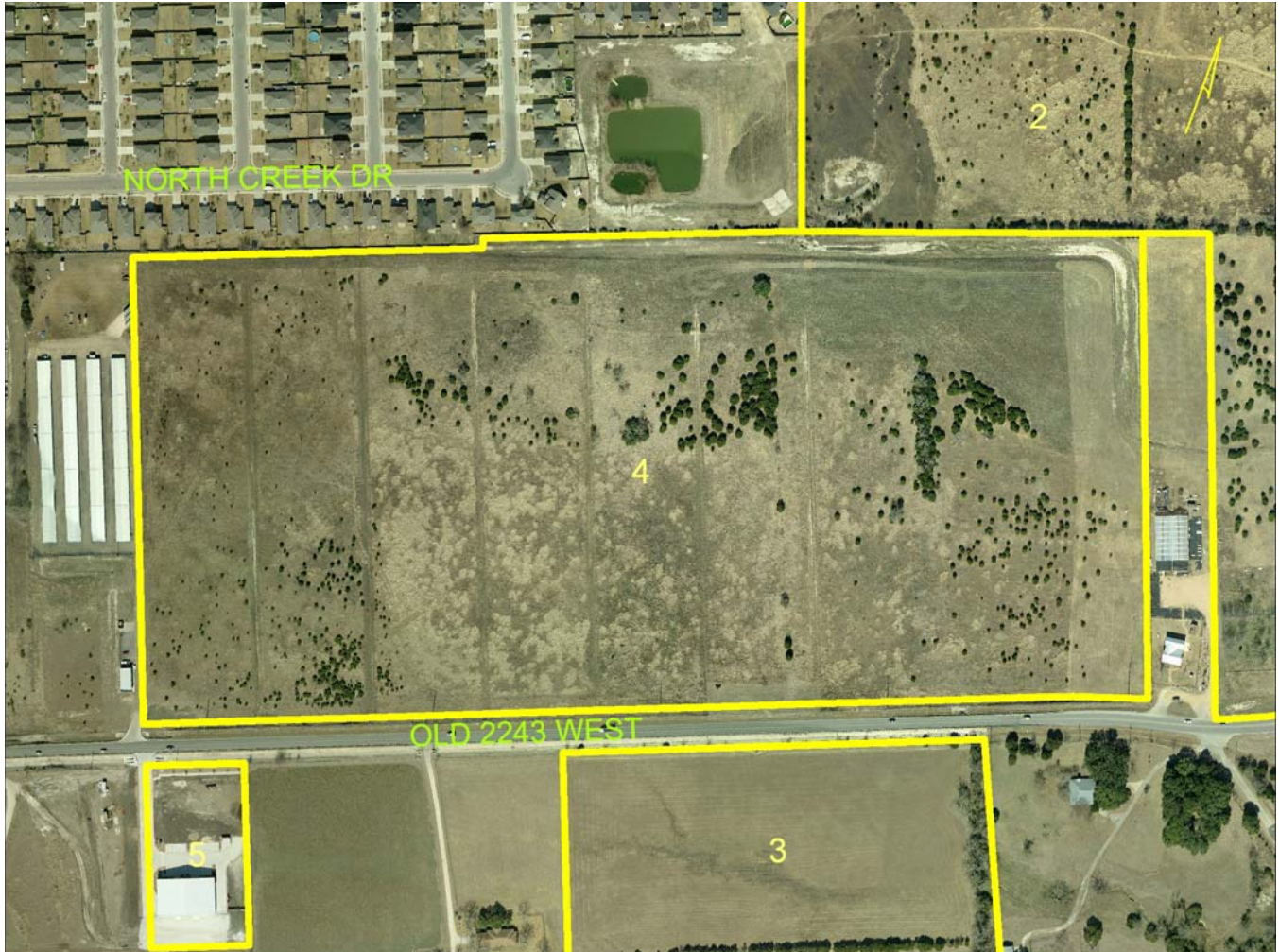


CITY OF LEANDER, TEXAS
 ECONOMIC DEVELOPMENT
 LEANDER PROSPECTORS' TOUR
 For Information
 Phone 512-528-2852 or Email kirk@ci.leander.tx.us

Tract 4 contains proposed site in Application #09138

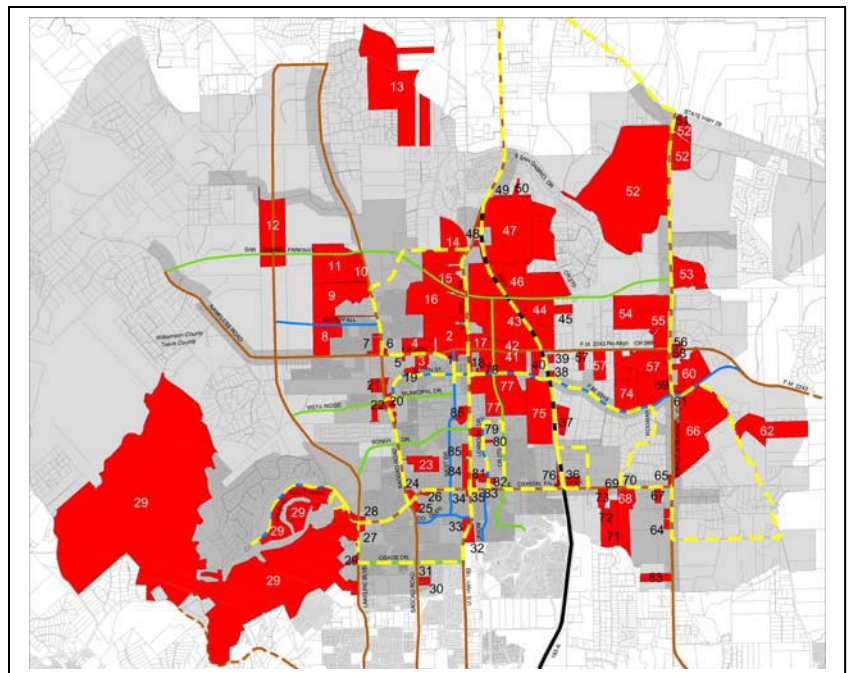
2009
Site 04

47 Acres/19 Hectares
2243 Industrial-Commercial Park



47 acres/19 hectares
US 183 access .6 mile/.9 kilometers east
Utilities
Greenfield
Zoning - Light Industrial

Mr. Doug Duwe
Capitol Land Company
P. O. Box 1944
Austin TX 78767
512.472.7002 phone
512.751.3600 mobile
512.442.8226 facs
dduwe@sbcglobal.net
www.capitolland.com



City of Leander Economic Development Department ♦ www.ci.leander.tx.us ♦ 512.528.2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

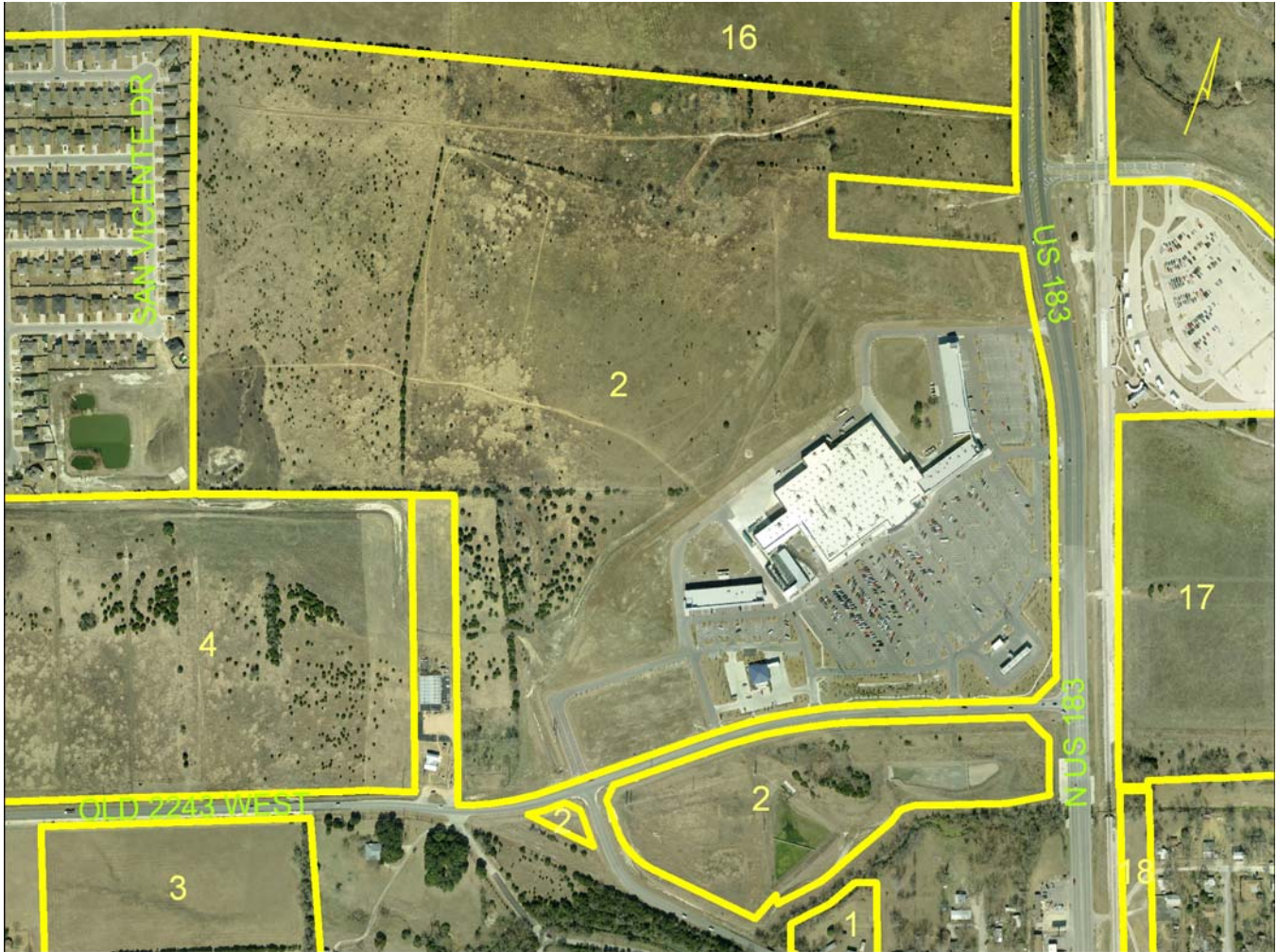
47 Acres/19 Hectares
2243 Industrial-Commercial Park

Property				
Total Acreage: 47 acres/19 hectares			Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. W, X	
Location				
City: Leander			County: Williamson	
Address/Directions: Rectangular property immediately west of the 142-acres (57.5 hectares) HEB-Plus grocery anchored site with over 2,100 feet/650 meters of frontage on FM 2243				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 3,000 feet/914 meters Distance to Interstate Highways: 12 miles/19.3 km			Type of Zoning: Light Industrial	
General Site Information				
Previous Use of Site: Greenfield		General Condition: Excellent		Dimensions: 2,133 feet/650 meters x 1,024 feet/312 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 3,100 feet/945 meters			Name of Railroad: Union Pacific, Southern Pacific and Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Not Applicable	
Fenced: No			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Office/Warehouse and/or Office/Retail	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services		Water - Size of Nearest Line: 12 inch/30.5 cm along FM 2243 Pressure: 65 psi/448 kilopascal		Sewer - Size of Nearest Line: 10 & 12 inch/25.4 & 30.5 cm along FM 2243 and east of property
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: 888.554.4732	Facs: 830.868.5097		Email: heather.richardson@peci.com
Natural Gas Service: Mr. Will Nabors, 512.310.3810, ATMOS Energy		Size of Nearest Line: 4 inch/10.2 cm		Pressure: Intermediate Pressure located 250 feet/76.2 meters from the northeast corner at North Creek Drive
Telecommunication Service: AT&T	Phone: 512.870.4430	Facs: 512.870.4475		Email: tc4713@att.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: 512.259.1709	Facs: 512.746.5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Doug Duwe	Phone: (512) 472-7002 or (512) 751-3600	Facs: (512) 442-8226	Email: dduwe@sbcglobal.net	Web Site: www.capitolland.com
Sales Price: \$2.25 to \$3.25 per square foot depending upon size of land			Lease Price: Not Applicable	
Comments: Frontage on FM 2243, west of the 142-acres (57.5 hectares) HEB-Plus Grocery, Inc. property. Divisible into 6 acre/2.4 hectares to 47 acres/19 hectares sites. Excellent access in an area poised for growth.				

155 Acres/62.7 Hectares
HEB Site

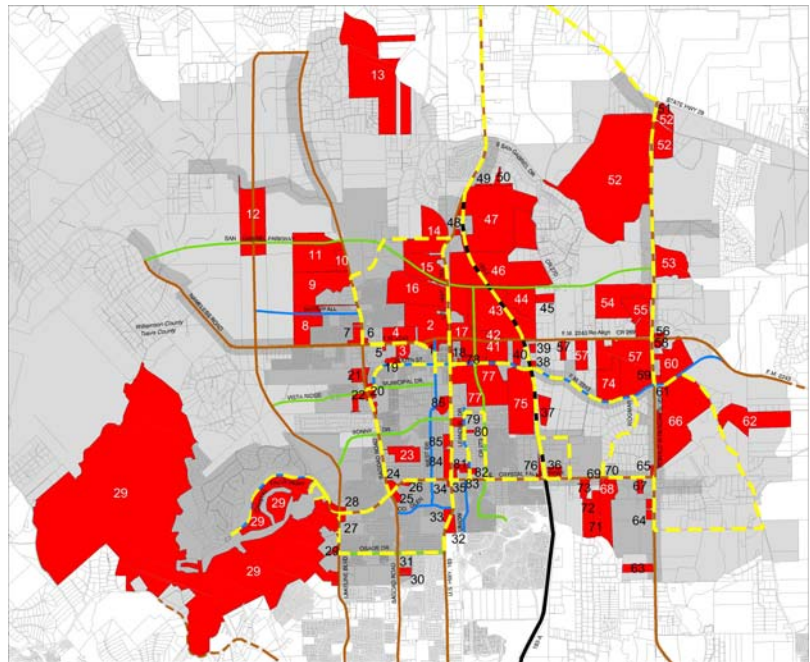
Tract 2 is immediately east of the proposed site

1/2009
Site 02



155 acres/62.7 hectares
US 183 frontage east, RR 2243 frontage south
Utilities
250,000 square feet/23,226 square meter retail complex
Zoning - General Commercial

Mr. Brett A. Baker
H-E-B Grocery, Inc.
P. O. Box 839955
San Antonio TX 78283-3955
(210) 938-8290 phone
(210) 938-7788 facs
baker.brett@heb.com
www.hebdevelopment.com



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**155 Acres/62.7 Hectares
HEB Site**

Property				
Total Acreage: 155 acres/62.7 hectares			Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. T & X	
Location				
City: Leander			County: Williamson	
Address/Directions: Northwest corner of US 183 and FM 2243				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: immediate frontage east			Type of Zoning: General Commercial	
Distance to Interstate Highways: 11 miles/17.7 kilometers				
General Site Information				
Previous Use of Site: Farm Land		General Condition: Excellent		Dimensions: 2,834 x 2,441 feet/864 x 744 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 500 feet/152 meters			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Additional 50,000 square feet (4,645 square meters) in-line retail and eight pad sites	
Fenced: Yes			Landscaped: Yes	
Located within an Industrial Park: No			Type of Business: Retail	
Deed Restriction(s): Yes			Covenants: Yes	
Utilities				
City of Leander Services		Water - Size of Nearest Line: 12 inch/30.5 cm 1-mile/1.6 km west Pressure: 60 psi/413.7 kilopascal		Sewer - Size of Nearest Line: 18 inch/45.7 cm
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: 888.554.4732	Facs: 830.868.5097	Email: heather.richardson@peci.com
Natural Gas Service: Mr. Will Nabors, ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure located 3,500 feet/1,067 meters south on West South Street
Telecommunication Service: AT&T		Phone: 512.870.4430	Facs: 512.870.4475	Email: tc4713@att.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: 512.259.1709	Facs: 512.746.5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Brett Baker		Phone: 210.938.8290	Facs: 210.938.7788	Email: baker.bret@heb.com Web Site: www.hebdevelopment.com
Sales Price: \$80,000 to \$110,000 for pad sites up to ten to fifteen years			Lease Price: \$22.00 to \$27.00 per square foot per year with a five year term	
Comments: Northwest corner of US 183 and FM 2243 catty-corner from the Cap Metro park-and-ride and train station. This beautiful H-E-B Plus Grocery Store located at the intersection of US 183 and FM 2243 opened 23 February 2007. It will serve Leander and the greater northwest area of Austin. The Forum Shopping Center includes 50,000+ square feet (4,645 square meters) of retail shop space. We have targeted a unique blend of retail, service and restaurant tenants to complete the development.				

Tract 6 is immediately west of the site

5/19/2009

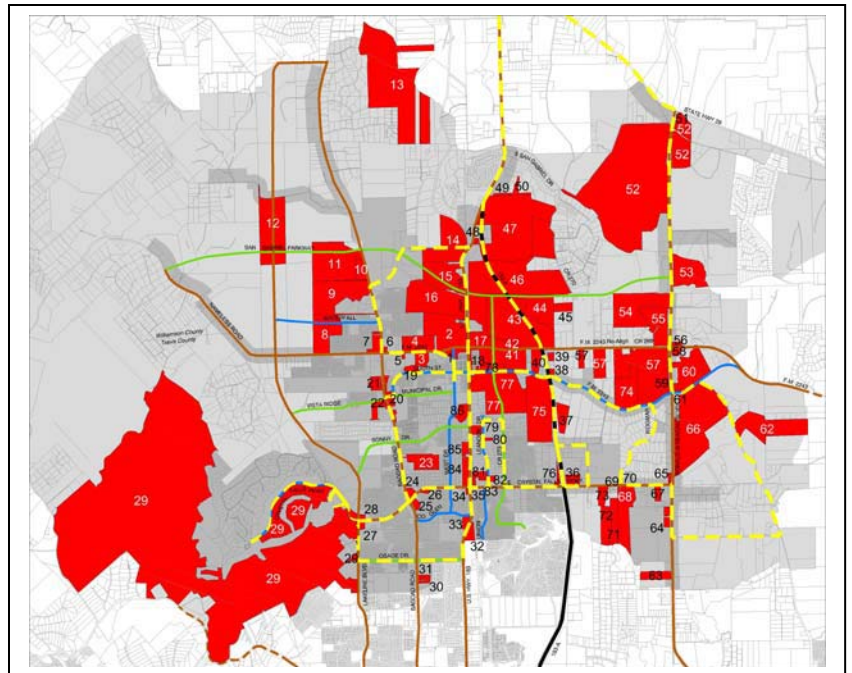
Site 06

2.69 Acres/1.1 Hectare
NE Corner of Bagdad Road and Old 2243 West



2.69 Acres/1.1 Hectares
 US 183 is 3,000 feet/ 914 meters east
 Utilities
 Greenfield on hard corner
 Zoning - General Commercial

Mr. Barney Bigham
 Talisman Commercial Realty
 P. O. Box 27828
 Austin, TX 78755
 512.418.4477 phone
 512.418.4470 facs
barney@talismangroupinc.com
www.talismangroupinc.com



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2.69 Acres/1.1 Hectare
NE Corner of Bagdad Road and Old 2243 West

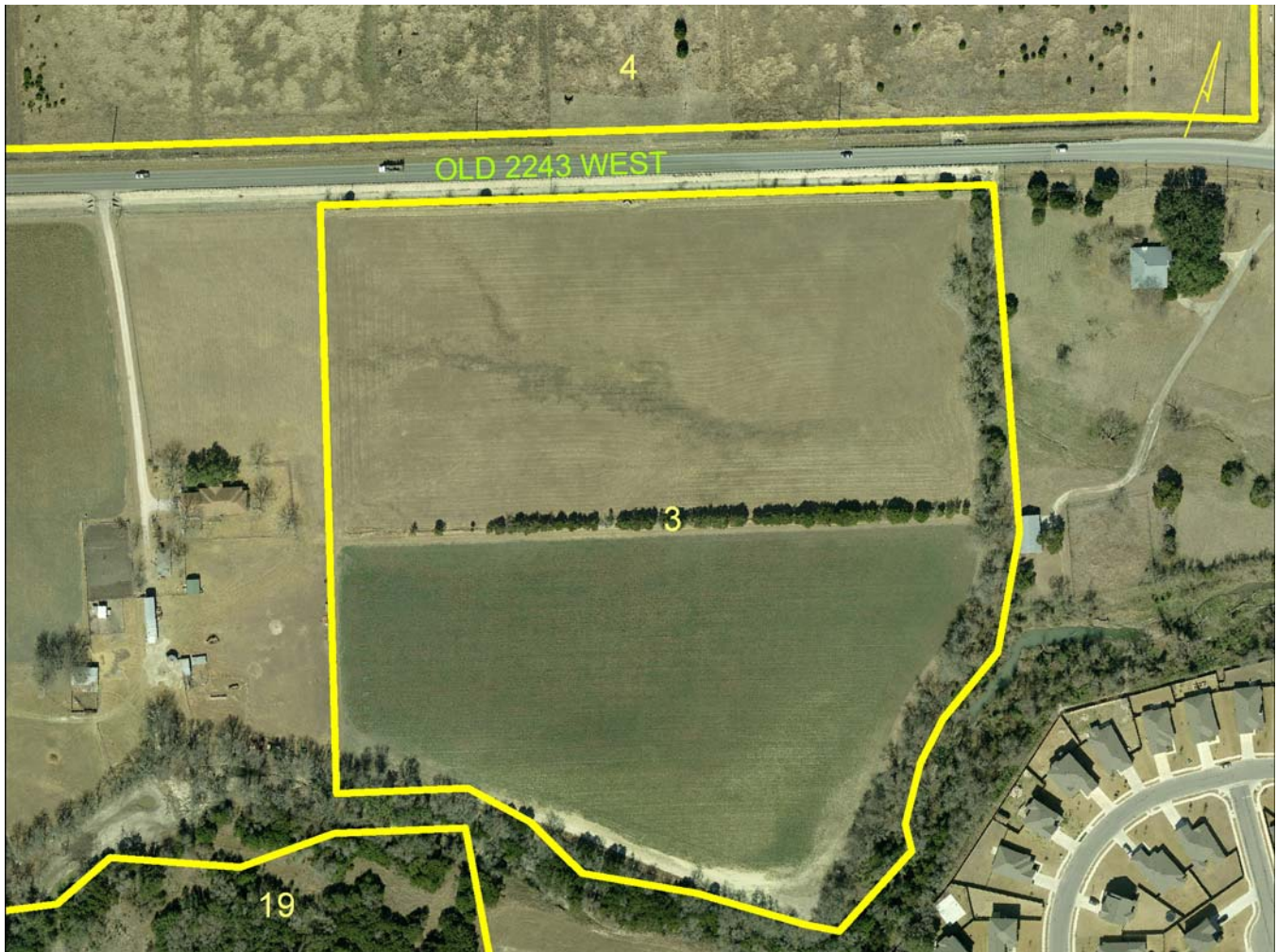
Property			
Total Acreage: 2.69 acres/1.1 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. A	
Location			
City: Leander		County: Williamson	
Address/Directions: Northeast corner of Bagdad Road and FM 2243			
Within City Limits: Yes		Distance from City Limits: Not Applicable	
Distance to US Highways: 3,000 feet/914 meters east		Type of Zoning: General Commercial	
Distance to Interstate Highways: 14 miles/22.5 kilometers east			
General Site Information			
Previous Use of Site: Greenfield	General Condition: Excellent	Dimensions: 295 x 366 feet/90 x 112 meters (entire site)	
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes		Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No	Can Site Be Divided: No	Lot Size: Negotiable	
Improvements			
Road Distance to Rail: 4,000 feet/1.2 km east		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Not Applicable	
Fenced: No		Landscaped: No	
Located within an Industrial Park: No		Type of Business: Commercial, Retail	
Deed Restriction(s): No		Covenants: No	
Utilities			
City of Leander Services	Water - Size of Nearest Line: 12 inch/30.5 cm Pressure: 88 psi/607 kilopascal	Sewer - Size of Nearest Line: 10 inch/25.4 cm	
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: 888.554.4732	Facs: 830.868.5097	Electric Service: Pedernales Electric Cooperative (PEC)
Natural Gas Service: Mr. Will Nabors, 512.310.3810, ATMOS Energy	Size of Nearest Line: 6 inch/15.2 cm Poly II	Pressure: Intermediate Pressure located	
Telecommunication Service: AT&T	Phone: 512.870.4430	Facs: 512.870.4475	Telecommunication Service: AT&T
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: 512.259.1709	Facs: 512.746.5807	Solid Waste Disposal: Clawson Disposal, Inc.
Sales Information			
Contact: Mr. Barney Bigham	Phone: 512.418.4477	Facs: 512.418.4470	Email: barney@talismangroupinc.com
			Web Site: www.talismangroupinc.com
Sales Price: Negotiable		Lease Price: Not Applicable	
Comments: This corner is located at the crossroads of one of the community's busiest intersections next to a 150 employee business. More than 3,000 homes are located in-and-around this corner with the Texas X Park three-quarters of a mile/1.2 km north. An ideal location for neighborhood services on the "coming-home" side of the road.			

19 Acres/7.7 Hectares
Brown Plaza

Tract 3 is immediately south of the proposed site

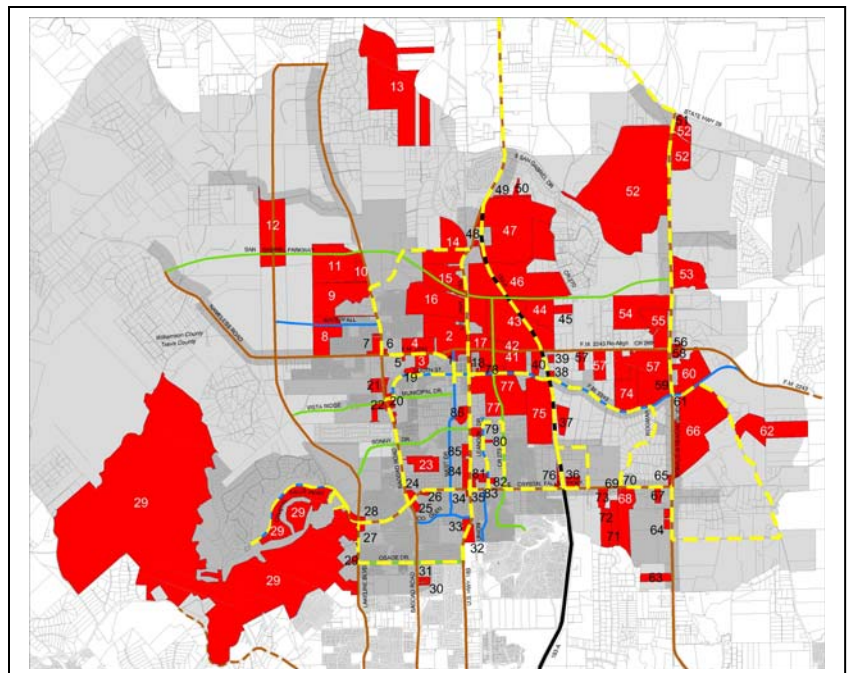
Rec'd TDHCA 5/19/2009

Site 03



19 acres/7.7 hectares
US 183 is .57 miles/.9 km east
Utilities
Greenfield
Zoning - Light Industrial

Mr. Hem Ramachandran
Indus Realty
3006 Bee Caves Rd., Bldg., D Suite 230
Austin, TX 78746
512.970.6336 mobile
512.524.3856 facs
hemanr@gmail.com
www.indusrealty.homesandland.com



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**19 Acres/7.7 Hectares
Brown Plaza**

Property				
Total Acreage: 19 acres/7.7 hectares			Map: MAPSCO Austin 2006 Street Guide, pgs. 312 & 342, Sec. X, B	
Location				
City: Leander		County: Williamson		
Address/Directions: .57 mile (.9 kilometers) west of the US 183 intersection on the south side of FM 2243				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: .57 miles (.9 kilometers) east		Type of Zoning: Light Industrial		
Distance to Interstate Highways: 10 miles/16.1 kilometers east				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 936 x 811 feet/285 x 247 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 2 percent slopes			Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Located SW of the 142-acre (57.5 hectares) HEB-Plus anchored property on one of Leander's major east-west corridors FM 2243.		
Fenced: Yes		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Office/Warehouse or Office/Retail		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services		Water - Size of Nearest Line: 12 inches/30.5 cm Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 12 inches/30.5 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: 888.554.4732	Facs: 830.868.5097		Email: heather.richardson@peci.com
Natural Gas Service: Mr. Will Nabors, 512.310.3810, ATMOS Energy		Size of Nearest Line: 6 inch/15.2 cm 550 feet/168 meters east of the site		Pressure: Intermediate Pressure at FM 2243 approximately 3,000 feet/914 meters from the site
Telecommunication Service: AT&T	Phone: 512.870.4430	Facs: 512.870.4475		Email: tc4713@att.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: 512.259.1709	Facs: 512.746.5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Hem Ramachandran	Phone: 512.330.0938	Facs: 512.524.3856	Email: hemanr@gmail.com	Web Site: www.indusrealty.homesandland.com
Sales Price Negotiable			Lease Price Not Applicable	
Comments: Very flat, very clean property located catty-corner to the 250,000 square feet (23,226 square meter) HEB-Plus anchored retail center. This site is well served by FM 2243; a major east-west corridor.				

Belmont Senior Village

AFFIRMATIVE MARKETING PLAN

Introduction

In accordance with the regulations of the HOME Investment Partnership Program and in the furtherance of DDC Belmont, Ltd's, commitment to non-discrimination and equal opportunity in housing; DDC Belmont, Ltd has established the procedures to affirmatively market its programs. The Belmont Senior Village will be located on 12.3 acres in the City of Leander, Williamson County, Texas. The marketing efforts for DDC Belmont, Ltd will stress the major selling points of the community: quality construction, excellent location, spacious and well appointed apartments, and the common area amenities (clubhouse, fitness center, business center, community theater, swimming pool, and senior activities), and the high level of management and maintenance services. This marketing and management plan will always be available for review upon request.

The Property

Belmont Senior Village, a 192-Unit community will offer seventy six (76) one-bedroom, one-bath, forty eight (48) two-bedroom one baths, and sixty eight (68) two bedroom, two baths apartments that will appeal to a broad range of senior residents including income-restricted as well as market rate residents. 87.5% of the total units will be income restricted in accordance with the limits of the Austin MSA median income: seventeen (17) units will be restricted to tenants who earn at or below 30%, one hundred and fifty one (151) will be restricted to tenants earning at or below 50%, and twenty four (24) will be at market rate (of which (3) will be affordable to tenants who earn at or below 80% AMI). The community will appeal to its senior target market because of its superior quality at affordable rental rates and small town living atmosphere, combined with the easy access to the retail and health centers in Leander (Belmont Senior Village is adjacent HEB Plus) and the nearby greater Austin, Round Rock, & Georgetown areas.

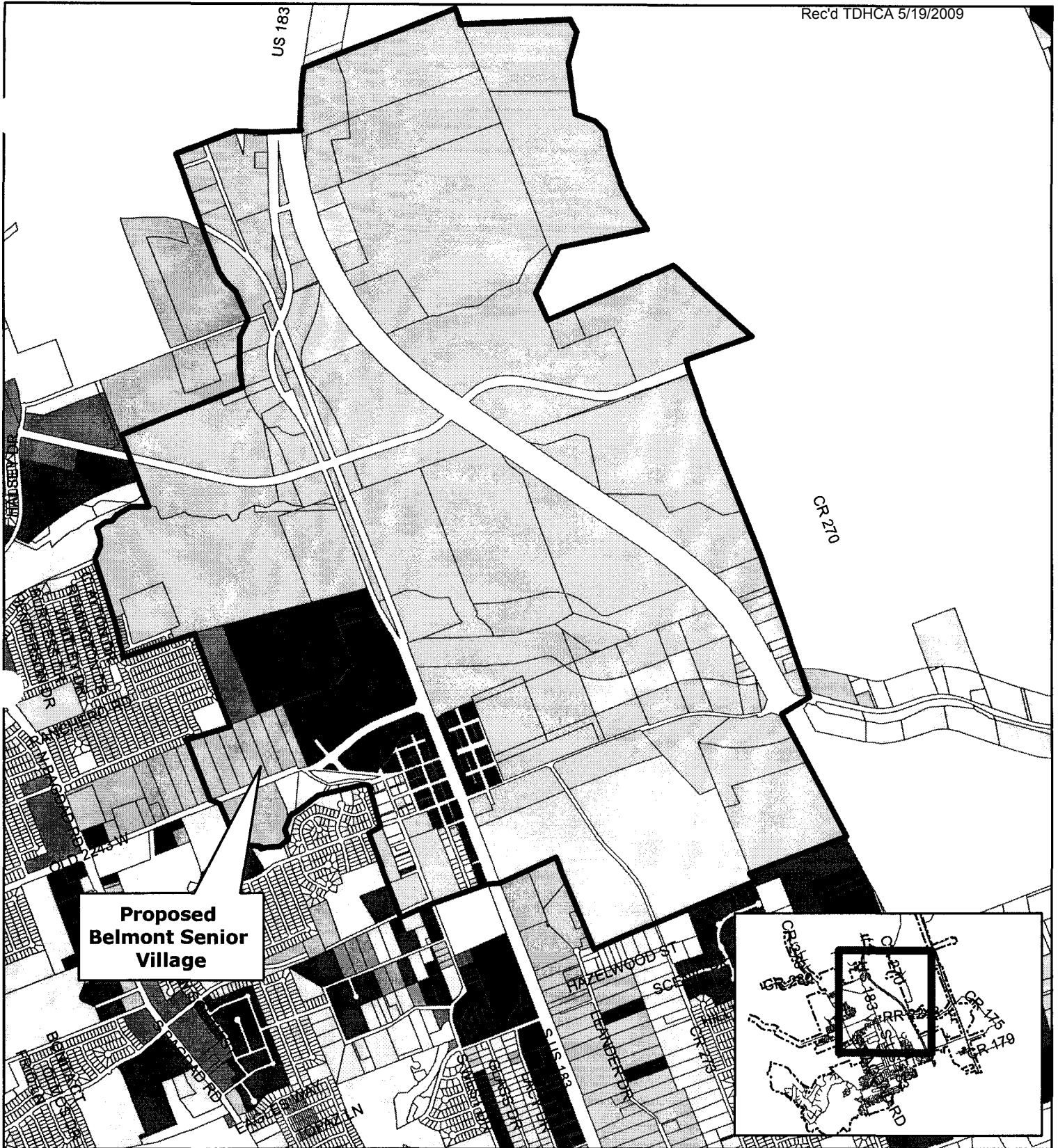
Marketing Program

Belmont Senior Village will benefit from Denison Construction & Development and its related entities (Owner and Developer) previous experience in providing quality affordable housing in the greater Austin area. Denison Construction & Development and their Management Agent, UAH Property Management, L.P. have excellent relationships with local advertising media and referral agencies that can provide potential residents for the apartment community.

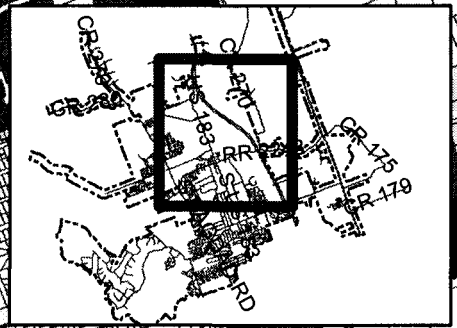
Prior to construction completion of the first residential building, we will erect a "Coming Soon" information sign at the site, providing passers-by with information on the property; identifying it as an affordable rental community with 1 and 2 Bedroom Apartments for Seniors, the Fair Housing Logo and a telephone number (with call notes) that they may contact for additional information. Callers will be "screened" for eligibility by UAH Property Management, L.P., and an active "interest" list will be maintained.

We will have property brochures available for mailing to all interested parties. In addition, an introductory letter and brochures will be sent to the area's major employers, senior-oriented organizations, service organizations, the Chamber of Commerce, and various housing and other assistance agencies in Leander and the surrounding communities, including the greater Austin area.

A written statement informing prospective tenants that the development is operating under a written affirmative marketing plan and a written management plan as well as local, state and federal fair housing and antidiscrimination laws, including Texas and federal fair housing acts and Texas Government Code, and that the operations are under the oversight of the Texas Department of Housing and Community Affairs will be displayed in the leasing office.

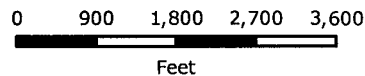
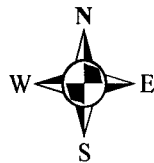


Proposed Belmont Senior Village



CITY OF LEANDER

Urban Core



Zoning			
	SFL		LC
	SFR		SFT
	SFE		SFU MH
	SFS		TF
	SFU		MF
	SFC		LO
			GC
			LI
			HI
			PUD

PHOTO COMPARISON OF LEANDER TO URBAN CORES



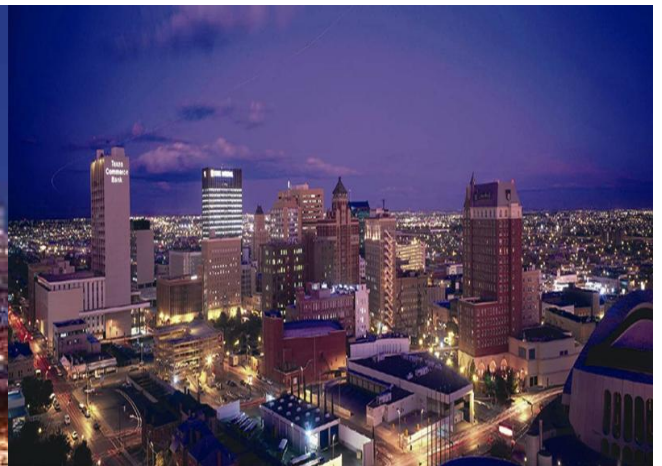
Downtown Leander



Downtown Fort Worth



Downtown Austin



Downtown El Paso



May 22, 2009

Ms. Robbye Meyer
Director of Multifamily Production
Texas Department of Housing & Community Affairs
P.O. Box 3941
Austin, Texas 78711-3941

Re: Challenge on Award of Urban Core Points for Application No. 09138

Dear Ms. Meyer:

This letter challenges points awarded to TDHCA # 09138 under Section 49.9(i)(16)(F) ("Development Location") of the 2009 Qualified Allocation Plan ("QAP"). The site location for this application is not located in an "Urban Core" as defined in Section 49.3(105) of the QAP, and therefore TDHCA incorrectly awarded this Application 4 points for the Development Location scoring criteria.

Urban Core is defined as "A compact and contiguous geographical area that is composed of adjacent block groups in which at least 90 percent of the land not in public ownership is zoned to accommodate a mix of medium or high density residential and commercial uses within the same zoning district."

Here, the site is located in the City of Leander. The City of Leander does not meet the "Urban" aspect of this definition because of its population less than 25,000 and its distinctively rural character. Moreover, the area that the Applicant defined as an "Urban Core" is not "compact" as it contains more than 2,300 acres. Most importantly, however, the area defined by the Applicant is not an area "in which 90% of land not in public ownership is zoned to accommodate medium or high density residential and commercial uses *within the same zoning district.*" Typically, this refers to a mixed use zoning designation or a Planned Unit Development. When considering the map that the Applicant submitted, but in color, the area defined by the Applicant clearly contains several zoning districts—a Planned Unit Development, General Commercial, Light Industrial, Single Family Rural, to name a few. (The City of Leander Zoning Map is attached in color.) This fact alone makes the area fail the "Urban Core" definition.

The area also fails the definition because it does not contain 90% of land zoned to accommodate medium or high density. The Transect Map for the Leander Transit Oriented District Planned Unit Development ("TOD"), attached, which makes up the majority of the Applicant-defined area, clearly shows that less than 90% of the TOD permits medium or high density residential and commercial uses. Indeed, the "Conventional Zone" in the northeast quadrant and the adjacent T3 Zone makes up at least 30% of the TOD. The "Conventional Zone," as defined by the Leander Smart Code,

05-26-09 P004:22 RCVD

may be developed under the applicable zoning and subdivision standards for that adjacent T Zone—here, the T3 Zone. The T3 zone is defined as the “Sub-Urban Zone,” or “Neighborhood Edge Zone/Edge of Town Zone,” and is noted for its similarity to conventional suburban single family house areas. “Table 5 Transect System Illustrated,” attached hereto, shows this zone as the transition zone between Rural and Urban, but clearly associates it with development qualities that fall short of “medium and high density.” In contrast with the typical “Urban Core” qualities, some of the qualities noted are “less density, larger blocks, primarily residential, smaller buildings, more green spaces, detached buildings, rotated frontages, yards and porches.”

Admittedly, the remaining 70% of the TOD consists of T4, T5, and T6 Zones, which permit the kind of medium and high density contained within the “Urban Core” definition. In fact, the T6 Zone is entitled the “Urban Core Zone” by the Leander Smart Code, and while the T4 and T5 Zones are less dense than the T6 Zone, the Leander Smart Code suggests a more urban residential fabric in these zones that encourages mixed use, pedestrian friendly, medium density development. Certainly, if the Applicant site was within the T4, T5 or T6 Zones of the TOD, and the Applicant defined the area as these zones within the same zoning district (here, within the TOD PUD), the Applicant would have a more compelling argument for the Urban Core points. Here, however, the site not only is not within the T4, T5 or T6 Zones of the TOD, it is not within the TOD at all.

What is most interesting is that the Applicant specifically defined the “area” by drawing its boundaries to group its site with the TOD, even though its site is outside of the TOD and is therefore outside of the PUD. Ironically, as noted above, by gerrymandering the TOD boundaries to encompass the Applicant’s site, the area now fails the definition in that it includes several zoning districts outside of the PUD—including Light Industrial and Single Family Rural, neither of which support medium to high density development.

The fact that the Applicant submitted a letter from the Chief Planner at the City of Leander, and a map entitled “Urban Core” which does not appear anywhere on the City of Leander website, is not sufficient to award Urban Core points to this Application. The area that contains the site must meet the definition set forth in the QAP based on the facts of the situation, and based on the zoning maps in place for the City of Leander.

To summarize, the area defined by the applicant as Urban Core does not qualify for the following reasons:

1. The QAP defines Urban Core as having the following key measurements: 1) the area must have a single zoning designation that allows mixed use development—meaning a PUD or a specific mixed-use zoning designation, and 2) the area must be compact and contiguous. Meeting a different definition prepared by a City is not provided as an option within the QAP and is not sufficient to award these points.
2. The area identified by the applicant as Urban Core does not have at least 90% of its land not in public ownership zoned to accommodate a mix of medium and high density residential and commercial uses within the same district. In Leander, the

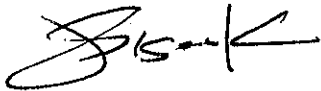
Smart Code overlay allows such mixed-use zoning in the nearby TOD, but this overlay is not applicable since the applicant's site is not located in the TOD.

3. The area identified as Urban Core is not compact and contiguous as it contains more than 2,300 acres and about 1/5th of the City.

We request that TDHCA staff reconsider the Applicant's evidence in light of this letter and the attached information provided by the City of Leander Planning Department. We appreciate your time and consideration of this request. Please let us know if we can be of further assistance with regard to this matter.

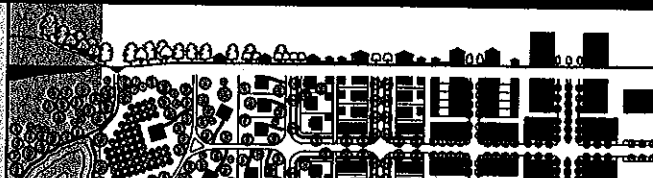
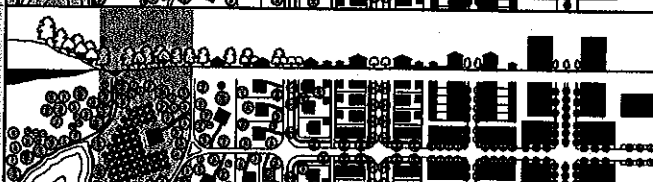
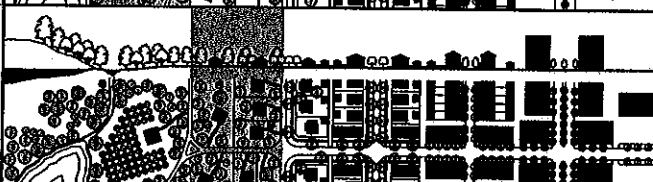

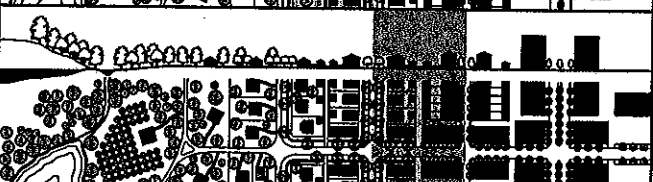
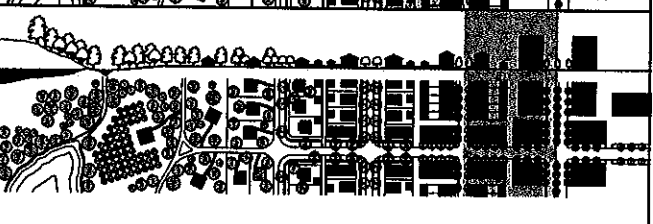
Sincerely,

DMA Development Company, LLC



Janine Sisak
Vice President/General Counsel

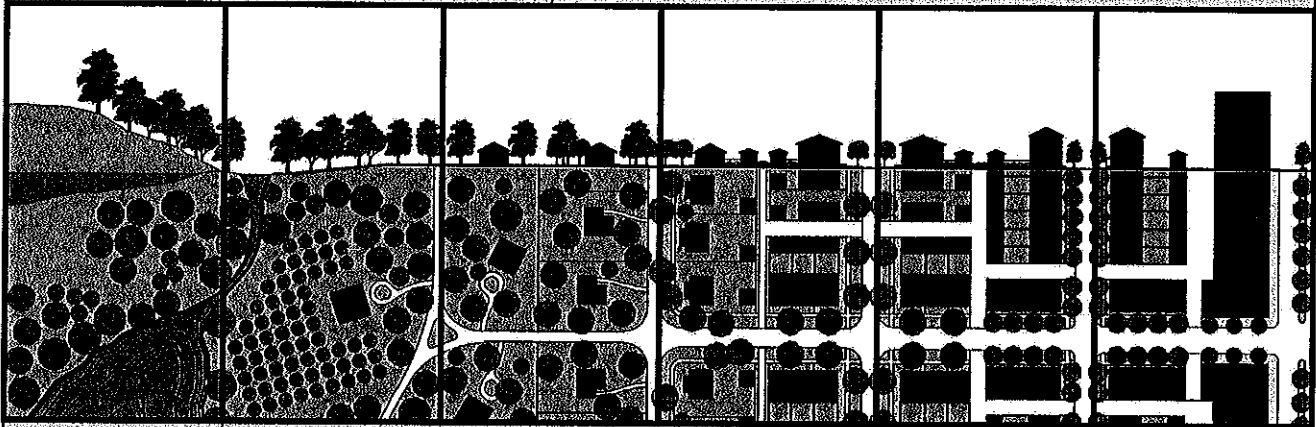
05-26-09 P04:22 RCV D

T1	The Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.	
T2	The Rural Zone consists of lands in open or cultivated state, or sparsely settled. These may include woodland, agricultural lands, grasslands, and irrigable deserts.	
T3	The Sub-Urban Zone, though similar to conventional suburban single-family house areas, differs by its street connectivity and by allowing home occupations. It is typically adjacent to other urban T-Zones. This zone is naturalistic in its planting. Blocks may be large and the roads irregular to accommodate site conditions.	
T4	The Neighborhood General Zone has a denser, primarily residential urban fabric. Mixed use is confined to certain corner locations. This Zone has the wide range of building types. Single, sideyard, and row houses are set close to the frontages. Streets typically define medium-sized blocks.	
T5	The Neighborhood Center Zone is the equivalent of a Main Street. This Zone includes mixed-use building types that accommodate retail, offices, and dwellings, including rowhouses and apartments. The T-5 Zone is a tight network of streets and blocks, with wide sidewalks, steady street tree planting, and buildings set close to the frontages.	
T6	The Urban Core Zone occurs at regional centers. It is the equivalent of a town or to the downtown of a city. It contains the densest urbanism—the tallest buildings, and the greatest variety of uses, particularly unique ones such as the city hall, financial district, and important civic buildings. The Urban Core is the least naturalistic of all the Zones; trees are formally arranged and waterways are often contained in embankments.	



RURAL **TRANSECT** **URBAN**

Rural Zones **Urban Zones**



T1 NATURAL	T2 RURAL	T3 SUB-URBAN	T4 NEIGHBORHOOD GENERAL	T5 NEIGHBORHOOD CENTER	T6 URBAN CORE
----------------------	--------------------	------------------------	--------------------------------------	-------------------------------------	-------------------------

Private	← LESS DENSITY →	← MORE DENSITY →
	← LARGER BLOCKS →	← SMALLER BLOCKS →
	← PRIMARILY RESIDENTIAL →	← PRIMARILY MIXED-USE →
	← SMALLER BUILDINGS →	← LARGER BUILDINGS →
	← MORE GREENSPACE →	← MORE HARDSCAPE →
	← DETACHED BUILDINGS →	← ATTACHED BUILDINGS →
	← ROTATED FRONTAGES →	← ALIGNED FRONTAGES →
	← YARDS & PORCHES →	← STOOPS & SHOPFRONTS →
	← DEEP SETBACKS →	← SHALLOW SETBACKS →
	← ARTICULATED MASSING →	← SIMPLE MASSING →
← WOODEN BUILDINGS →	← MASONRY BUILDINGS →	
← GENERALLY PITCHED ROOFS →	← GENERALLY FLAT ROOFS →	
← SMALL YARD SIGNS →	← BUILDING-MOUNTED SIGNAGE →	
← LIVESTOCK →	← DOMESTIC ANIMALS →	
Public	← ROADS & LANES →	← STREETS & ALLEYS →
	← NARROW PATHS →	← WIDE SIDEWALKS →
	← HIGH L.O.S. STANDARDS →	← LOW L.O.S. STANDARDS →
	← OPPORTUNISTIC PARKING →	← DEDICATED PARKING →
	← LARGER CURB RADII →	← SMALLER CURB RADII →
	← OPEN SWALES →	← RAISED CURBS →
	← NIGHT SKY →	← BRIGHT LIGHTING →
← MIXED TREE CLUSTERS →	← ALIGNED STREET TREES →	
← MORE SILENCE REQUIRED →	← MORE NOISE ALLOWED →	
Civic	← LOCAL GATHERING PLACES →	← REGIONAL INSTITUTIONS →
	← PARKS & GREENS →	← PLAZAS & SQUARES →

ARTICLE 8

★CONVENTIONAL ZONE★

8.1 APPLICABILITY

- 8.1.1 The geographic area within the Conventional Zone designated on the Transect Map shall be developed pursuant to the zoning ordinance, subdivision ordinance and other development ordinances on the Transect Map, except the following architectural standards apply only to the Conventional Zone.
- 8.1.2 Upon application and approval by the UDO, any parcel designated "Conventional" and contiguous to an existing T-Zone may be developed under the applicable zoning and subdivision standards and entitlement processes in this Code for that adjacent T-Zone.

8.2 ARCHITECTURAL STANDARDS

- 8.2.1 **ROOF PITCH.** The predominant roof pitch for each house shall be 8:12 or steeper. Certain exceptions may apply:
- a. In certain small areas that are not visible from the street (front or side) a lesser pitch may be used where it is infeasible to construct a roof of prescribed pitch given the floor plan and architecture of the home (i.e. in areas that need to be covered by a flat roof because the geometry of a pitched roof is infeasible).
 - b. In certain small areas (less than 15% of the total roof area) of the house, such as porches and covered patios, where

a lower pitched roof is necessary to accomplish a certain architectural style that cannot be accomplished in another way shall be allowed (i.e. a low pitched front porch roof to accomplish a "Texas Hill Country" style home).

- 8.2.2 **ROOF MATERIAL.** The following shall be allowed:
- a. Fiberglass shingles-roofing be "dimensional style" shingles of at least 300 lbs. per square (No three tab roofing is allowed).
 - b. Concrete Tile
 - c. Concealed-fastener standing seam metal roof allowed on larger houses (No galvanized aluminum is allowed).
- 8.2.3 **MASONRY.**
- a. 100% stone, stucco or brick shall be utilized on first floor (80% overall including 2nd level areas). Only clay brick shall be utilized. No concrete brick or "king sized" brick is allowed.
 - b. Masonry must extend to a point no higher than 16 inches from the finished grade at the base of the concrete foundation. Houses with a tall foundation wall shall incorporate a lowered masonry lug where the masonry will cover the side of the foundation.
 - c. Fireplaces and chimneys located on an exterior wall must be 100% masonry. The masonry shall be the same material

on all four sides of the chimney as it extends above the roof. Chimneys that are not on an interior wall and extend solely above the roof may use materials other than masonry.

8.2.4 GARAGE DOORS.

- a. Heavy gauge steel doors with deeply embossed panels shall be utilized.
- b. Cedar-faced wooden garage doors are allowed.

8.2.5 ARCHITECTURAL DESIGN.









- a. Designs with front porches and appropriate details such as shutters are encouraged.
- b. Sidewalks shall be located per street section.

8.2.6 LANDSCAPING.

- a. Minimum 2-inch caliper trees shall be planted.
- b. A "street" tree shall be located between curb and sidewalk.
- c. Trees shall be irrigated and maintained by home owner.
- d. Front yards shall be irrigated and sodded by developer.
- e. Backyards shall be sodded by developer.






SINGLE FAMILY RESIDENTIAL



-  SFR - *Single Family Rural*
-  SFE - *Single Family Estate*
-  SFS - *Single Family Suburban*
-  SFU - *Single Family Urban*
-  SFC - *Single Family Compact*
-  SFL - *Single Family Limited*
-  SFT - *Single Family Townhouse*
-  SFU/MH - *Single Family Urban, Manufactured Home*

MULTI-FAMILY RESIDENTIAL


RETAIL / COMMERCIAL

-  LO - *Local Office*
-  LC - *Local Commercial*
-  GC - *General Commercial*


INDUSTRIAL

-  LI - *Light Industrial*
-  HI - *Heavy Industrial*

PLANNED UNIT DEVELOPMENT

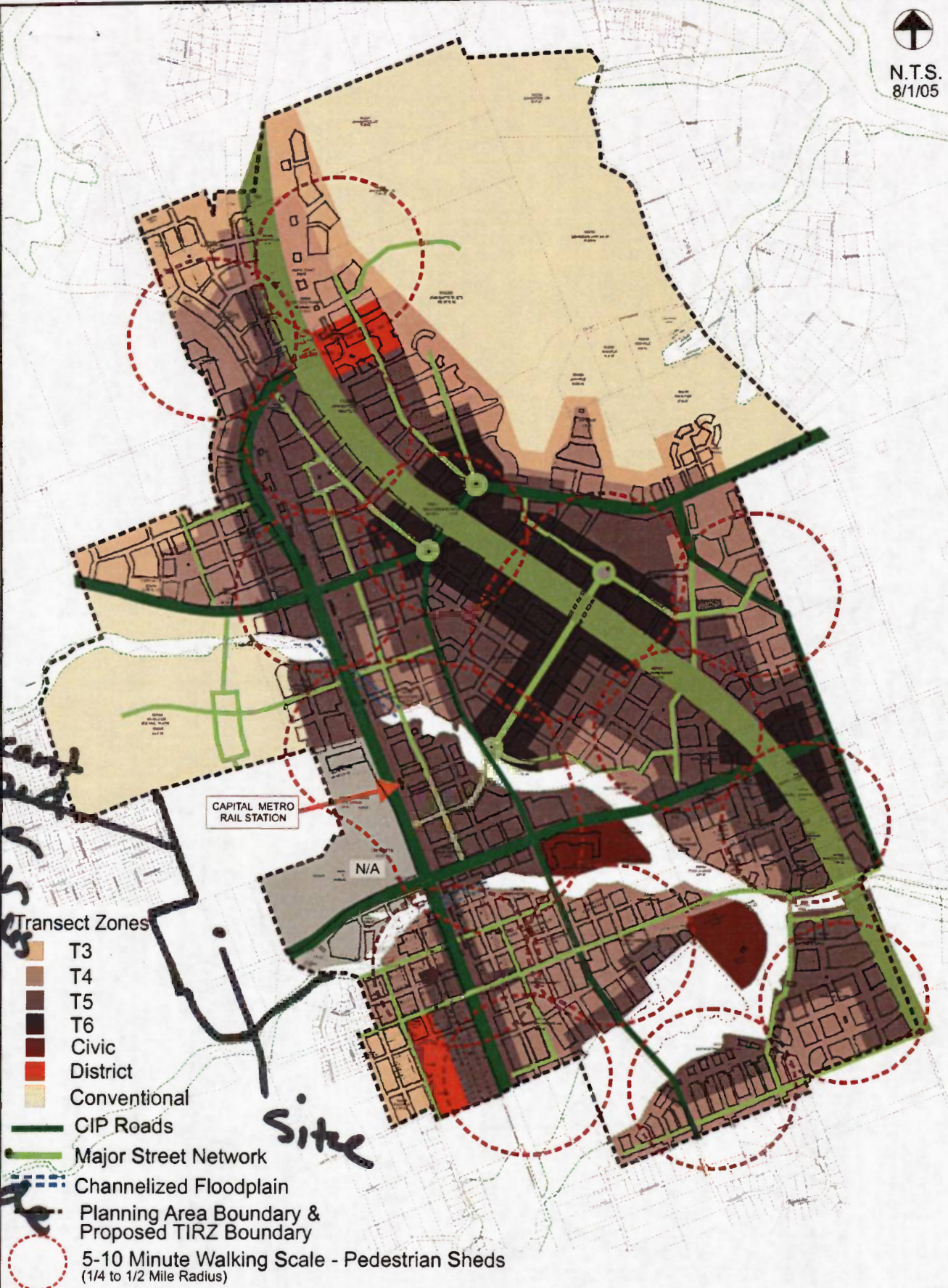
-  *Planned Unit Development*

PROPOSED ANNEXATION

-  *Annexation Area*



N.T.S.
8/1/05



Applicant
Defined
area
which
includes
area
& the
site
outside
of
TOD

- Transect Zones
- T3
 - T4
 - T5
 - T6
 - Civic District
 - Conventional
 - CIP Roads
 - Major Street Network
 - Channelized Floodplain
 - Planning Area Boundary & Proposed TIRZ Boundary
 - 5-10 Minute Walking Scale - Pedestrian Sheds (1/4 to 1/2 Mile Radius)

NOTES:

1. Parks and Civic spaces shall be regulated by a performance standard in the TOD ordinance.
2. The CIP Roads and Major Street Network are required in addition to the Connectivity Standards in the TOD ordinance. The Code will set the standards for blocks; the block layout only illustrates the intent.
3. The esplanade (Grand Blvd.) will remain as shown if the CTRMA agrees to lower the main lanes and construct the crossing. If this is not the case or funding is unavailable, then it will become a boulevard with major median and landscaping and will be mimicked on the other side of 183e.
4. CONVENTIONAL designation of parcels as shown shall comply with current Leander Residential Zoning (including current PUD provisions) and General Development and Subdivision Ordinances. Application of these regulations in CONVENTIONAL shall provide for safe and appropriate transportation connections to the required roadways as adopted on the Transect Plan. It may participate in master water, wastewater, transportation, drainage and water quality development and receive funding incentives that may be adopted over time for the overall planning area as shown on the Transect Plan. A separate set of Architectural Standards shall apply to the CONVENTIONAL designation as a separate Article 8 to the Uniform Development Code and those separate Standards shall only apply to the CONVENTIONAL designated parcels.
5. For the purpose of planning initial development along San Gabriel Parkway (CR 274), it is understood that this County roadway is initially planned to be a 2 lanes of a county-planned, 4-lane divided roadway with 120 of ROW. This 4-lane roadway will be required for development. At such point in time as a funding district is in place and necessary financing to convert this roadway section into compliance with the section designated in Table 6, BV-152-120, of the Leander SmartCode is available, it shall be funded through the funding district as adopted and set forth in the funding district plan. The 120 of ROW will define the back of Curbs for the outer curbs of the outer parallel roadways in the above section.

LEANDER TOD

Transect Map & Pedestrian Sheds

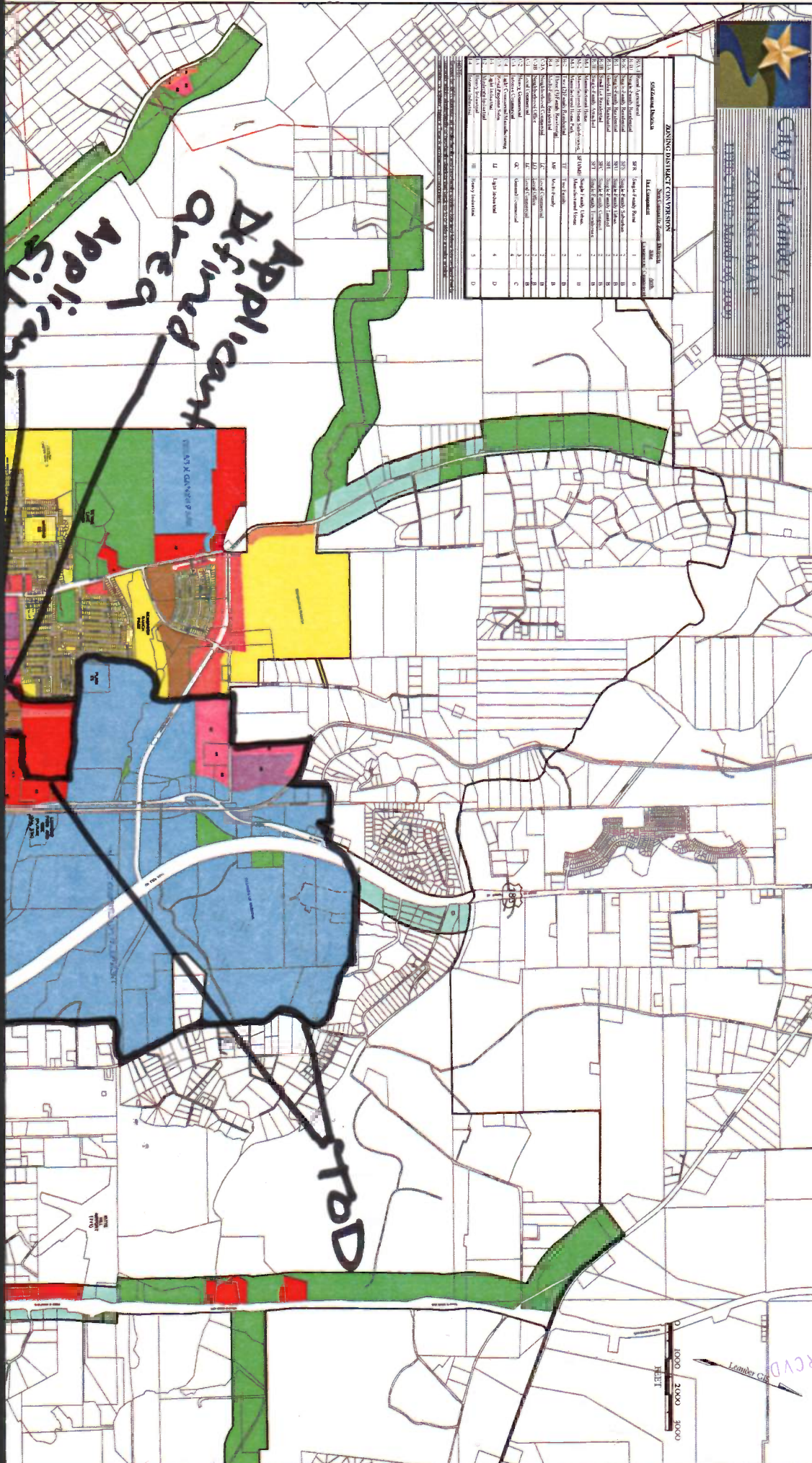
Gateway
Planning Group



CITY OF LAMAR, TEXAS
ZONING MAP
 11385 - 11415 - 11425 - 11435 - 11445 - 11455 - 11465 - 11475 - 11485 - 11495 - 11505

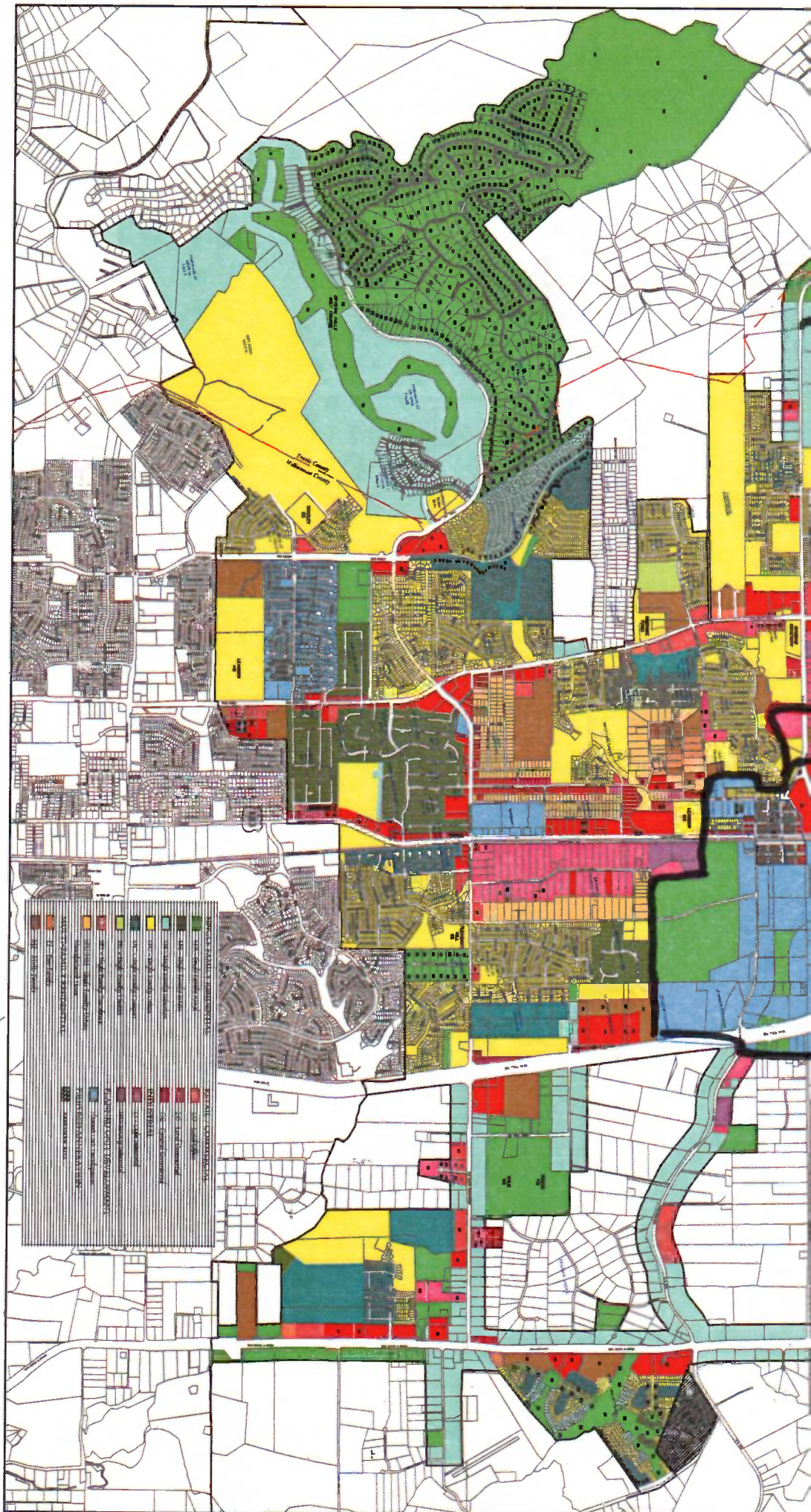
ZONING DISTRICT CONVERSION

Old District Number	Map Comments	Map District	Map District
101	Single-Family Detached	1	1
102	Single-Family Detached	1	1
103	Single-Family Detached	1	1
104	Single-Family Detached	1	1
105	Single-Family Detached	1	1
106	Single-Family Detached	1	1
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199	Single-Family Detached	1	1
200	Single-Family Detached	1	1



05-25-09PC4:22 R/CVD

See next page
for legible legend





3036 S. 1st St.
Suite 200
Austin, TX 78704

tel: 512-447-2026
fax: 512-447-0288

www.foundcom.org

May 27, 2009

Ms. Robbye Meyer
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
P.O. Box 3941
Austin, Texas 78711-3941

Re: Challenge to Certification of Notifications at Pre-Application and Application (QAP Section 49.8(d)(3) and 49.(h)(8)(A)) for Application Number 09159

Dear Ms. Meyer:

Please accept this letter as a challenge to the Certification of Notifications at Pre-Application and Application per QAP Sections 49.8 (d)(3) and 49.9(h)(8)(A) that were submitted by Application Number 09159.

Notification of neighborhoods is a requirement of all applicants. The facts show that the applicant for the Malibu apartments knew about the existence of the neighborhood organization at both the pre-application and full application stage, but for some reason chose not to notify this organization.

During the pre-application phase:

We have confirmed with the City of Austin's Communication and Public Information Office that a letter was received from the applicant requesting the list of neighborhood organizations on December 8, 2008. The City sent a response and neighborhood list to the applicant on December 8, 2008. This information can be confirmed by Rita Noak, the Community Registry Coordinator for the City of Austin, at rita.noak@ci.austin.tx.us or 512-974-2584. I have attached email documentation.

05-27-09A10:06 RCVD



A Partner Agency of



United Way Capital Area



All the other pre-applications in the Austin area also received a letter back from the City of Austin with a list of neighborhood contacts for their proposed project. However, the applicant in Pre-Application Number 09159 claims they did not receive a reply back from the City of Austin. (see attached "Certification of Notifications at Pre-Application" form certified that "no reply letter (to the request for Neighborhood Organization information) was received from the local elected officials by January 1, 2009.")

The applicant has a basic responsibility to determine if a neighborhood organization exists that they should contact. The applicant in Pre-Application Number 09159 on the *Certification of Notifications at Pre-Application* form also certified that "I know of no neighborhood organizations within whose boundaries the Development is proposed to be located." This is unlikely because the City of Austin has a very well-known community registry database with access easily provided on the City of Austin's website at <http://www.ci.austin.tx.us/neighbor/search.htm>. A user can enter a zip code and all relevant neighborhood organizations and their boundaries will be displayed. Also on the City of Austin website located at <http://www.ci.austin.tx.us/development/default.htm> is a GIS map viewer that allows users to enter an address and a more specific list of neighborhood organizations will be displayed with applicable boundaries. In fact, on page 190 of Application Number 09159, is a copy of an email dated February 12, 2009 (before even the pre-application due date), with the consultant referring to the GIS mapping on the city's website that is referred to above.

Any developer or consultant with knowledge of Austin knows that a site located in the City limits of Austin will have a neighborhood organization that represents that area. The burden of responsibility lies on the developer to seek out that information. The neighborhood organization that actually represents the site, North Austin Civic Association, is an active organization who is well-versed in the City's development process; however, their voice was never given the chance to be heard – positive or negative.

During the full application phase:

In the full application the applicant again fails to notify the North Austin Civic Association, despite knowing that they exist and contain the site. The applicant included the NACA neighborhood plan in their application – twice! Under both Volume 4, Tab 12 and Volume 4, Tab 22, the application lists the *North Austin Civic Association Neighborhood Plan* as the Community Revitalization Plan eligible for points under QAP Sections 49.9(i)(13) and (24). In addition, the letter from the City of Austin included under both tabs clearly states at the bottom of page one that "The Malibu apartment complex is located within the boundaries North Austin Civic Association (NACA) Neighborhood Plan."

The applicant obviously had knowledge of the existence of the North Austin Civic Association prior to submission of the full-application and therefore should have indicated the organization in Volume 1, Tab 8 on the *Public Notifications Information and Certification Form (Page 4)* as a change from Pre-App. Even worse, the applicant actually renotified because of a change in the application from pre-app as evidenced under Volume 3, Tab 3, *Certification of Notifications (Sections A-C) All Programs*. This would have been an appropriate opportunity to notify the North Austin Civic Association based on the facts presented under Volume 4, Tab 12 and Tab 22, but the applicant, chose not to do so.

Public notification requirements outlined in the QAP must be taken seriously by all applicants. In the case of Application Number 09159, the proposed project is a rehabilitation and therefore was able to gain points under QAP Section 49.9(i)(2) with the "Malibu Resident's Council." However, to our knowledge, this does not exempt the applicant from required neighborhood association notification. If the neighborhood had been properly notified and engaged they could have chosen to either support or oppose the application. If they had chosen to oppose the project, this would have resulted in a neutral 12 point QCP score.

All other Austin applications properly notified the required neighborhood associations. It is unfair that the Malibu apartment application did not do this. We feel that the public notice requirements for the neighborhoods as laid out in the QAP were not met by Application 09159 and that the Department should consider a reduction in the QCP points awarded or other remedy.

If you have any questions about this challenge, please feel free to contact me at the information below.

Sincerely,



Walter Moreau
Foundation Communities, Inc.
Phone: 512-447-2026
Fax: 512-447-0288
Email: walter.moreau@foundcom.org

Walter Moreau

From: Bier, Marti [Marti.Bier@ci.austin.tx.us]
Sent: Tuesday, March 10, 2009 1:16 PM
To: Walter Moreau
Subject: FW: housing projects neighborhood lists
Attachments: 2906 E Martin Luther King Jr.txt; 2964 East MLK Jr PIR.txt; 5106 N Lamar Neighborhood Associations Search.txt; 7051 Meadow Lake Neighborhood Associations Search.txt; 8312 North IH 35 Neighborhood Associations Search.txt; 8600 North Lamar The Malibu.txt; Mueller Redevelopment area NAs Search.txt; PIR report for Council Member Shade.doc

Walter,

Here is the list of who got what when (PIR report for Council Member Shade.doc), and then the lists that they got are in the .txt files.

I'm meeting with Stephanie McDonald and Barbara Rush this afternoon re: resolution. Hope this helps.

Marti

Marti Bier

Policy Aide

Office of City Council Member Randi Shade

512-974-2255 (phone)

512-974-1888 (fax)

<http://www.ci.austin.tx.us/council/shade.htm>

From: Noak, Rita
Sent: Tuesday, March 10, 2009 8:15 AM
To: Bier, Marti; Florance, Christopher
Subject: RE: housing projects neighborhood lists

Marti,
I am attaching the neighborhood lists that I to the developers.

Please let me know if you need anything additional.

Thank you
Rita

Rita Pirone Noak
Community Registry Coordinator
City of Austin
Communications and Public Information Office
www.cityofaustin.org
rita.noak@ci.austin.tx.us
974-2584 Tue-Friday
P.O. Box 1088
Austin, TX 78767

5/26/2009

The Mulholland Group

Joseph McLaughlin

1st request 8312-IH 35 North - Woodland Heights Apartments

Requested date: December 8, 2008, Delivered December 8, 2008

File name: 8312 North IH 35 Neighborhood Assoc Search.txt

2nd request 8600 North Lamar - The Malibu

Requested date: December 8, 2008, Delivered December 8 2008

File name: 8600 North Lamar

Affordable Housing Corp

Jean Latsha

Request: 8312-IH 35 North - Woodland Heights Apartments

Requested date: December 8, 2008, Delivered December 9, 2008

File name: 8312 North IH 35 Neighborhood Assoc Search.txt

State Street Housing Advisors

Jeffrey S Spicer

Request: 7051 Meadow

Requested date: December 8, 2008, Delivered December 9, 2008

File name: 7051 Meadow Lake Neighborhood Association Search.txt

Versa Development, LLC

Manish Verma

Requested the entire City of Austin

Requested date: December 10, 2008, Delivered December 12, 2008

File name: Dec 10 08 Export NE.xls

Foundation Communities

Walter Moreau

Request: 2964 East MLK Jr.

Requested date: December 10, 2008 Delivered December 10, 2008

File name: 2964 East MLK Jr. PIR.txt

DMA Diana Mciver & Associates

Nora Kean

Requested the entire City of Austin

Requested date: December 11, 2008 Delivered December 11, 2008

File name: Dec 10 08 Export NE.xls

Strategic Housing Finance Corp

Keith Hoffpauir

Requested the entire City of Austin

Requested date: December 11, 2008 Delivered December 11, 2008

File name: Dec 10 08 Export NE.xls

8600 North Lamar The Malibu

8600 North Lamar The Malibu Neighborhood Associations Search

PlanningID:

1081

Association Name:

NACA Neighborhood Plan Contact Team

Name:

Chair Brian T. Almon

Office Held:

Address:

9502 Stonebridge Dr, Austin, TX 78758

Home Phone:

836-6853

Work Phone:

936-7355

Email:

almonb@sbcglobal.net

North Boundary:

Kramer Lane

South Boundary:

Research Blvd

East Boundary:

Lamar Blvd

West Boundary:

Metric

PlanningID:

45

Association Name:

North Austin Civic Assn.

Name:

Mr. Anthony Williams

Office Held:

President

Address:

P.O. Box 180803, Austin, TX 78718

Home Phone:

866-531-4620

Work Phone:

Email:

williams762@earthlink.net

North Boundary:

Kramer Lane

South Boundary:

U.S. Hwy 183

East Boundary:

Lamar Blvd.

West Boundary:

Metric Blvd

PlanningID:

1048

Association Name:

Austin Northwest Association

Name:

Ms. Sarah Teeter

Office Held: 8600 North Lamar The Malibu

Address:
5703 Thornhill Dr, Austin, TX
78744
Home Phone:
512-468-4909
Work Phone:

Email:
smwjwt@yahoo.com
North Boundary:
SH 45
South Boundary:
US Hwy 183
East Boundary:
IH 35
West Boundary:
US Hwy 183

CERTIFICATION OF NOTIFICATIONS AT PRE-APPLICATION (Part III)

Pursuant to §49.3(d)(3), evidence of notifications includes this sworn affidavit and the Public Notifications Information Form.

Where necessary, check all applicable boxes below:

- I certify that all required requests for Neighborhood Organizations were made pursuant to §49.3(d)(3)(A) and included the required information as provided in the Neighborhood Organization Request template by December 8, 2008.
- I certify that:
 - No reply letter (to the request for Neighborhood Organization information) was received from the local elected officials by January 1, 2009; and/or
 - A response was received from the local elected officials before January 1, 2009, and I have notified those neighborhood organizations as required by and §49.3(d)(3)(B); and/or
 - A response was received from the local elected officials before January 1, 2009, and the response indicated that the local elected officials know of no neighborhood organizations; and/or
 - I have knowledge of other neighborhood organizations on record with the city, state or county whose boundaries contain the proposed Development site and have notified those neighborhood organizations as required by §49.3(d)(3)(B); and/or
 - I know of no neighborhood organizations within whose boundaries the Development is proposed to be located; and/or
 - The local elected officials referred to me to another source, and I requested neighborhood organizations from that source. If a response was received, those neighborhood organizations were notified as required by §49.3(d)(3)(B). Date Mailed: 1/1
 - All neighborhood organizations that were notified are correctly listed on the Public Notifications Information and Certification Form and all notifications were made in the format provided in the template, Public Notifications Form (Written). Date Mailed: 1/1
- I certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with §49.3(d)(3)(B)(i) through (ix). The notifications included the required information as provided in the template, Public Notifications (Written). All of the following entities were notified and are correctly listed on the Public Notifications Information and Certification Form:
 - Superintendent of the school district containing the Development;
 - Presiding officer of the board of trustees of the school district containing the Development;
 - Mayor of any municipality containing the Development;
 - All elected members of the Governing Body of any municipality containing the Development;
 - Presiding officer of the Governing Body of the county containing the Development;
 - All elected members of the Governing Body of the county containing the Development;
 - State senator of the district containing the Development; and
 - State representative of the district containing the Development.

While evidence is not required to be submitted in this Pre-Application, I understand evidence may be requested by the Department at any time during the Application review.

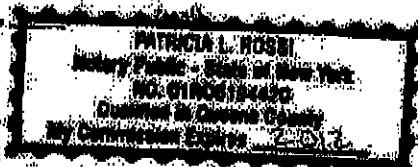
BY: [Signature] 1-6-09 Its: Developer
Signature of Applicant/Owner Date

STATE OF: NEW YORK
COUNTY OF: QUEENS

I, the undersigned, a notary public in and for said County, in said State, do hereby certify that Rowce Lushland, whose name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

Given under my hand and official seal this 6 day of JANUARY, 2009.

[Signature] 2009
Notary Public Signature Commission Expires



From: "Groves, Sara" <Sara.Groves@ci.austin.tx.us>
Subject: RE: Contact Information
Date: February 13, 2009 2:40:50 PM CST
To: "Sarah Andre" <sarah@s2adevelopment.com>

Sarah,

According to tax records the existing multi-family structure at 8600 N Lamar Blvd was constructed in 1974.

The zoning for this property at the time of permitting under City of Austin ordinance # 710617-J was "GR, 1st Height and Area" within which *Apartment Hotel* was a permitted use. With the adoption of the City of Austin Land Development Code, Chapter 13-2 in April of 1984, residential uses were no longer permitted in commercial and industrial zoning districts. However, in accordance with Chapter 25-2-942 of the current Land Development Code, *The use of a building, structure, or property that conformed to the zoning regulations in effect on March 1, 1984 is a conforming use notwithstanding the requirements of this chapter.*

Since the use of the property was conforming when it was constructed, conformed on March 1, 1984 and the use has not changed, the use is currently in conformance with the City of Austin zoning requirements per LDC Section 25-2-942. In accordance with zoning regulations, if the structure is damaged or destroyed, it may be rebuilt to the same size, dimensions, location and number of units that existed previously, after all applicable applications are filed and permits issued for the reconstruction.

Please let me know if you have any questions.

SARA
Sara Groves
sara.groves@ci.austin.tx.us
City of Austin Development Assistance Center
Watershed Protection and Development Review Dept.
ph# 974-3425
fax# 974-2934

From: Sarah Andre [mailto:sarah@s2adevelopment.com]
Sent: Thursday, February 12, 2009 4:42 PM
To: Groves, Sara
Subject: Re: Contact Information

Hi Sara,

Thanks for getting back to me.

I need documentation that the Malibu Apartments, a 476 unit multifamily property currently located at 8600 North Lamar is allowed to exist at that location under its current zoning. The property was built in the 1970s and the current zoning is GR, according to my research assistance. I have pasted a little bit of information below from her so you know what she is looking at.

We need a letter or other documentation that lets the State of Texas Department of Housing and Community Affairs know that the project is allowed under current zoning.

Here is the information from my research assistant:

that gis map viewer looks like the area is GR, which is community commercial. i did find this map,
<http://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/Base%20Zoning%20Districts%20in%20Color.pdf>
and it does look like the area is considered commercial,

under the GR zoning, it doesn't look like multifamily is permitted
<http://www.ci.austin.tx.us/development/downloads/permitteditusechart.pdf>.

Sarah Andre
B2A Development Consulting, LLC
1308 East 8th, Suite 12

Austin, Texas 78702
512/898-2369 mobile
512/833-2269 fax/mobile

On Feb 12, 2009, at 3:31 PM, Groves, Sara wrote:

Sara Groves

sara.groves@ci.austin.tx.us
City of Austin Development Assistance Center
Watershed Protection and Development Review Dept.
ph# 974-3425
fax# 974-2934

Volume 4, Tab 12 (§49.9(i)(13))
Community Revitalization or Historic Preservation

The Application proposes:

- Rehabilitation (includes reconstruction)** Reconstruction includes the demolition of one or more residential buildings in an Existing Residential Development and the reconstruction of the Units on the Development Site. Developments proposing Adaptive Reuse or proposing to increase the total number of Units in the Existing Residential Development are not considered reconstruction.

Applications may qualify to receive points for either section A or B.

A. Community Revitalization

Development includes use of Existing Residential Housing. Yes No

Rehabilitation (includes reconstruction) is part of a Community Revitalization Plan. Yes No

Attach a copy of the Community Revitalization Plan and provide the following information.

Name of the Community Revitalization Plan(s): North Austin Civic Association Neighborhood Plan

Is an ordinance, resolution or other evidence of a vote by the local Governing Body showing adoption attached? Yes No

If no, page number of the plan where adoption is referenced: N/A (does not guarantee acceptance of the plan)

Page number(s) of the plan that references the targeting of specific geographic areas for revitalization and development of residential developments: 7

Page number(s) of the plan that references that the Rehabilitation or reconstruction is part of the plan: 12

*Attach a letter from the chief executive officer or other local official with appropriate jurisdiction of local Governing Body stating that the Development Site is located within the targeted development area(s) outlined in the plan.

*If the Community Revitalization Plan references any other documents or plans, the referenced documents must also be provided, and an outline describing how the individual plans combine to target a specific geographic area for revitalization and development of residential developments must be provided.

or

B. Historic Preservation

The Development includes* the use of an existing building that is designated as historic by a federal or state entity and proposes Rehabilitation (including reconstruction) or Adaptive Reuse. Yes No

Proof of the historic designation from the appropriate Governmental Body is included. Yes No

Letter from the Texas Historical Commission indicating the effect of the proposed rehabilitation on historical structure is included. Yes No

*The Development itself must have the designation; points in this subparagraph are not available for Developments simply located within historic districts or areas that do not have a designation on the building. The Development must include the historic building.

**Volume 4, Tab 22 (§49.9(i)(24))
Qualified Census Tracts with Community Revitalization Plan**

Attach a copy of the Community Revitalization Plan and provide the following information.

11-Digit Qualified Census Tract Number: 48456001805

Name of the Community Revitalization Plan(s): North Austin Civic Association Neighborhood Plan

Is an ordinance, resolution or other evidence of a vote by the local Governing Body showing adoption attached?
 Yes No

If no, page number of the plan where adoption is mentioned: N/A (does not guarantee acceptance of the plan)

Page number(s) of the plan that mentions the targeting of specific geographic areas for revitalization and development of residential developments: 2, 3

***Attach a letter from the chief executive officer or other local official with appropriate jurisdiction of local Governing Body stating that the Development Site is located within the targeted development area(s) outlined in the plan.**

***If the Community Revitalization Plan references any other documents or plans, the referenced documents must also be provided, and an outline describing how the individual plans combine to target a specific geographic area for revitalization and development of residential developments must be provided.**



City of Austin

Neighborhood Housing and Community Development
 P.O. Box 1088, Austin, TX 78767-1088
 (512) 974-3100 • Fax (512) 974-3112 • www.cityofaustin.org/housing

February 25, 2009

Robbie Meyer
 Director, Multifamily Finance Production Division
 Texas Department of Housing and Community Affairs
 P.O. Box 13491
 Austin, TX 78711

Re: Malibu Apartments, HTC #09159
 Volume 4, Tab 12/Community Revitalization

Dear Ms. Meyer:

This letter verifies the following facts regarding the Housing Tax Credit application for the Malibu Apartments, HTC #09159:

- The Malibu Apartments is an existing multifamily development located in census tract #18.05, which is a Qualified Census Tract;
- Rehabilitation of the Malibu Apartments helps achieve the City's affordable housing and revitalization goals from the City of Austin's Consolidated Plan for Fiscal Years 2004-2009, the Austin Tomorrow Comprehensive Plan and the North Austin Civic Association Neighborhood Plan (an amendment to the Austin Tomorrow Comprehensive Plan).

The City of Austin Consolidated Plan for Fiscal Years 2004 – 2009 is the City's five year plan to address the community's most critical housing and community development needs. The goals and strategies outlined in each Consolidated Plan are the result of an extensive public process. Page 1 – 12 of the Plan describes the following housing strategies that will be attained by the rehabilitation of the Malibu Apartments:

- *Rental: Provide resources to non-profit/for-profit housing developers to construct S.M.A.R.T. Housing rental units and rehabilitate existing rental units.*

The Malibu apartment complex is an existing 476-unit apartment community in need of significant rehabilitation. An allocation of Housing Tax Credits meets the goal of improving current housing stock while increasing affordability.

- *Neighborhood Projects: Implement housing affordability components of adopted neighborhood plans, master plans and identified priority neighborhoods.*

The Malibu apartment complex is located within the boundaries North Austin Civic Association (NACA) Neighborhood Plan.

The North Austin Civic Association Neighborhood Plan is an amendment to the Austin Tomorrow Comprehensive Plan and is the primary document developed by the North Austin Civic Association and the City of Austin used in planning growth and revitalization of the area contained within the plan's borders.

Page 7 of the NACA Neighborhood Plan specifically states:

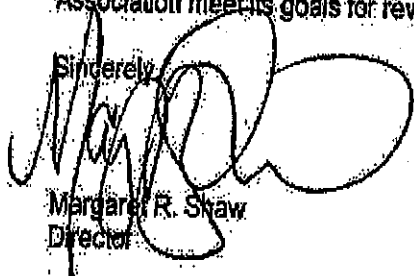
"The neighborhood would also like to revitalize North Lamar Boulevard and Rundberg, major neighborhood gateways." The Malibu apartment complex is located at 8600 N. Lamar Blvd.

Page 13 of the NACA Neighborhood Plan specifically states:

"The Neighborhood Plan addresses land use, transportation, environment, recreation, and community services. Of these, land use preservation through more aggressive enforcement of existing codes is the priority of the neighborhood. With nearly 75% of the housing being rental units, for NACA to continue to age gracefully, it is critical that properties be maintained - hopefully by conscientious owners/renters or by city enforcement if necessary."

Applicable sections of the City of Austin Consolidated Plan, the North Austin Civic Association Neighborhood Plan and the Austin Tomorrow Comprehensive Plan are attached for your review. Rehabilitation of the Malibu Apartments will help both the City of Austin and the North Austin Civic Association meet its goals for revitalizing this growing area of Austin.

Sincerely,



Margaret R. Shaw
Director

cc: The Mulholland Group
Brooke Boston

Attachments

From: express

02/26/2009 12:09

#241 P.021/028

Volume 1, Tab 8
PUBLIC NOTIFICATIONS INFORMATION AND CERTIFICATION FORM (PAGE 4)

COUNTY COMMISSIONERS CONTINUED:

Name: [REDACTED]	Address: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]	City: [REDACTED]	District #: [REDACTED]	State: [REDACTED]	ZIP: [REDACTED]
------------------	---------------------	-------------------	-----------------	------------------	------------------------	-------------------	-----------------

Name: [REDACTED]	Address: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]	City: [REDACTED]	District #: [REDACTED]	State: [REDACTED]	ZIP: [REDACTED]
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Name: [REDACTED]	Address: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]	City: [REDACTED]	District #: [REDACTED]	State: [REDACTED]	ZIP: [REDACTED]
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Name: [REDACTED]	Address: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]	City: [REDACTED]	District #: [REDACTED]	State: [REDACTED]	ZIP: [REDACTED]
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Name: [REDACTED]	Address: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]	City: [REDACTED]	District #: [REDACTED]	State: [REDACTED]	ZIP: [REDACTED]
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NEIGHBORHOOD ORGANIZATION(S) (Submit all neighborhood organizations in which the Applicant is/was required to notify under §49.4(d)(3)(B) and/or §49.9(b)(8)(A)(ii) of the QAP):
 CHANGE FROM PRE-APP

Name: [REDACTED]	Address: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]	City: [REDACTED]	District #: [REDACTED]	State: [REDACTED]	ZIP: [REDACTED]
------------------	---------------------	-------------------	-----------------	------------------	------------------------	-------------------	-----------------

Name: [REDACTED]	Address: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]	City: [REDACTED]	District #: [REDACTED]	State: [REDACTED]	ZIP: [REDACTED]
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Name: [REDACTED]	Address: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]	City: [REDACTED]	District #: [REDACTED]	State: [REDACTED]	ZIP: [REDACTED]
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Name: [REDACTED]	Address: [REDACTED]	Phone: [REDACTED]	Fax: [REDACTED]	City: [REDACTED]	District #: [REDACTED]	State: [REDACTED]	ZIP: [REDACTED]
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I certify that all the information provided is correct and all of the required entities (above) were notified as required by §49.4(d)(3)(B) and/or §49.9(b)(8)(A)(ii) of the QAP. I also certify that all notifications were made in the format outlined in the template, Neighborhood Organization Request Form and Public Notifications Form (Written).

By: [Signature] Date: 2/26/09 Re: _____
Signature of Applicant/Owner

From express

02/26/2009 12:11

0241 P. 027/028

Volume 3, Tab 3

CERTIFICATION OF NOTIFICATIONS (SECTIONS A-C) ALL PROGRAMS

SECTION A: Pursuant to §49.9(h)(3)(A) and/or other applicable Rules, evidence of notifications includes this sworn affidavit and the *Public Notifications and Information Certification Form* (submitted in Volume 1, Tab 5). All Applicants, or persons with signing authority, must complete either Part 1 or Part 2 below.

1. Most Accurately Check Below if a Pre-Application was Submitted:

I (We) certify that:

Evidence of these notifications was submitted with the Pre-Application Threshold for the same Application and satisfied the Department's review of Pre-Application Threshold, and no additional notification was required at Application, or

A Pre-Application was submitted for this same Application and satisfied the Department's review of Pre-Application Threshold, but all required entities were re-notified as required by §49.9(h)(3)(A) and/or other applicable Rules, because I (we) have submitted a change in the Application, whether from Pre-Application to Application, or as a result of a deficiency that reflects a total Unit increase of greater than 10%, an increase of greater than 10% for any given level of AMGI, a change in the population being served (elderly, Intergenerational Housing or family), or the change of an elected official. As applicable, all changes in the Application have been made on the *Public Notifications Information and Certification Form*. I (we) certify that the notifications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HFC Applications as required under §49.9(h)(3)(A).

2. Most Accurately Check All Appropriate Boxes Below (must complete this section only if a Pre-Application was not submitted or if the Pre-Application did not satisfy the Department's review of Pre-Application threshold):

I (We) certify that all required requests for Neighborhood Organizations pursuant to §49.9(h)(3)(A) and/or other applicable Rules, were made in the format required in the *Neighborhood Organization Request* template by January 20, 2009, or for HOME, Housing Trust Fund, Tax Exempt Bond and Rural Rescue Developments no later than 14 days prior to the submission of the Threshold documentation.

I (We) certify that:

No reply letter was received from the local elected officials by February 20, 2009 (or for HOME, Housing Trust Fund, Tax Exempt Bond and Rural Rescue Developments by 7 days prior to the submission of the Application), and/or

A response was received from the local elected officials before February 20, 2009 (or for HOME, Housing Trust Fund, Tax Exempt Bond and Rural Rescue Developments by 7 days prior to submission of the Application), and the response indicated that the local elected officials know of no neighborhood organizations, and/or

A response was received from the local elected officials before February 20, 2009 (or for HOME, Housing Trust Fund, Tax Exempt Bond and Rural Rescue Developments by 7 days prior to submission of the Application) and I have notified those neighborhood organizations as required by and §49.9(h)(3)(A)(i) and/or other applicable Rules, and/or

I have knowledge of other neighborhood organizations on record with the city, state, or county whose boundaries contain the proposed Development site and have notified those neighborhood organizations as required by §49.9(h)(3)(A)(i) and/or other applicable Rules, and/or

I know of no neighborhood organizations within whose boundaries the Development is proposed to be located, and/or

The local elected officials referred to me (us) to another source, and I (we) requested neighborhood organizations from that source. If a response was received, those neighborhood organizations were notified as required by §49.9(h)(3)(A) and/or other applicable Rules; and

All neighborhood organizations that were notified are correctly listed on the *Public Notifications Information and Certification Form* and all notifications were made in the format provided in the template, *Public Notifications Form (Written)*.

I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with §49.9(h)(3)(A)(ii) and/or other applicable Rules. The notifications were in the format provided in the template, *Public Notifications Form (Written)*. All of the following entities were notified and are correctly listed on the *Public Notifications Information and Certification Form*:

- * Superintendent of the school district containing the Development;
- * Presiding officer of the board of trustees of the school district containing the Development;

Initial: 



3036 S. 1st St.
Suite 200
Austin, TX 78704

tel: 512-447-2026
fax: 512-447-0288

www.foundcom.org

May 27, 2009

Ms. Robbye Meyer
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
P.O. Box 3941
Austin, Texas 78711-3941

Re: Challenge to Financial Feasibility scoring and underwriting for Application
Number 09159

Dear Ms. Meyer:

I am writing to challenge the financial feasibility of the Malibu Apartment renovation project (tax credit application #09159). The scoring and underwriting cannot be correct given the glaring omission of required ADA interior unit renovations, as well as potential related issues with asbestos remediation and tenant relocation.

In order to receive housing funds from the City of Austin, the Malibu project will be required to fully renovate 10% of the units (47 units) to be wheelchair/mobility accessible. No waiver or grandfathering of this rule and City ordinance exists for existing apartment renovations that utilize City funding or are certified as SMART Housing. TDHCA rules also require that a certain percentage of units be renovated to comply with ADA, Section 504 laws and other rules.

Neither the renovation budget in the Physical Condition Assessment, or the overall development application budget include any money for required interior unit ADA renovation. The PCA states (page 37), "The review of the subject property for compliance with state and local accessibility requirements is beyond the scope of this report." Only \$25,000 is included in the renovation budget for ADA work in common areas.

The Malibu apartment units are very small, with long galley kitchens too narrow for a wheelchair, very small bathrooms and closets without an adequate turning radius, and doorways throughout that appear too narrow. Accessibility renovations will require movement of walls, and probably will require movement of plumbing, cabinetry, closets and ductwork to make everything fit and comply. New kitchen and bath millwork and plumbing fixtures will be necessary.

An architect should draft detailed plans that show how the units can meet the state and local requirements for accessibility, and this work should be priced. Each accessible unit must also have an accessible route to the parking lot and common amenities.

The total cost of this work will be substantial and must be included in the underwriting and financial feasibility analysis of the project. We recently bid very similar work on another

05-27-09 10:05 RCVD



a Partner Agency of



United Way Capital Area



property, and the cost was approximately \$20,000 per unit. The cost on 47 units could be close to \$1 million.

The total cost of the ADA renovations should also take into consideration potential asbestos abatement and tenant relocation:

Asbestos:

According to the PCA the apartment ceilings have a 'popcorn texture'. This texture in older apartments commonly contains asbestos. The Phase 1 ESA (page 22) states that potential asbestos containing materials were observed in good condition. However, if these materials are disturbed in the renovation then federal, state and local laws apply. To get a building permit in Austin an architect must certify that the buildings do not contain asbestos, or if asbestos is present, then it will not be disturbed or it will be abated.

The ADA renovations will undoubtedly require movement of walls and doorways which will disturb the ceiling texture. There is a significant cost risk to the project if the ceiling texture contains asbestos which must be abated in 47 apartments. Recently we had to abate asbestos in two of our apartment units in order to relocate a few walls, and the cost was \$8000 per unit.

TDHCA should require a phase 2 asbestos test of suspect materials, especially the popcorn ceiling texture, given the ADA renovations and other disruptive renovations that will be required. Non ADA renovations should be evaluated to determine if they will disturb the ceiling texture. If asbestos is present and requires appropriate remediation, the cost will be substantial. This potential cost should not be ignored by underwriting prior to an award of tax credits.

Relocation

The relocation plan submitted in the application (copy attached) is not plausible given the extensive renovations to 47 units for accessibility, in addition to all the other interior renovations planned. All of the units will be getting comprehensive interior improvements, however the applicant states that not a single resident will be relocated and no relocation funding is necessary. This does not seem consistent with the level of renovation work described in the PCA.

If you have any questions about this challenge, please feel free to contact me at the information below.

Sincerely,



Walter Moreau
Foundation Communities, Inc.
Phone: 512-447-2026
Fax: 512-447-0288
Email: walter.moreau@foundcom.org

Relocation Plan

Neither tenant relocation nor relocation funding is necessary, as we will complete renovations to individual units during pre-scheduled 8-hour days for occupied units. When necessary, our construction teams enter an apartment and rehabilitate specific items. At the end of each day, the apartment will continue to be functional. Typically, we only need to ask tenants to allow construction team to enter their units on three or four days throughout the entire renovation process. We will notify residents of upcoming renovations to their unit and then give them the opportunity to choose a convenient date for the renovations to take place. On the scheduled day, the construction team will enter the unit and make all repairs and replacements ensuring that the resident will return home to a functional and refurbished unit. We have found that most tenants much prefer these in-place renovations to relocation for an extended period.

June 10th, 2009

Ms. Robbye Meyer
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
P.O Box 3941
Austin, Texas 78711-3941

Re: Challenge to Application by Goldshire Properties , Project #09166, Old Richmond Rd Townhowmes

§49.5.(b) Ineligibility; Disqualification and Debarment; Certain Applicant and Development Standards; Representation by Former Board Member or Other Person; Due Diligence, Sworn Affidavit; Appeals and Administrative Deficiencies for Ineligibility, Disqualification and Debarment.

Dear Ms. Meyer,

Please accept this letter as a challenge to any points awarded for application 09166.

The pre-application and application submitted by Goldshire properties clearly lists the current owner and seller of the property as **SHR Invests inc.** During our research concerning this application it was discovered that SHR Invests Inc forfeited it's charter and should not be representing itself as a corporation to do business in the State of Texas.

I have included documentation from the Secretary of State of Texas confirming this forfeiture on August 3rd, 2007. Please refer to page 9 of the Goldshire pre-application and page 188 of the Goldshire final application listing the seller of the property.

Thank you for your consideration regarding this matter.

Sincerely,
Donald J Dobesh Jr.

Vice President , Village of Oak Lake subdivision HOA

16311 Ember Hollow Lane,
Sugar Land Tx, 77498
Phone: 281-980-9147
Email: dondobesh@yahoo.com



**Forfeiture pursuant to Section 171.309 of the Texas Tax Code
of
SHR INVESTS CORPORATION**

File Number : 800542292

Certificate / Charter forfeited : August 03, 2007

The Secretary of State hereby determines and finds the following:

1. The Secretary of State has received certification from the Comptroller of Public Accounts under Section 171.302 of the Texas Tax Code that there are grounds for forfeiture of the charter or certificate of authority of the referenced entity.
2. The entity has not revived its forfeited corporate privileges within 120 days after the date that the corporation privileges were forfeited.
3. The Comptroller of Public Accounts has determined that the entity does not have assets from which a judgment for any tax, penalty, or court costs imposed under Chapter 171 of the Code may be satisfied.

It is therefore ordered that the entity's charter or certificate of authority be forfeited without judicial ascertainment and that the proper entry be made upon the permanent files and records of such entity to show such forfeiture as of the date hereof.



A handwritten signature in cursive script that reads "Phil Wilson".

Phil Wilson
Secretary of State

Roundstone Development, LLC
Contact: Michael A. Hartman
1370 Taurus Court
Merritt Island, FL 32953
321-453-9587 / 321-453-6796 fax
321-223-8650 cell
mah1370@hotmail.com

June 9, 2009

Mr. Michael Gerber, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Challenge of TDHCA Application 09163
Tremont Apartment Homes

Dear Mr. Gerber:

We hereby provide the following information and challenge the threshold determination and scoring of Application 09163 (hereinafter referred to as "09163").

Scoring under QAP Section 49.9(i)(2), QCP from Neighborhood Organizations

1. Attached as Exhibit A is the submission of a purported Neighborhood Organization known as the Bacon Ranch Rd Property Owners Association ("Bacon") filed in support of 09163.
2. Please note that the address of the authorized representative of Bacon is 4280 High Oak Dr, Belton, 76513. Please note that the authorized representative of Bacon, Mickie Kay Schroeder, is also the Seller of the land that is the subject of Application 09163.
3. In a conversation with Karen Walinder, the second contact for Bacon, we confirmed that the authorized representative of Bacon lives at that address.
4. Attached as Exhibit C is a map which shows that the address of the authorized representative of Bacon is about 12.5 miles east of the boundaries of Bacon; i.e.; the authorized representative of Bacon does not live within the boundaries of Bacon.
5. Attached as Exhibit B are affirmations from Ms. Edith Stockhardt and Mr. Charlie Watts that they have never agreed to participate in nor have any knowledge of a property owners association being formed or created that encompasses their properties (including specifically the purported Bacon). Ms. Stockhardt owns five houses in the purported Neighborhood Organization's boundaries: 1108 Covey Ln, 1105 Covey Ln, 1103 Covey Ln, 1106 Covey Ln, and 1110 Covey Ln. Mr. Watts owns two houses in the purported Neighborhood Organization's boundaries: 1102 Covey Ln and 1104 Covey Ln. Between them they own seven of the 22 houses shown in Exhibit A as being included in the purported Neighborhood Organization.

05-12-09 12:52 RCVD

6. QAP Section 49.9(i)(2)(A)(iv) states “For the purposes of this section, a “Neighborhood Organization” is defined as an organization of persons living near one another within the organization’s defined boundaries in effect February 27, 2009 that contain the proposed Development site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.”
7. First, we maintain that Bacon fails this definition of Neighborhood Organization because its authorized representative does not live within the organization’s defined boundaries.
8. Second, we maintain that Bacon was not in effect as of February 27, 2009 because the owners of at least seven properties within Bacon’s defined boundaries had no knowledge of Bacon and had not agreed to join Bacon.
9. Therefore, we challenge the award of 24 points to 09163 under this scoring item.

Disqualification under QAP Section 49.5(b)(1)

1. Attached as Exhibit A is the submission of a purported Neighborhood Organization known as Bacon filed in support of 09163.
2. Bacon’s written boundary description in Exhibit A states “North boundary is Bacon Ranch Rd from the 1100 to the 1900 block...”
3. The boundary map in Exhibit A indicates that the boundaries of Bacon include a “Built Apartment Complex” to the east of the 09163 property, and indicates that the address of said Complex is 1900 Bacon Ranch Rd.
4. Attached as Exhibit G is the TDHCA Property Inventory as of 4/23/09. Note that the “Built Apartment Complex” located at 1900 Bacon Ranch Rd is TDHCA Property 05164, Ridge Pointe Apartments, whose general partner is owned 100% by Michael Lankford.
5. Per the Application submitted, Michael Lankford owns 100% of the general partner of Applicant 09163.
6. Attached as Exhibit D is the Volume 3, Tab 3 in Application 09163 submitted by Michael Lankford on February 27, 2009. Confirmation that Application 09163 was submitted to TDHCA on 2/27/09 is attached as Exhibit F.
7. In Exhibit D, Michael Lankford certifies that “Evidence of these notifications was submitted with the Pre-Application Threshold for the same Application...and no additional notification was required at Application...”
8. Per the attached Exhibit E, Michael Lankford certified at Pre-Application that “I know of no neighborhood organizations within whose boundaries the Development is proposed to be located...”
9. Please note, per Exhibit A, that the authorized representative of Bacon is the Seller of the land that is the subject of Application 09163.
10. QAP Section 49.5(b)(1) states “The Department WILL (emphasis added) disqualify an Application...Causes for disqualification and debarment include: (1) The provision of fraudulent information, knowingly falsified documentation, or other intentional or negligent material misrepresentation in the Application...”
11. We maintain that the failure of Applicant 09163 to disclose in its Application, filed on February 27, 2009, the Bacon Ranch Rd Property Owners Association as a Neighborhood Organization within whose boundaries the Applicant was located falls under the provisions of QAP Section 49.5(b)(1). The authorized representative of the

purported Neighborhood Organization was the Seller of the land to Applicant 09163. Further, another property owned by Michael Lankford was within the boundaries of the purported neighborhood Organization. Even if you now subsequently rule that Bacon is not a neighborhood Organization, the QAP required that Applicant 09163 disclose in its Application the existence of Bacon, which Applicant failed to do.

12. Therefore, Application 09163 should be disqualified under QAP Section 49.5(b)(1).

We thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "M. A. Hartman", with a long horizontal flourish extending to the right.

Michael A. Hartman

Enclosures

Cc: Kevin Hamby, General Counsel

Exhibit A

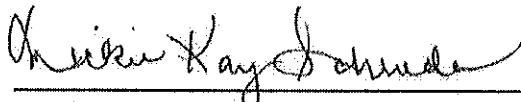
To: Nicole Fisher at TDHCA
From: Bacon Ranch Rd Property Owners Association
Mickie Kay Schroeder, Representative
Ref: Form for Qualified Neighborhood Organizations to Submit to
TDHCA for Quantifiable Community Participation
Date: 02/24/2009

Ms Fisher,

This is a request for the Bacon Ranch Rd Property Owners Association to be on record with TDHCA.

I have attached the necessary form and boundary map.

Thank you for your assistance,

 2/24/09

Mickie Kay Schroeder Date

Exhibit A



FORM FOR QUALIFIED NEIGHBORHOOD ORGANIZATIONS TO SUBMIT TO
TDHCA FOR QUANTIFIABLE COMMUNITY PARTICIPATION
Texas Department of Housing and Community Affairs

Certify to each requirement by checking each box as required and accurately filling in all blanks. All
attachments must be included in QCP submission package.

1. This organization is submitting this form and attachments regarding the following proposed application:
Development Name: Tromont Apartment Homes TDHCA #: 09163
Development Location: 1600 Block Bacon Ranch Rd.
Development City: Killeen Development County: Bell

2. The persons signing this form have the authority to sign on behalf of this organization.
Organizational Name: Bacon Ranch Rd Property Owners Association
1st Contact Name and Title: Mickie Kay Schroeder
1st Contact Mailing Address: 4280 Hill Oak Dr
1st Contact City: Hellon 1st Contact Zip Code: 76513
1st Contact Day Phone: 254-963-9876 1st Contact Fax: 254-898-6287
1st Contact Evening Phone: _____ 1st Contact E-Mail: _____

3. This organization is also providing the following additional contact and information for our organization:
2nd Contact Name: None
2nd Contact Day Phone: (254) 628-2443 2nd Contact Fax: (254) 628-2457
2nd Contact Evening Phone: _____ 2nd Contact E-Mail: _____

4. This organization certifies that it meets the definition of "Neighborhood Organization" as defined in §49.3(66) of the 2009 Qualified Allocation Plan and Rules and is an organization comprised of persons living near one another within the organization's defined boundaries and that it has a primary purpose of working to maintain or improve the general welfare of the neighborhood. This organization further certifies that it is a (must check one of the following boxes):

- Homeowners Association
- Property Owners Association
- Resident Council and our members occupy the existing development
- Other (Explain: _____)

Initials of Signer

Exhibit A

5. **Certification of Record:** Choose one box. Registration with the county or with the Secretary of State both requires proof of registration. All 3 selections require a boundary map. The boundary map should be legible, clearly marked with the geographical boundaries of the neighborhood organization, and indicate the location of the proposed development.

This organization certifies that it was:

On record, as of February 27, 2009, with the county in which the development is proposed to be located. (Attach boundary map and documentation from the county of registration)

On record, as of February 27, 2009, with The Secretary of State as an incorporated entity in good standing. (Attach boundary map and documentation from the Secretary of State of registration)

On record or requesting to be on record, as of February 27, 2009, with The Texas Department of Housing and Community Affairs (the "Department"). (Attach boundary map)

6. **Boundary Description and Certification:** Provide a written description of the geographical boundaries of the neighborhood organization and check the box certifying the boundaries include the Development site. (Example: North boundary is Main St, East boundary is a railroad track, South boundary is First St and West boundary is Jones Ave)

Written Boundary Description:
North boundary is Bacon Ranch Rd from the 1100 to the 1900 block, south to the single family homes near 9111 Jacqueline Dr. west to Chamber Rd. then north to Bacon Ranch Rd. Located in Killeen, Bell County, Texas.

This organization certifies that the boundaries of this organization include the proposed Development site in its entirety. This organization acknowledges that annexations after February 27, 2009 are not considered eligible boundaries and asserts that is only partially within the boundaries will not satisfy the requirement that the boundaries contain the proposed Development site.

7. **Statement of Support/Opposition:** (Choose only one box and clearly and concisely state at least one or more reason(s) for the organization's support/opposition; use additional sheets as needed.)

This organization certifies that we:

Support the application for Competitive Housing Tax Credits referenced above for the following reasons:
The proposed development is the best use for the area. It provides a solution to a need in the community.

Oppose the application for Competitive Housing Tax Credits referenced above for the following reasons:


 Title of Signer

Exhibit A

B. Certify the following:

This organization acknowledges that this form and attachments must be submitted no later than February 27, 2009 if the form (and enclosures) is relating to an application which submitted a pre-application on April 1, 2009 if the form (and enclosures) is relating to an applicant which did not submit a pre-application.

This organization certifies that it was not formed by any Applicant, Developer or any employee or agent of any Applicant in the 2009 Competitive Housing Tax Credit Application Round; the organization and any members, did not accept money or a gift to cause the neighborhood organization to take its position of support or opposition; the Applicant, Developer or any employee or agent of any Applicant has not provided any assistance, other than education and information relating to the neighborhood organization for any application in the Application Round (i.e. hosting a public meeting, providing the "TDHCA Information Packet for Neighborhoods" to the neighborhood organization, or referring the neighborhood organization to TDHCA staff for guidance are acceptable forms of assistance); and that the Applicant, Developer or any employee or agent of any Applicant has not provided any "production" assistance for any application in the Application Round (i.e. use of fax machines owned by the Applicant, use of legal counsel related to the Applicant, delivery of letter or assistance drafting a letter).

This organization acknowledges that this completed form and required attachments must be submitted to Texas Department of Housing and Community Affairs, Attention: Director of Multifamily Finance, Neighborhood Dept., P.O. Box 13941 (MC 332-10), Austin TX 78711-3941. For overnight or courier delivery use the following physical address: 221 East 11th Street, Austin TX 78701-2410. Do not use P.O. Box address for overnight or courier delivery. Form and Attachments may also be faxed to (512) 475-1895 or toll free at (800) 733-5120.

This organization certifies that all certifications contained herein are true and accurate. First and Second Contacts must sign below:

Mickie Kay Solroeder
(First Contact Signature)

2/24/09
(Date)

Mickie Kay Solroeder
(Printed Name)

Owner's POA
(Title)

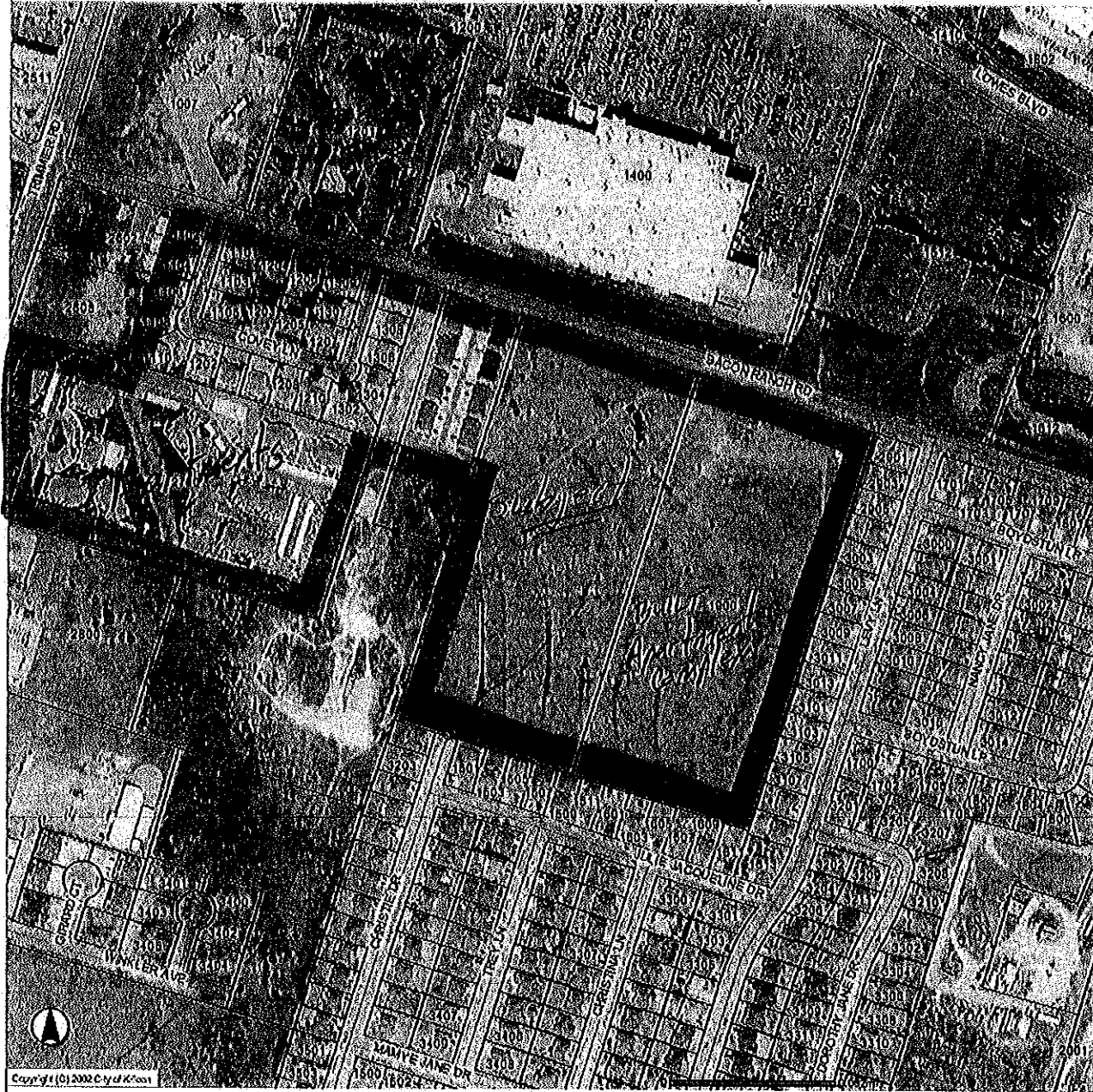
Karen Walinder
(Second Contact Signature)

2-24-09
(Date)

KAREN Walinder
(Printed Name)

Owner's POA
(Title)

12.247 Acres Bacon Ranch, Killeen, Tx



Bell County Roads

- Interstate
- US Hwy
- State Hwy
- Major Roads
- Minor Roads
- Local Roads

Legend

- Bell County Lakes
- Parcels
- Streets
- 2000 Aerial Photos

Highlighted: Boundaries of the Bacon Ranch Rd Property owners association.

Disclaimer: This Web site is a public resource of general information. The City of Killeen makes no warranty, representation or guarantee as to the content, accuracy, timeliness, or completeness of any of the database information provided herein. Any use or reliance on this information contained in it is at that party's own risk and without liability to the City of Killeen, its officials, or its employees for any discrepancies, errors or variances that may exist.

Exhibit B

June 4, 2008

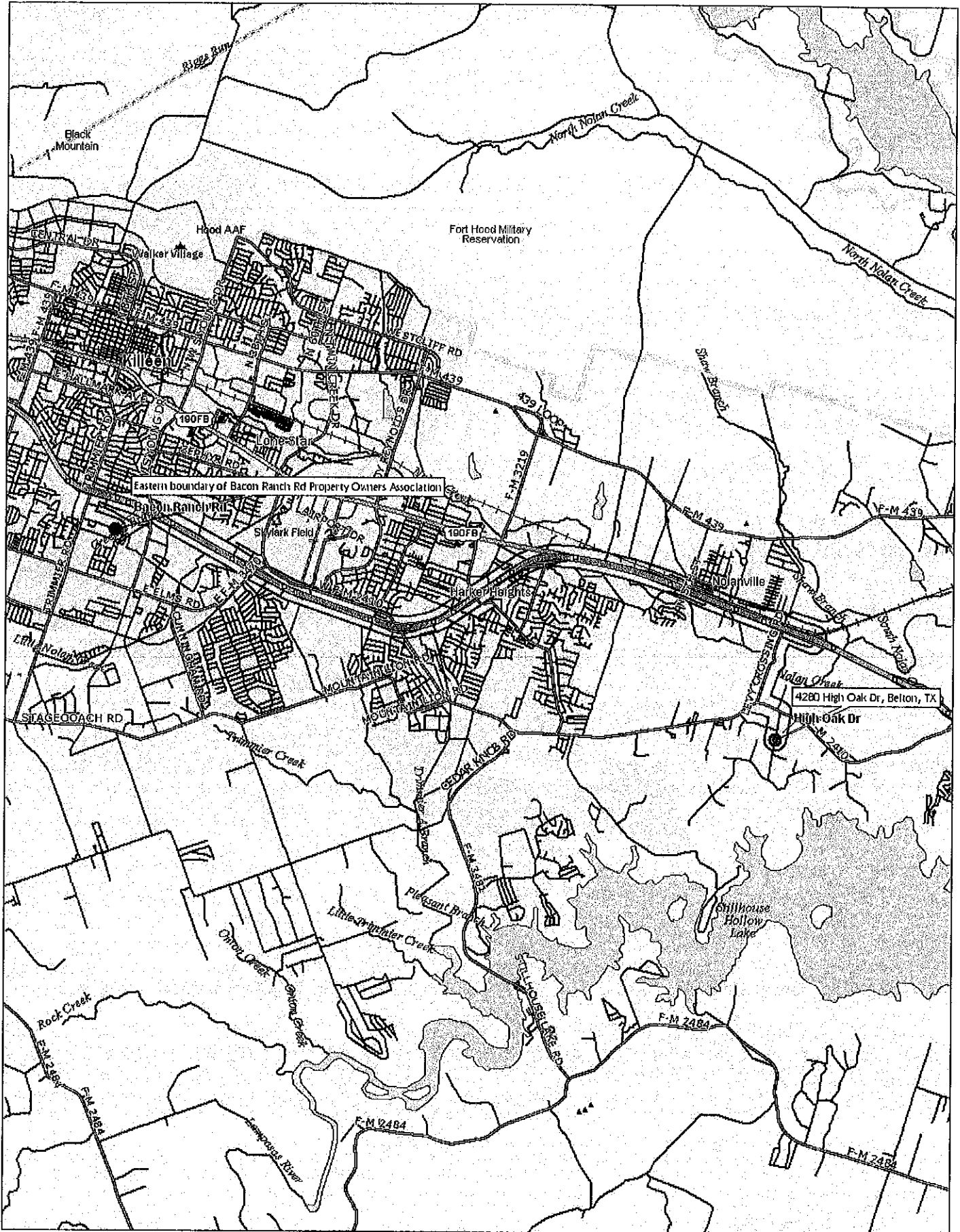
Gene Lehmann
Roundstone Development
1750 Valley View Lane Suite 420
Dallas, TX 75230

Re: Quail Run Estates

The property owners listed herein have never agreed to participate in nor have any knowledge of a property owner's association being formed or created (including specifically the Bacon Ranch Road Property Owners Association).

By signing below, we affirm the above statement is true and correct.

Signature	Name	Address	Phone #
	Edith A. Stockhardt	1108 Cooney R (210)	972-7111
Please note, I am the Property Owner of 1108 Cooney R - Lot 4, Blk 4 Quail Run Estates.			
Also I was instrumental in developing, and selling more than 50% of all the lots in Quail Run Estate also I have Ownership/ Ownership interest of 1105 Cooney, 1103 Cooney, 1106 Cooney, 1110 Cooney.			
This is true			
June 8 - 08			



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 www.delorme.com



Data Zoom 11-0

Volume 3, Tab 3
CERTIFICATION OF NOTIFICATIONS (SECTIONS A-C) ALL PROGRAMS

SECTION A: Pursuant to §49.9(h)(8)(A) and/or other applicable Rules, evidence of notifications includes this sworn affidavit and the *Public Notifications and Information Certification Form* (submitted in Volume 1, Tab 8). All Applicants, or persons with signing authority, must complete either Part 1 or Part 2 below:

1. Must Accurately Check Below if a Pre-Application was Submitted:

- I (We) certify that:
- Evidence of these notifications was submitted with the Pre-Application Threshold for the same Application and satisfied the Department's review of Pre-Application Threshold, and no additional notification was required at Application, or
 - A Pre-Application was submitted for this same Application and satisfied the Department's review of Pre-Application Threshold, but all required entities were re-notified as required by §49.9(h)(8)(A) and/or other applicable Rules, because I (we) have submitted a change in the Application, whether from Pre-Application to Application or as a result of a deficiency that reflects a total Unit increase of greater than 10%, an increase of greater than 10% for any given level of AMGI, a change in the population being served (elderly, Intergenerational Housing or family), or the change of an elected official. As applicable, all changes in the Application have been made on the *Public Notifications Information and Certification Form*. I (we) certify that the notifications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HTC Applications as required under §49.9(h)(8)(A).

2. Must Accurately Check All Appropriate Boxes Below (must complete this section only if a Pre-Application was not submitted or if the Pre-Application did not satisfy the Department's review of Pre-Application threshold):

- I (We) certify that all required requests for Neighborhood Organizations pursuant to §49.9(h)(8)(A)(i) and/or other applicable Rules, were made in the format required in the *Neighborhood Organization Request* template by January 20, 2009, or for HOME, Housing Trust Fund, Tax Exempt Bond and Rural Rescue Developments no later than 14 days prior to the submission of the Threshold documentation.
- I (We) certify that:
- No reply letter was received from the local elected officials by February 20, 2009 (or for HOME, Housing Trust Fund, Tax Exempt Bond and Rural Rescue Developments by 7 days prior to the submission of the Application), and/or
 - A response was received from the local elected officials before February 20, 2009, (or for HOME, Housing Trust Fund, Tax Exempt Bond and Rural Rescue Developments by 7 days prior to submission of the Application) and the response indicated that the local elected officials know of no neighborhood organizations, and/or
 - A response was received from the local elected officials before February 20, 2009, (or for HOME, Housing Trust Fund, Tax Exempt Bond and Rural Rescue Developments by 7 days prior to submission of the Application) and I have notified those neighborhood organizations as required by and §49.9(h)(8)(A)(ii)(I) and/or other applicable Rules, and/or
 - I have knowledge of other neighborhood organizations on record with the city, state or county whose boundaries contain the proposed Development site and have notified those neighborhood organizations as required by §49.9(h)(8)(A)(ii)(I) and/or other applicable Rules, and/or
 - I know of no neighborhood organizations within whose boundaries the Development is proposed to be located and/or
 - The local elected officials referred to me (us) to another source, and I (we) requested neighborhood organizations from that source. If a response was received, those neighborhood organizations were notified as required by §49.9(h)(8)(A) and/or other applicable Rules; and
 - All neighborhood organizations that were notified are correctly listed on the *Public Notifications Information and Certification Form* and all notifications were made in the format provided in the template, *Public Notifications Format (Written)*.
- I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with §49.9(h)(8)(A)(ii) and/or other applicable Rules. The notifications were in the format provided in the template, *Public Notifications Format (Written)*. All of the following entities were notified and are correctly listed on the *Public Notifications Information and Certification Form*:
- Superintendent of the school district containing the Development;
 - Presiding officer of the board of trustees of the school district containing the Development;

Initial: 

Exhibit D

- Mayor of any municipality containing the Development;
- All elected members of the Governing Body of any municipality containing the Development;
- Presiding officer of the Governing Body of the county containing the Development;
- All elected members of the Governing Body of the county containing the Development;
- State senator of the district containing the Development; and
- State representative of the district containing the Development.

- While not required to be submitted in this Pre-Application, I have kept evidence of all notifications made and this evidence may be requested by the Department at any time during the Application review.
- I (We) certify that the notifications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HTC or not older than 3 months for Volume 3 submissions for HOME, Housing Trust Fund, Tax-Exempt Bond and Rural Rescue Developments as required under §49.9(h)(8)(A).

SECTION B: This section must only be completed if mailings were completed in lieu of posting signage on the Development site:

- I (We) certify that pursuant to §49.9(h)(8)(B) and/or other applicable Rules, posting a public notification sign is prohibited by local ordinance or code, and I (We) have mailed written notifications. The notice was mailed through the U.S. Postal Service on / / (date of mailing), and these notifications contained all required in the *Public Notifications Format (Written)*.

SECTION C: This section must only be completed if the Application is for rehabilitation of an existing property that was occupied at the time of Application submission:

- I (We) certify Units in the Development are occupied at the time of Application, and have notified each tenant at the Development and let the tenants know of the Department's public hearing schedule for comment on submitted Applications. If the public hearing schedule is not available at the time of Application submission, and WILL notify all tenants of the Department's public hearing schedule for comment on submitted Applications.

SECTION D: This section must be completed for all Competitive and 4% HTC Applications (regardless of the Bond Issuer):

- I (We) certify that if this is a Competitive Housing Tax Credit Application, the public notification sign was installed prior to the date the Application was submitted and that the TDHCA public hearing information (i.e. time, date and location) was posted to the sign (the TDHCA public hearing information will be updated on the Department's website by February 15, 2009 and the updated information will be disseminated to all persons on the Department's Listserve.); or for Tax Exempt Bond Developments, the public notification sign was installed, regardless of Priority or Issuer, within thirty (30) days of the Department's receipt of Volumes I and II AND the bond Tax Exempt Fiscal Responsibility Act (TEFRA) public hearing information (i.e. time, date and location) was posted to the sign at least thirty (30) days prior to the hearing date.

By: [Signature] 2/23/09 Its: Sole Member
Signature of Applicant/Owner Date

STATE OF: Texas
COUNTY OF: HARRIS

I, the undersigned, a notary public in and for said County, in said State, do hereby certify that Michael Lankford, whose name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.
Given under my hand and official seal this 23rd day of February, 2009 (seal)

[Signature] 9/17/2012
Notary Public Signature Commission Expires



CERTIFICATION OF NOTIFICATIONS AT PRE-APPLICATION (Part III)

Pursuant to §49.8(d)(3), evidence of notifications includes this sworn affidavit and the Public Notifications Information Form

Must accurately Check all applicable boxes below:

- I certify that all required requests for Neighborhood Organizations were made pursuant to §49.8(d)(3)(A) and included the required information as provided in the Neighborhood Organization Request template by December 8, 2008.
- I certify that:
 - No reply letter (to the request for Neighborhood Organization information) was received from the local elected officials by January 1, 2009; and/or
 - A response was received from the local elected officials before January 1, 2009, and I have notified those neighborhood organizations as required by and §49.8(d)(3)(B); and/or
 - A response was received from the local elected officials before January 1, 2009, and the response indicated that the local elected officials know of no neighborhood organizations; and/or
 - I have knowledge of other neighborhood organizations on record with the city, state or county whose boundaries contain the proposed Development site and have notified those neighborhood organizations as required by §49.8(d)(3)(B); and/or
 - I know of no neighborhood organizations within whose boundaries the Development is proposed to be located; and/or
 - The local elected officials referred to me to another source, and I requested neighborhood organizations from that source. If a response was received, those neighborhood organizations were notified as required by §49.8(d)(3)(B). Date Mailed 1/1/09
 - All neighborhood organizations that were notified are correctly listed on the Public Notifications Information and Certification Form and all notifications were made in the format provided in the template, Public Notifications Format (Written). Date Mailed 1/1/09
- I certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with §49.8(d)(3)(B)(i) through (ix). The notifications included the required information as provided in the template, Public Notifications (Written). All of the following entities were notified and are correctly listed on the Public Notifications Information and Certification Form:
 - Superintendent of the school district containing the Development;
 - Presiding officer of the board of trustees of the school district containing the Development;
 - Mayor of any municipality containing the Development;
 - All elected members of the Governing Body of any municipality containing the Development;
 - Presiding officer of the Governing Body of the county containing the Development;
 - All elected members of the Governing Body of the county containing the Development;
 - State senator of the district containing the Development; and
 - State representative of the district containing the Development.

While evidence is not required to be submitted in this Pre-Application, I understand evidence may be requested by the Department at any time during the Application review.

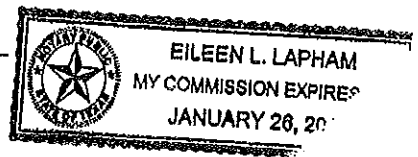
By: [Signature] 1/6/09 Its: Agent for GP
Signature of Applicant/Owner Date

STATE OF: Texas
COUNTY OF: Harris

I, Jeff Gannon, the undersigned, a notary public in and for said County, in said State, do hereby certify that Jeff Gannon, whose name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

Given under my hand and official seal this 6th day of January, 2009 (seal)

Eileen L. Lapham
Notary Public Signature
01-26-09
Commission Expires



PUBLIC NOTIFICATIONS INFORMATION FORM (PAGE 4)

COUNTY COMMISSIONERS CONTINUED:

Name: NA District #: _____
Address: _____ City: _____ State: _____ ZIP: _____
Phone: (____) _____-____ Fax: (____) _____-____

Name: NA District #: _____
Address: _____ City: _____ State: _____ ZIP: _____
Phone: (____) _____-____ Fax: (____) _____-____

NEIGHBORHOOD ORGANIZATION(S) (Submit all neighborhood organizations in which the Applicant is/was required to notify under §49.8(d)(3)(B) of the QAP):

Name: NA
Address: _____ City: _____ State: _____ ZIP: _____
Phone: (____) _____-____ Fax: (____) _____-____

Name: NA
Address: _____ City: _____ State: _____ ZIP: _____
Phone: (____) _____-____ Fax: (____) _____-____

Name: NA
Address: _____ City: _____ State: _____ ZIP: _____
Phone: (____) _____-____ Fax: (____) _____-____

Name: NA
Address: _____ City: _____ State: _____ ZIP: _____
Phone: (____) _____-____ Fax: (____) _____-____

*Exhibit F***FW: Submission of application**

From: **Misael Arroyo** (misael.arroyo@tdhca.state.tx.us)
Sent: Mon 6/01/09 10:20 AM
To: 'mah1370@hotmail.com' (mah1370@hotmail.com)
Cc: Robbye Meyer (robbye.meyer@tdhca.state.tx.us)

Mr. Hartman, You are correct the application did come in on February 27, 2009.

*Thanks,
Misael Arroyo*

*TDHCA/ Multifamily Finance Division
P.O. Box 13941 MC 332-10
Austin, TX 78711-3941
www.tdhca.state.tx.us
Phone: (512) 475-2596 Fax: (512) 475-0764*

-----Original Message-----

From: Robbye Meyer [mailto:robbye.meyer@tdhca.state.tx.us]
Sent: Monday, June 01, 2009 8:52 AM
To: Misael Arroyo
Subject: FW: Submission of application

Misael,

Will you check the receipt for this application and get the date for Mr. Hartman?

Robbye G. Meyer

Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701
(512) 475-2213 (V)
(512) 475-0764 (F)

-----Original Message-----

From: Michael Hartman [mailto:mah1370@hotmail.com]
Sent: Saturday, May 30, 2009 9:18 PM
To: Robbye Meyer
Cc: Clifton Phillips
Subject: Submission of application

Robbye,

On what date was application #09163 received by the Department? I would think it was 2/27/09, but I wanted to be certain.

Thanks,

Michael A. Hartman

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Inventory of Developments Placed in Service or Under Construction 1988-2008

TDHCA #	Program Type	Original TDHCA#	Year	Board Approval	Development Name	Project Address	Project City	Project County	Zip Code	LIHTC Amt Awarded	Total Units	LIHTC Units	Population Served	Disabled Units	Apt. Phone #
94007	9% HTC		1994	1994	Fairfield East	905 S. Pana Maria	Kames City	Karnes	78118	\$26,925	24	24	Elderly	9	(830) 780-4674
						Kames City Count	1								
70096	9% HTC		1990	1990	Katy Manor Apartments	5360 East 5th St.	Katy	Harris	77493	\$34,602	36	36	General	1	(281) 371-7320
04284	9% HTC		2004	07/28/04	Katy Manor Apartments	5360 East 5th St.	Katy	Harris	77493	\$110,808	48	48	General	2	(281) 371-7320
05209	9% HTC		2005	07/27/05	Providence Place Apartments	20100 Saums Rd.	Katy	Harris	77449	\$984,852	174	166	Elderly	9	(713) 914-9200
060628	4% HTC		2006	12/14/06	Lancaster Apartments	20000 block of Park Row Dr & 1700 block of Snake River	Katy	Harris	77449	\$1,137,297	252	252	General	0	(713) 334-5514
						Katy Count	4								
01455	4% HTC		2001	01/17/02	Millstone Apartments	23405 W. Fernherst	Katy(area)	Harris	77494	\$600,679	248	248	General	13	(281) 392-1227
03006	9% HTC	FC	2003	07/29/02	Villas at Park Grove	600 Park Grove Dr.	Katy(area)	Harris	77450	\$627,566	150	120	Elderly	8	(214) 772-2400
						Katy(area) Count	2								
04288	9% HTC		2004	07/28/04	Briarwood Apartment	513 E. 6th Street	Kaufman	Kaufman	75142	\$173,148	48	48	General	3	(817) 732-1055
07089	9% HTC	04288	2007	10/12/06	Briarwood Apartment	513 E. 6th Street	Kaufman	Kaufman	75142	\$7,000	0	0	General	0	(817) 732-1055
						Kaufman Count	2								
94005	9% HTC		1994	1994	Fireside Trails Apartments	213 West 4th St.	Keene	Johnson	76059	\$43,263	36	36	Elderly	1	(817) 556-2752
96033	9% HTC	06673	1996	1996	Sherwood Arms Apartments	213 N. Val Verde Circle	Keene	Johnson	76059	\$39,740	56	56	General	4	(817) 641-2652
						Keene Count	2								
04491	4% HTC		2004	12/13/04	Evergreen at Keller Senior Apartment Com	400 Block of Bourland Road	Keller	Tarrant	76248	\$559,597	250	250	General	16	(972) 550-7800
						Keller Count	1								
98156	9% HTC		1998	1998	Kerrville Meadows Apartments	2300 Junction Hwy.	Kerrville	Kerr	78028	\$318,044	76	76	Elderly	12	(713) 622-5844
00011	9% HTC		2000	2000	Heritage Oaks Apartments	2350 Junction Highway	Kerrville	Kerr	78028	\$449,938	76	76	General	8	(830) 896-5151
07242	9% HTC		2007	07/30/07	Paseo de Paz Apartments	400 Blk of Clearwater Paseo	Kerrville	Kerr	78028	\$712,276	76	73	General	6	(830) 257-5323
08135	9% HTC		2008	7/31/08	Gardens at Clearwater	400 Block of Clearwater Paseo	Kerrville	Kerr	78028	\$760,967	80	80	Elderly	8	(830) 257-5323
08935	9% HTC	07242	2008	11/13/08	Paseo de Paz Apartments	400 Clearwater Paseo	Kerrville	Kerr	78028	\$37,516	0	0	General	0	(830) 257-5323
						Kerrville Count	5								
04194	9% HTC		2004	07/28/04	Lexington Court	3407 U.S. Highway 259 North	Kilgore	Gregg	75662	\$549,640	80	76	General	4	(979) 846-8878
08258	9% HTC		2006	7/31/06	Lexington Court Phase II	3509 US Hwy 259 N.	Kilgore	Gregg	75662	\$693,584	76	76	General	8	(979) 846-8878
						Kilgore Count	2								
97043	9% HTC		1997	1997	Village at Fox Creek (Ika the Williamsburg	2300 Illinois Ave.	Killeen	Bell	76543	\$885,517	128	128	General	21	(254) 690-3301
99053	9% HTC		1999	1999	Veranda at Twin Creek	1101 Twin Creek Dr.	Killeen	Bell	76543	\$421,854	88	88	Elderly	9	(254) 200-4553
03068	9% HTC		2003	07/30/03	Stone Ranch Apartments Homes	4400 East Ranier Avenue	Killeen	Bell	76543	\$583,608	152	129	Elderly	12	(713) 626-9655
05164	9% HTC		2005	07/27/05	Ridge Pointe Apartments	1900 Bacon Ranch Road	Killeen	Bell	76542	\$1,013,602	172	164	General	9	(713) 626-9655
08050	9% HTC	05164	2008	10/12/06	Ridge Pointe Apartments	1600 Elk Bacon Ranch Rd.	Killeen	Bell	76547	\$97,664	0	0	General	0	(713) 877-0100
						Killeen Count	5								
93004	9% HTC		1993	1993	Windwood II Apartments	100 Windwood Drive	Kingsland	Llano	78639	\$45,297	34	34	Elderly	6	(915) 388-9222
00050	9% HTC		2000	2000	TownePark in Kingsland	101 Townpark Dr.	Kingsland	Llano	78639	\$586,577	76	76	Elderly	8	(325) 388-8137
04004	9% HTC	FC	2004	09/11/03	Kingsland Trails Apartments	4800 Block of 2900	Kingsland	Llano	78639	\$444,394	76	60	General	8	(830) 693-4521
						Kingsland Count	3								
97027	9% HTC		1997	1997	Courts Of Las Palomas Apartments	600 General Cavazos Blvd.	Kingsville	Kleberg	78363	\$514,980	128	128	General	0	(361) 516-0114
02043	9% HTC		2002	07/29/02	King's Crossing	1700 Corral Ave.	Kingsville	Kleberg	78363	\$777,472	120	120	General	0	(713) 522-4141
07199	9% HTC		2007	07/30/07	Kingsville LULAC Manor Apartments	1220 N. 17th	Kingsville	Kleberg	78363	\$491,514	88	88	General	9	(210) 821-4308

Exh. 6:1 G

Sharon Gamble

From: Loree Conrad [lconrad10@earthlink.net]
Sent: Saturday, June 13, 2009 8:28 PM
To: robbye.meyer@tdhca.state.tx.us
Cc: sharon.gamble@tdhca.state.tx.us
Subject: Complaint re: Application #09166



Neal Singh.jpg (465 KB)



Neal Singh 2.jpg (244 KB)



Neal Singh 3.jpg (54 KB)

Dear Ms. Meyer,

I would like to file a formal complaint re: Goldshire Townhomes, application # 09166.

As I spoke with you on the phone on June 11, I am disturbed that the applicant Navdip S. Sobti is applying using that name. He legally changed his name on January 18, 2008 (a year before this application) to Neal Singh. In his application, he uses both names, Navdip Sobti, and Neal Singh, as though they are 2 different people. He has signed both names before a Notary Public as though it were 2 individuals, rather than 1.

I am not a lawyer, so I cannot comment on the legality of this, but common sense seems to dictate that if you have legally changed your name, then you must use that name, and that name only, when you are filing an application for federal funds, and certifying that all information is true.

I have attached the scanned images of the Court decree granting the name change.

I feel that this application should be disqualified, based on this information, and Navdip Sobti/Neal Singh should never be allowed to participate in the Tax Credit Program again.

Thank you,
Loree Conrad
16427 Ember Hollow Lane
Sugar Land, TX 77498
281-277-5422 home
281-799-7155 cell

CAUSE NO. 07-CV-159941

IN THE MATTER OF § IN THE DISTRICT COURT OF
 § FORT BEND COUNTY, TEXAS
NAVDIP SINGH SOBTI, §
 §
AN ADULT § 387th JUDICIAL DISTRICT

DECREE GRANTING NAME CHANGE OF ADULT

On the date below written, this Court heard the petition of petitioner Navdip Singh Sobti for a decree changing his name. Petitioner appeared before the Court in person. The Court, having considered the pleadings and having heard the evidence presented, makes the following findings:

1. The petitioner's present name is Navdip Singh Sobti.
2. The petitioner's place of residence is 4823 Menlo Park Drive, Sugar Land, Fort Bend County, Texas.
3. The full name requested for the petitioner is Neal Singh.
4. Petitioner is a Asian male who was born on January 4, 1964.
5. The petitioner's Texas Driver's License Number is 18260179, issued on April 9, 2007. The petitioner's Social Security Number is [REDACTED]
6. There is no assigned Federal Bureau of Investigation number, state identification number, or any other reference number in a criminal history record system that identifies the petitioner.
7. The petitioner is not subject to the sex offender registration requirements of The Texas Code of Criminal Procedure.
8. Petitioner has not been charged with any offense above the grade of a Class C Misdemeanor.
9. The Petitioner does not have a final felony conviction.
10. The change of name requested by petitioner is in the interest of, or to the benefit of the petitioner, and is in the interest of the public.
11. Pursuant to Section 45.104 of the Texas Family Code, the change of name granted in this Order does not release the petitioner from any liability incurred in the petitioner's previous name, nor does it defeat any right the petitioner may have in his previous name.



IT IS THEREFORE ORDER ADJUDGE AND DECREED that the name of Navdip Singh

Sobti is changed to Neal Singh.

Signed this the 18 day of January, 2008.



JUDGE PRESIDING

APPROVED and REQUESTED:



FREDERICK P. FORLANO
3050 Post Oak Blvd., Suite 1425
Houston, Texas 77056-6523
(713) 621-6611
(713) 621-4060 - FAX
FPForlano@suite1170.com - Email
SBN: 07258700

ATTORNEY FOR PETITIONER

FILED

JAN 18 2008
AT 9:07 A.M.
Amie Rene Elliott
Clerk District Court, Fort Bend Co., TX



I, Annie Rebecca Elliott, District Clerk of Fort Bend County, Texas, do hereby certify that the foregoing is a true, correct and full copy of the instrument herein set out as appears of record in the District Court of Fort Bend County, Texas. This 10th day of June 2009



ANNIE REBECCA ELLIOTT, DISTRICT CLERK

By *Lisa J. J. J.* Deputy

June 15, 2009

Robbye Meyer
Director, Multifamily Finance Production Division
Texas Department of Housing and Community Affairs
PO Box 13941
Austin, TX 78711

RE: Challenge to validity of the neighborhood organization supporting application 09127, which received points under Section 49.9(1)(2) of the 2009 QAP.

Dear Ms. Meyer:

Please accept this letter as a formal challenge to the validity of the neighborhood organization that submitted a letter in support of application 09127, Sage Brush Village, which was granted points under Section 49.9(i)(2) of the 2009 QAP.

The neighborhood organization in question is the Key West Senior Village Neighborhood Association, and the letter was submitted by A. Faye Biggers.

Organization Appears to be a Resident Council

On the TDHCA Quantifiable Community Participation certification form, certification item 4 relates to the definition of Neighborhood Organization and asks the certifying individual to check one of four boxes: (1) Homeowners Association, (2) Property Owners Association, (3) Resident Council and our members occupy the existing development, or (4) Other.

In the submission to TDHCA, Ms. Biggers checked "Other" with the explanation "Elected to be Rep at Key West Senior Village." This response does not designate the type of neighborhood organization that best resembles the Key West Senior Village Neighborhood Association. We question whether Ms. Biggers was confused by the question or whether she is actually unsure what type of organization she represents. Under certification item 2 on the TDHCA Quantifiable Community Participation certification form, Ms. Biggers writes that her title is "President," which is slightly different than the "Rep" explanation she provided under item 4. Under certification item 8, Ms. Biggers signs as "Pres. Resident Board." In her handwritten support letter, Ms. Biggers signs as "Key West Senior Village Resident Board Member." Please see Attachment A for evidence of these differing titles.

In the last two items, Ms. Biggers signs that she is part of a "Resident Board." In fact, she does not sign her handwritten support letter as the "Key West Senior Village Neighborhood Association," but rather "Key West Senior Village" "Resident Board Member." The fact that she signed her support letter as the name of her apartment community raises serious questions about whether this organization is anything more than a resident group that represents the Key West Senior Village apartment community. In addition, we question whether the box for "Resident Council" may have been checked and then erased, due to the fact that the box appears to be altered. See evidence of this in Attachment B.

The association in question is called the "Key West Senior Village Neighborhood Association." The documentation for this organization has been submitted by Ms. Biggers with an address of 711 S. County Rd. West (apt. 1002), Odessa, TX 79763. This is the address for the Key West Senior Village apartment complex, and Ms. Biggers resides in the Key West Senior Village apartment complex. This information is confirmed by Sharon Laurence (responding for Randy Stevenson) in Attachment C.

Due to the fact that the name of the neighborhood association includes the name of the senior apartment complex where the person writing the letter of support resides, we question whether this organization is truly a neighborhood organization representing a broader area, or rather a person living in an apartment complex who has simply created a "resident council" with boundaries that include the development site of application 09127.

In her initial submission to TDHCA, the map submitted with the packet had different boundaries than what Ms. Biggers wrote under item 6 on the TDHCA Quantifiable Community Participation certification form. Ms. Biggers described only the 09127 proposed development site under item 6. Upon clarification of this issue during the deficiency process, Ms. Biggers writes that she did not "personally draw out outlines of Project Plat walked by AFB." In her letter, she provides an "amended description of the boundaries of the *proposed site*" so that the description matches the map that was provided. Please see Attachment D for this documentation. Ms Biggers appears to be confused about the boundaries of her neighborhood association, and she appears to be even further confused as to whether they are the boundaries of the "proposed site" or whether they are the boundaries of the alleged neighborhood association.

Relation to the Developer

Application 09127 has been submitted by Randy Stevenson, who is the sole member of the general partner and developer for the proposed development. Please see the owner and developer chart from the 09127 application in Attachment E. Mr. Stevenson was also the developer on the Key West Senior Village II project that was awarded Housing Tax Credits in 2007 as application 07151 (forward commitment 08092). Please see evidence of this in Attachment F, which can be found in the July 30, 2007, Competitive Housing Tax Credit Program Development Information Addendum to the Board Book. In this documentation, you will also see that the Key West Senior Village II application received a letter of support from Ms. A. Faye Biggers, who, at that time, was representing the Key West Neighborhood Association.

In 2006, Ms. Biggers submitted a letter in support of application 060140, Key West Senior Village II, as the Key West Neighborhood Organization (this letter was apparently also used for points for 07151). Please see the Key West Neighborhood Association's submission to TDHCA as Attachment G. This organization is described as an organization formed "by and for the residents" and the association's boundaries include only Key West Senior Village and the Key West Senior Village II site. Ms. Biggers is listed as the president of this association, with the address of 711 S. County Rd. West, #1002, Odessa, TX 79763.

The address of 711 S. County Rd. West in Odessa is the site of Key West Senior Village, which was a 2000 Housing Tax Credit application under application number 00023. Like Key West Senior Village II, the Key West Senior Village development awarded in 2000 and is managed by the Odessa Housing Authority.

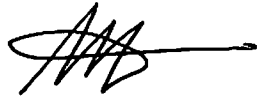
Here we have an individual, Ms. Biggers, (1) who resides in Key West Senior Village; (2) who formed the Key West Neighborhood Association, which wrote a letter of support for a property that Mr. Stevenson developed in 2006/2007; and (3) who is now "president" of a new neighborhood organization, Key West Senior Village Neighborhood Association, which has written a letter of support for a property, application 09127, Mr. Stevenson is now proposing to develop in 2009.

In conclusion, we are challenging the validity of the Key West Senior Village Neighborhood Association due to two points: (1) the organization appears to be a resident council and (2) the relationship between

the individual writing the support letter and the developer of the proposed application is suspicious. We believe that the points awarded to application 09127 under Section 49.9(i)(2) should be rescinded.

Thank you for your attention to this matter. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'MS', with a long horizontal line extending to the right.

Max Schleder
PO Box 639
Martindale, TX 78666
Phone: (512) 357-6636
Fax: (512) 357-2860
Max1@home-reno.com



FORM FOR QUALIFIED NEIGHBORHOOD ORGANIZATIONS TO SUBMIT TO TDHCA FOR QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing and Community Affairs

Certify to each requirement by checking each box as required and accurately filling in all blanks. All attachments must be included in QCP submission package.

1. [] This organization is submitting this form and attachments regarding the following proposed application:

Development Name: SAGE BRUSH VILLAGE TDHCA #: 09127
Development Location: 3500 West 8th St
Development City: ODESSA, TEXAS Development County: Ector

2. [] The persons signing this form have the authority to sign on behalf of this organization.

Organization Name: KEY WEST SENIOR VILLAGE NEIGHBORHOOD ASSO.
1st Contact Name and Title: A.F. BIGGERS PRESIDENT
1st Contact Mailing Address: 411 S. Co. Rd W.
1st Contact City: ODESSA, TEX. 1st Contact Zip Code: 79763
1st Contact Day Phone: 432-337-2071 1st Contact Fax:
1st Contact Evening Phone: SAME 1st Contact E-Mail:

3. [] This organization is also providing the following additional contact and information for our organization:

2nd Contact Name: LOURDES CHERRY
2nd Contact Day Phone: 432-337-9110 2nd Contact Fax:
2nd Contact Evening Phone: SAME 2nd Contact E-Mail:

4. [] This organization certifies that it meets the definition of "Neighborhood Organization" as defined in §49.3(66) of the 2009 Qualified Allocation Plan and Rules and is an organization comprised of persons living near one another within the organization's defined boundaries and that it has a primary purpose of working to maintain or improve the general welfare of the neighborhood. This organization further certifies that it is a (must check on of the following boxes):

- [] Homeowners Association
[] Property Owners Association
[] Resident Council and our members occupy the existing development
[X] Other (Explain ELECTED TO BE REP AT KEY WEST SENIOR VILLAGE.)

A.F.B.
Initials of Signer

8. Certify the following:

This organization acknowledges that this form and attachments must be submitted no later than February 27, 2009 if the form (and enclosures) is relating to an application which submitted a pre-application or April 1, 2009 if the form (and enclosures) is relating to an application which did not submit a pre-application.

applied on time. A.F.B.
 This organization certifies that it was not formed by any Applicant, Developer or any employee or agent of any Applicant in the 2009 Competitive Housing Tax Credit Application Round; the organization, and any members, did not accept money or a gift to cause the neighborhood organization to take its position of support or opposition; the Applicant, Developer or any employee or agent of any Applicant has not provided any assistance, other than education and information sharing, to the neighborhood organization for any application in the Application Round (i.e. hosting a public meeting, providing the "TDHCA Information Packet for Neighborhoods" to the neighborhood organization, or referring the neighborhood organization to TDHCA staff for guidance are acceptable forms of assistance); and that the Applicant, Developer or any employee or agent of any Applicant has not provided any "production" assistance for any application in the Application Round (i.e. use of fax machines owned by the Applicant, use of legal counsel related to the Applicant, delivery of letter or assistance drafting a letter).

A.F. Biggers

This organization acknowledges that this completed form and required attachments must be submitted to Texas Department of Housing and Community Affairs, Attention: Director of Multifamily Finance, Neighborhood Input, P.O. Box 13941 (MC 332-10), Austin TX 78711-3941. For overnight or courier delivery use the following physical address: 221 East 11th Street, Austin TX 78701-2410. **Do not use P.O. Box address for overnight or courier delivery.** Form and Attachments may also be faxed to (512) 475-1895 or toll free at (800) 733-5120.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

A. Faye Biggers
(First Contact Signature)

2-27-09
(Date)

A. FAYE BIGGERS
(Printed Name)

Pres. Resident Board
(Title)

* *Laurden Cherry*
(Second Contact Signature)

2-25-09
(Date)

L.C.
(Printed Name)

RETIRED BUSINESS OWNER
(Title)

to the residents no matter their age group. This site of these multiple affordable housing units, will be near one of the most convenient shopping centers in Odessa, WalMart Shopping Center, which most citizens of Odessa declares is absolutely necessary for daily buying.

Odessa's economy is mind boggling, in that there is an abundance of jobs, plus men wanting to work, but there is a drastic shortage of affordable housing for their families.

Mr. Stevenson, I sincerely hope you get to build your Sage Brush Village. People of all ages will be knocking on your door.

Thank you for considering Odessa. We truly need your help and interest.

Sincerely,

A. Clay Biggers
Key West Senior Village
Resident Board Member



FORM FOR QUALIFIED NEIGHBORHOOD ORGANIZATIONS TO SUBMIT TO TDHCA FOR QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing and Community Affairs

Certify to each requirement by checking each box as required and accurately filling in all blanks. All attachments must be included in QCP submission package.

1. [] This organization is submitting this form and attachments regarding the following proposed application:

Development Name: SAGE BRUSH VILLAGE TDHCA #: 09127
Development Location: 3500 West 8th St
Development City: ODESSA, TEXAS Development County: Ector

2. [] The persons signing this form have the authority to sign on behalf of this organization.

Organization Name: KEY WEST SENIOR VILLAGE NEIGHBORHOOD ASSO.
1st Contact Name and Title: A.F. BIGGERS PRESIDENT
1st Contact Mailing Address: 411 S. Co. Rd W.
1st Contact City: ODESSA, TEX. 1st Contact Zip Code: 79763
1st Contact Day Phone: 432-337-2071 1st Contact Fax:
1st Contact Evening Phone: SAME 1st Contact E-Mail:

3. [] This organization is also providing the following additional contact and information for our organization:

2nd Contact Name: LOURDES CHERRY
2nd Contact Day Phone: 432-337-9110 2nd Contact Fax:
2nd Contact Evening Phone: SAME 2nd Contact E-Mail:

4. [] This organization certifies that it meets the definition of "Neighborhood Organization" as defined in §49.3(66) of the 2009 Qualified Allocation Plan and Rules and is an organization comprised of persons living near one another within the organization's defined boundaries and that it has a primary purpose of working to maintain or improve the general welfare of the neighborhood. This organization further certifies that it is a (must check on of the following boxes):

[] Homeowners Association

[] Property Owners Association

[] Resident Council and our members occupy the existing development

[x] Other (Explain ELECTED TO BE REP AT KEY WEST SENIOR VILLAGE.)

A.F.B.
Initials of Signer



FORM FOR QUALIFIED NEIGHBORHOOD ORGANIZATIONS TO SUBMIT TO TDHCA FOR QUANTIFIABLE COMMUNITY PARTICIPATION Texas Department of Housing and Community Affairs

Certify to each requirement by checking each box as required and accurately filling in all blanks. All attachments must be included in QCP submission package.

1. [X] This organization is submitting this form and attachments regarding the following proposed application: Development Name: SAGE BRUSH Village TDHCA #: 09127 Development Location: 3500 West 8th St Development City: ODESSA, TEXAS Development County: Ector

2. [X] The persons signing this form have the authority to sign on behalf of this organization. Organization Name: Key West Senior Village Neighborhood Assn. 1st Contact Name and Title: R. F. Biggers President 1st Contact Mailing Address: 111 S. Co. Rd W. 1st Contact City: ODESSA, TX 1st Contact Zip Code: 79768 1st Contact Day Phone: 432-337-2071 1st Contact Evening Phone: SAME 1st Contact Fax: [Redacted] 1st Contact E-Mail: No-email

Key West Club House where I reside and the office staff will distribute any items sent to me.

3. [X] This organization is also providing the following additional contact and information for our organization: 2nd Contact Name: LOURDES C. HERAY 2nd Contact Day Phone: 432-337-9110 2nd Contact Evening Phone: SAME 2nd Contact Fax: No CONTACT by FAX 2nd Contact E-Mail: DITTO on E-MAIL

4. [X] This organization certifies that it meets the definition of "Neighborhood Organization" as defined in §49.3(66) of the 2009 Qualified Allocation Plan and Rules and is an organization comprised of persons living near one another within the organization's defined boundaries and that it has a primary purpose of working to maintain or improve the general welfare of the neighborhood. This organization further certifies that it is a (must check on of the following boxes):

- [] Homeowners Association
[] Property Owners Association
[] Resident Council and our members occupy the existing development
[X] Other (Explain ELECTED TO BE REP AT KEY WEST SENIOR VILLAGE.)

Initials of Signer

Nicole Fisher

From: Randy Stevenson [swrealty@juno.com]
Sent: Thursday, March 26, 2009 1:20 PM
To: nicole.fisher@tdhca.state.tx.us
Subject: Re: 09127 Sage Brush Village

Nicole,

We contacted the manager at Key West Senior Village and Fay Biggers' address should have Apt. 1002 shown after the 711 South County Road West listing. She is a resident of Key West Senior Village. Her telephone number is correct but apparently she does not have an answering recorder. We believe the contact phone number for the 2nd person is also correct.

The management office at Key West has a fax number of 432-332-2222 and the office number is 432-332-2300. The manager's name is Jessica Parra. If you fax or call the manager, she might can confirm if Ms. Biggers is home or deliver a message.

Please let us know if we can do something else to help you.

Sharon Laurence for Randy Stevenson

Rock Solid Web Hosting. Click Here.

<http://thirdpartyoffers.juno.com/TGL2141/fc/BLSrjpTJQdRpiUYflbLFu3FpiM3zF6p82oDevifGEs3fNmTVG2ArcAppLLC/>

5. **Certification of Record:** Choose one box. Registration with the county or with the Secretary of State both requires proof of registration. All 3 selections require a boundary map. The boundary map should be legible, clearly marked with the geographical boundaries of the neighborhood organization, and indicate the location of the proposed development.

This organization certifies that it was:

- On record, as of February 27, 2009, with the county in which the development is proposed to be located. (Attach boundary map and documentation from the county of registration)
- On record, as of February 27, 2009, with The Secretary of State as an incorporated entity in good standing. (Attach boundary map and documentation from the Secretary of State of registration)
- Boundary map attached.*
On record or requesting to be on record, as of February 27, 2009, with The Texas Department of Housing and Community Affairs (the "Department"). (Attach boundary map)

6. **Boundary Description and Certification:** Provide a written description of the geographical boundaries of the neighborhood organization and check the box certifying the boundaries include the Development site. (Example: North boundary is Main St, East boundary is a railroad track, South boundary is First St and West boundary is Jones Ave)

Area so marked.

Written Boundary Description:

*attached is letter covering inspection of site
North Boundary is 17th St - South Boundary is 8th St
West Boundary is Slop 938, 10th Street located on north side.*

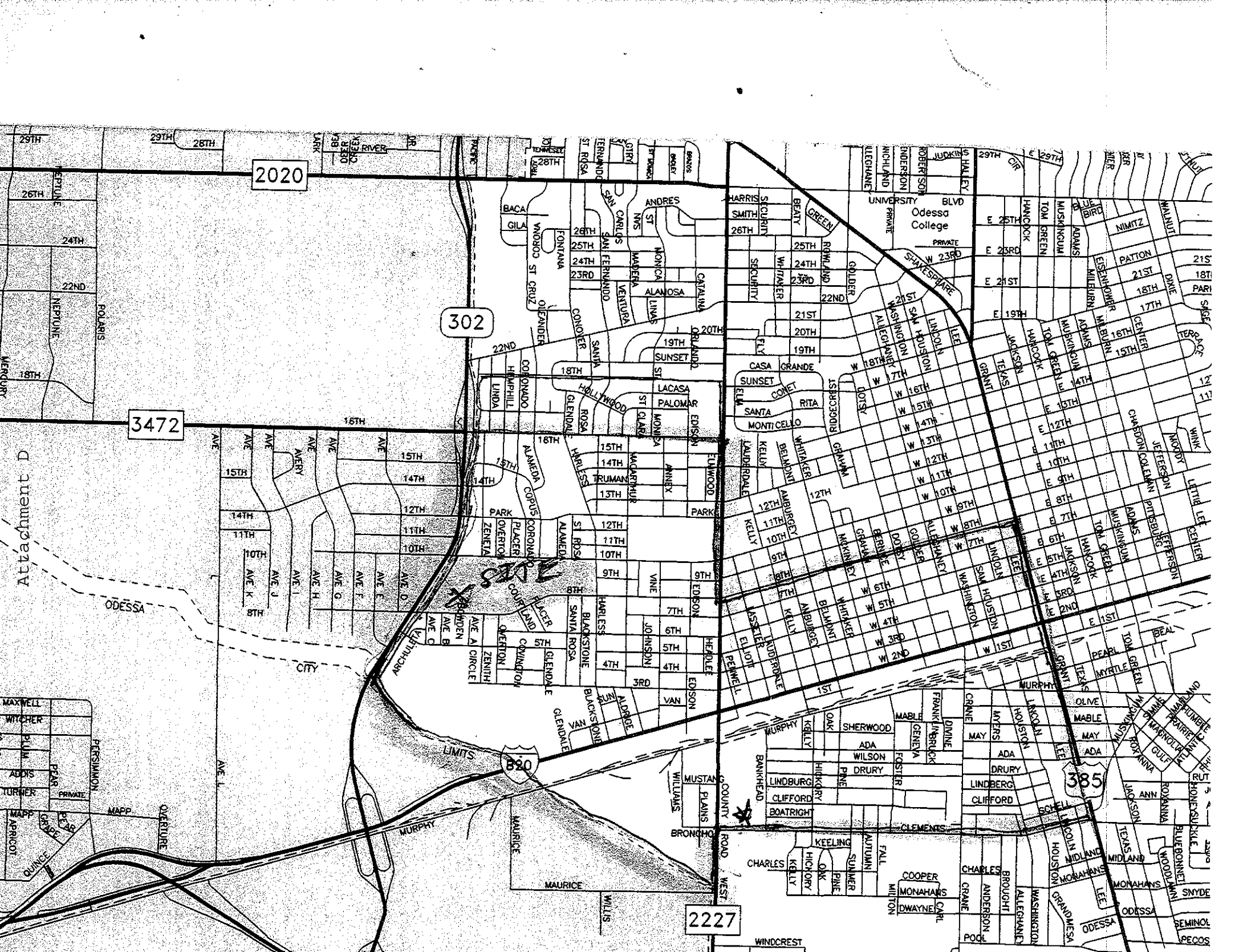
- This organization certifies that the boundaries of this organization include the proposed Development site in its entirety. This organization acknowledges that annexations after February 27, 2009 are not considered eligible boundaries and a site that is only partially within the boundaries will not satisfy the requirement that the boundaries contain the proposed Development site.

7. **Statement of Support/Opposition:** (Choose only one box and clearly and concisely state at least one or more reason(s) for the organization's support/opposition; use additional sheets, as needed.)

This organization certifies that we:

- Support** the application for Competitive Housing Tax Credits referenced above for the following reasons:
all reasons are included in enclosed letter.
G.S.B.
- Oppose** the application for Competitive Housing Tax Credits referenced above for the following reasons:

G.S.B.
Initials of Signer



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302

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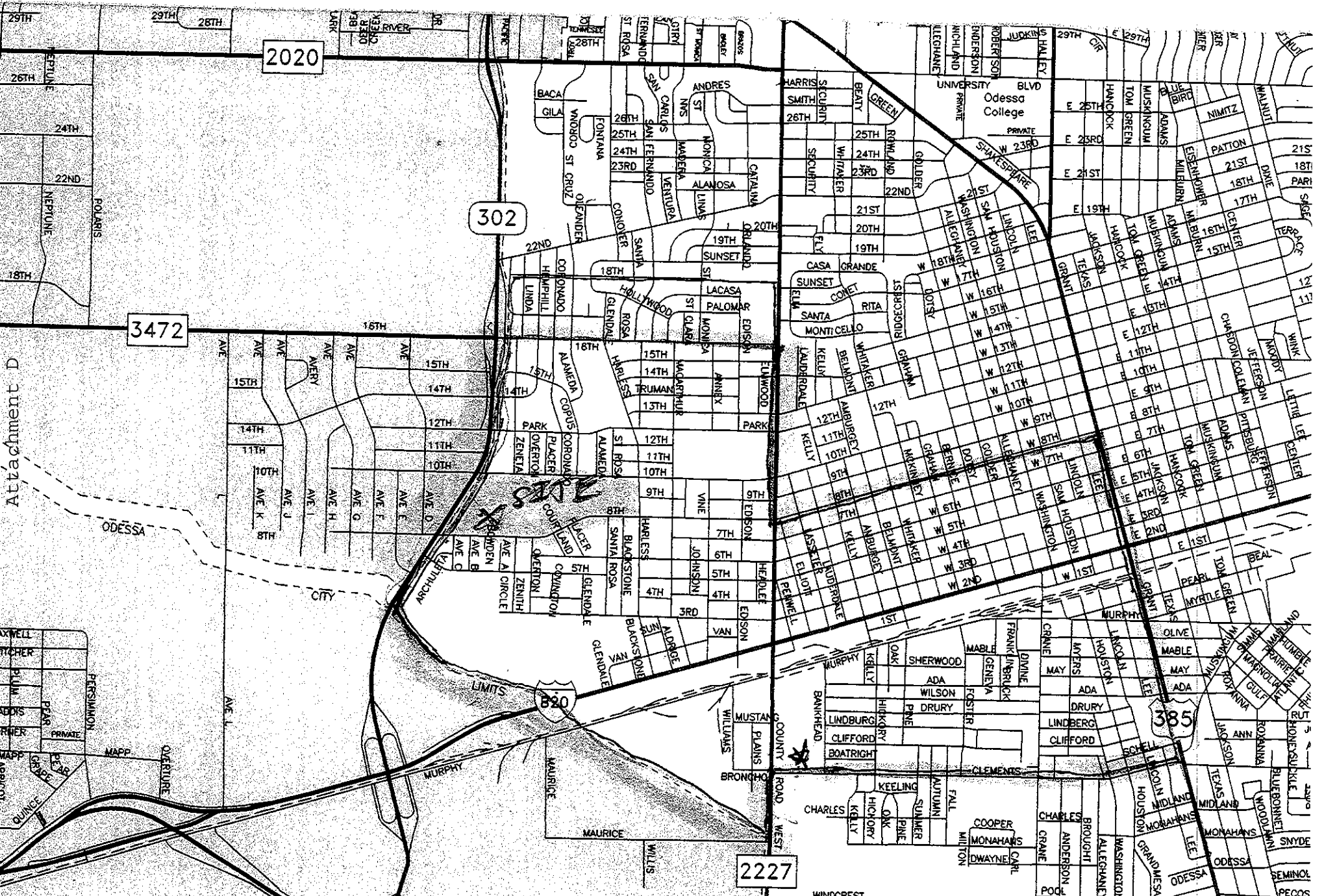
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2227

Attachment D

UNIVERSITY BLVD
Odessa College



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WITCHER
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TURNER
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5. Certification of Record: Choose one box. Registration with the county or with the Secretary of State both requires proof of registration. All 3 selections require a boundary map. The boundary map should be legible, clearly marked with the geographical boundaries of the neighborhood organization, and indicate the location of the proposed development.

This organization certifies that it was:

- On record, as of February 27, 2009, with the county in which the development is proposed to be located. (Attach boundary map and documentation from the county of registration)
- On record, as of February 27, 2009, with The Secretary of State as an incorporated entity in good standing. (Attach boundary map and documentation from the Secretary of State of registration)
- Boundary map attached. Did not personally draw outlines of project. Plat walked by J.F.B.*
On record or requesting to be on record, as of February 27, 2009, with The Texas Department of Housing and Community Affairs (the "Department"). (Attach boundary map)

6. Boundary Description and Certification: Provide a written description of the geographical boundaries of the neighborhood organization and check the box certifying the boundaries include the Development site. (Example: North boundary is Main St, East boundary is a railroad track, South boundary is First St and West boundary is Jones Ave)

Area so marked.

Written Boundary Description:

*attached is letter covering map/description of site
North boundary is 17th St. South boundary is 2nd St.
West boundary is Prop 858. 10th Street located on north side.*

This organization certifies that the boundaries of this organization include the proposed Development site in its entirety. This organization acknowledges that annexations after February 27, 2009 are not considered eligible boundaries and a site that is only partially within the boundaries will not satisfy the requirement that the boundaries contain the proposed Development site.

7. Statement of Support/Opposition: (Choose only one box and clearly and concisely state at least one or more reason(s) for the organization's support/opposition; use additional sheets, as needed.)

This organization certifies that we:

- Support the application for Competitive Housing Tax Credits referenced above for the following reasons:
all reasons are included in enclosed letter.
- Oppose the application for Competitive Housing Tax Credits referenced above for the following reasons:

J.F.B.
Initials of Signer

To: Nield Fisher From: A. Gaye Biggers ^{3-30th}

First:

The following is an ammended description of the boundaries of the proposed site.

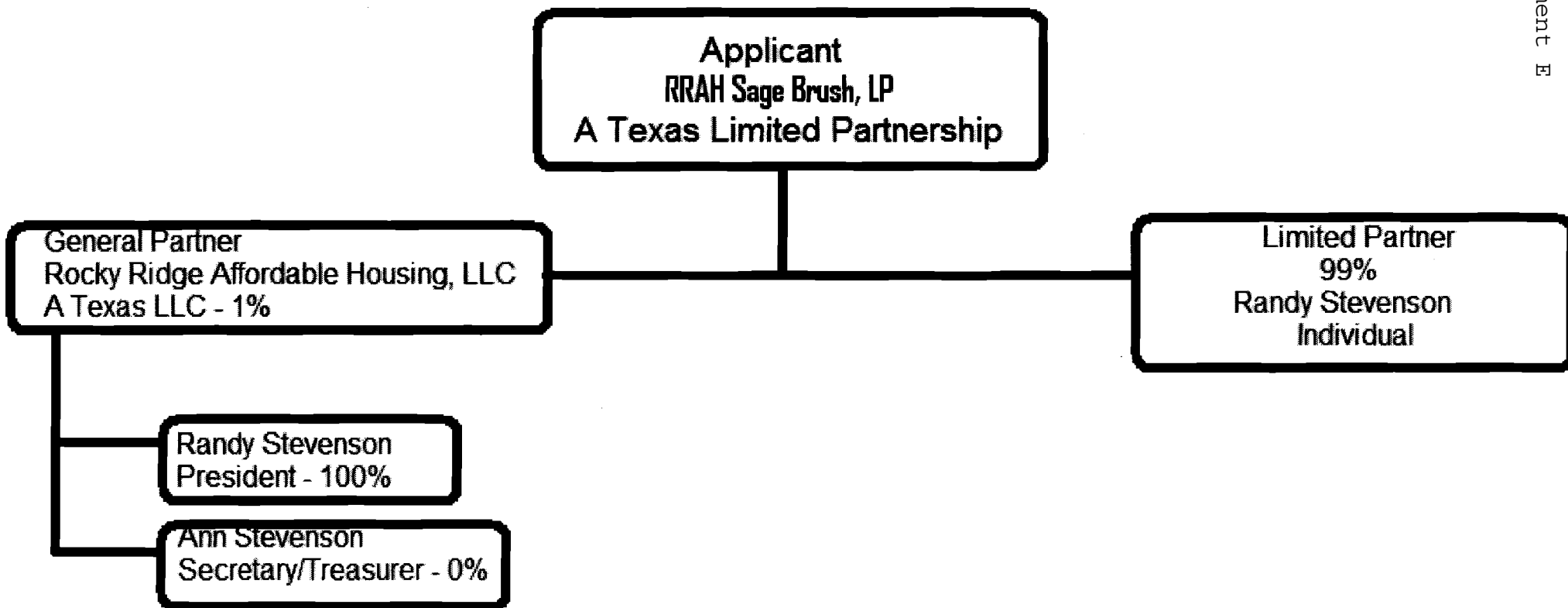
From County Road West and Clements go south to County Road West and Maurice. From there boundaries until you reach Loop 338. From that point point go north to 18th Street. Then head east on 18th Street until you reach County Road West. Head south on County Road to West 8th Street. Go east on West 8th Street to 385. Take 385 South to Clements Road to West County Road, which is where you started from. This is a description of our boundaries.

Second Item: Although I do not have an e-mail address, I can receive mail through the clubhouse where I reside. That fax number is 432-332-2222. The staff will notify me that I have mail.

Yours truly
A. Gaye Biggers

Organization Ownership Chart

Sage Brush Village Odessa, Tx



Developer Organization Chart
Sage Brush Village

Developer
Rocky Ridge Developer, LP
a Texas Limited Partnership

General Partner
RR Developer GP, LLC--1%
A Texas LLC

Limited Partner
99%

Randy Stevenson
President-- 100%

Ann Stevenson
Secretary/Treasurer -- 0%

Partner 1
Randy Stevenson
94%

Partner 2
Matt Stevenson
5%



MULTIFAMILY FINANCE DIVISION

July 30, 2007

Competitive Housing Tax Credit Program

Development Information, Public Input and Board Summary

Key West Village Phase II, TDHCA Number 07151BASIC DEVELOPMENT INFORMATION

Site Address: 1600 W. Clements Development #: 07151
 City: Odessa Region: 12 Population Served: Elderly
 County: Ector Zip Code: 79763 Allocation: Urban/Exurban
 HTC Set Asides: At-Risk Nonprofit USDA Rural Rescue HTC Housing Activity*: NC
 HOME Set Asides: CHDO Preservation General Acquisition:

*HTC Housing Activity: Rehabilitation=RH, Reconstruction=RC, New Construction=NC

OWNER AND DEVELOPMENT TEAM

Owner: Odessa Senior Housing Partnership II, Ltd.
 Owner Contact and Phone: Bernadine Spears (432) 333-1088
 Developer: Rocky Ridge Developer, LP
 Housing General Contractor: To Be Determined
 Architect: Beeler, Guest, Owens Architects, L.P.
 Market Analyst: Ed Ipser & Associates, Inc.
 Syndicator: MMA Financial
 Supportive Services: Odessa Housing Authority
 Consultant: N/A

UNIT/BUILDING INFORMATION

Unit Breakdown:	<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	Total Restricted Units:	36
	4	0	0	32	Market Rate Units:	0
	<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
	0	28	8	0	0	0

Type of Building:

<input type="checkbox"/> Duplex	<input type="checkbox"/> 4 units or more per building	Total Development Units:	36
<input type="checkbox"/> Triplex	<input type="checkbox"/> Detached Residence	Total Development Cost*:	\$0
<input checked="" type="checkbox"/> Fourplex	<input type="checkbox"/> Single Room Occupancy	Number of Residential Buildings:	9
<input type="checkbox"/> Townhome	<input type="checkbox"/> Transitional	HOME High Total Units:	0
		HOME Low Total Units:	0

*Note: If Development Cost = \$0, an Underwriting Report has not been completed.

FUNDING INFORMATION

	Applicant Request	Department Analysis*	Amort	Term	Rate
Competitive Housing Tax Credit Amount:	\$237,938	\$0			
HOME Activity Fund Amount:	\$0	\$0	0	0	0.00%
HOME CHDO Operating Grant Amount:	\$0	\$0			

*Note: If an Underwriting Report has not been completed and the application is recommended for an award, the credit amount recommended is the Applicant Request (pending the Financial Feasibility Analysis).



MULTIFAMILY FINANCE DIVISION

July 30, 2007

Competitive Housing Tax Credit Program

Development Information, Public Input and Board Summary

Key West Village Phase II, TDHCA Number 07151

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Seliger, District 31, S	Points: 7	US Representative: Conaway, District 11, NC
TX Representative: West, District 81, S	Points: 7	US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: S, Larry L. Melton, Mayor	Resolution of Support from Local Government <input type="checkbox"/>
S, Michael Sanchez, Council member District 5	S, Wendell Sollis, Superintendent, Ector County ISD
S, Armando S. Rodriguez, Commissioner Precinct #4	S, Susan M. Redford, County Judge Ector County

Individuals and Businesses In Support: 5 In Opposition 0

Quantifiable Community Participation Input:

Key West Neighborhood Association, A. Faye Biggers	Letter Score: 24	S or O: S
Community Desperately Needs Additional Approved Senior Citizen Housing.		

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:

Broad support from elected officials, non-officials and a qualified neighborhood organization. Received supportive comments during public comment period of June and July Board meetings. Commenters requested forward commitments of 2008 tax credits.

CONDITIONS OF COMMITMENT



MULTIFAMILY FINANCE DIVISION

July 30, 2007

Competitive Housing Tax Credit Program

Development Information, Public Input and Board Summary

Key West Village Phase II, TDHCA Number 07151

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

Competitive Housing Tax Credits: Score: **196** Meeting a Required Set-Aside Credit Amount*: \$0

Recommendation: Not Recommended: Does not have a competitive score within its allocation type and region.

HOME Activity Funds: Loan Amount: \$0

HOME CHDO Operating Expense Grant: Grant Amount: \$0

Recommendation:

*Note: If an Underwriting Report has not been completed, the credit amount recommended is the Applicant Request (pending the Financial Feasibility Analysis).

060140

RECEIVED
MAR 30 2006
LIHTC

Key West Neighborhood Association

1600 W. Clements
Odessa, Tx 79763
432-332-2300

RECEIVED
MAR 30 2006
EXECUTIVE

March 29, 2006

Texas Department of Housing and Community Affairs
Attention: Executive Director (Neighborhood Input)
221 East 11th Street
Austin, Tx 78701-2410

Re: **Key West Village Phase II**

I am writing on behalf of our Neighborhood association about the proposed Development on Key West Lot 2 Block 1 of Key West Addition, on the corner of County Road West and Clements street which therein lies within our boundaries. Our association's boundaries extend from Bankhead Avenue to County Road West and Clements Street to the fence separating our community from RedMan Industries, located in Odessa, Tx, Ector County. (see enclosed map).

Our organization is comprised of seventeen members that are residents of Key West Senior Village. It was officially formed by and for the residents, and requested to be recorded with TDHCA on February 23, 2006. Key West Neighborhood Association was not formed by any applicant, developer, or any employee or agent of any applicant in the 2006 tax credit application round. Our association did not accept any money or gifts to cause our support. Our association received notice from Sharon D. Gamble, Multifamily Housing Specialist, on March 23, 2006 to submit actual boundaries. The requested information was then faxed to Ms. Sharon Gamble on March 27, 2006. We are still waiting on word from TDHCA, however would like to submit our letter of Support before deadline.

We learned of the proposed site and held a meeting to inform our members and came to a unanimous decision to vote on the addition. Our meeting was held on March 23, 2006 in

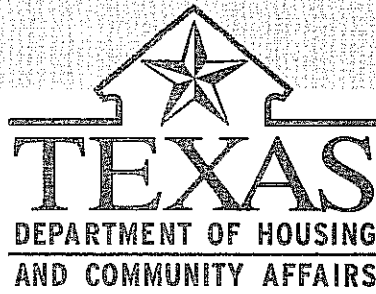
which ten members were able to attend and cast their vote. Upon conclusion the Association has voted FOR the proposed site. Among the reasons for our decision it would further enhance our community's appearance and provide an opportunity for more senior housing in our area. Also, we concluded that providing more housing in this area could possibly encourage economical growth in an area that is predominantly industrial and rural.

Enclosed is a copy of our Constitution, map, Constitution, member list and correspondence with Texas Department of Housing and Community Affairs to complete recording with the state.

Sincerely,

A handwritten signature in cursive script that reads "A. Faye Biggers". The signature is written in dark ink and is positioned above the typed name.

A. Faye Biggers
President
432-332-2300



WWW.TDHCA.STATE.TX.US

March 20, 2006

RICK PERRY
Governor

A. Faye Biggers
President
Key West Neighborhood Association
1600 West Clements
Odessa, Texas 79763

EDWINA P. CARRINGTON
Executive Director

BOARD MEMBERS
Elizabeth Anderson, Chair
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Patrick R. Gordon
Norberto Salinas

Dear Ms. Biggers:

Please be advised that I am in receipt of your letter indicating your interest in recording the Crystal Knoll Terrace Unit 3 Homeowner's Association with the Texas Department of Housing and Community Affairs (the Department) for purposes of commenting on one or more Housing Tax Credit Program applications.

I am writing to let you know that your letter did not contain all of the necessary items for recording as required under §50.9(i)(2) of the Qualified Allocation Plan and Rules, which is the rule that governs the Housing Tax Credit Program. Below is a list of the items that were not addressed in your letter:

- The boundary description must delineate the actual geographical boundaries of the organization, whether they are actual streets or landmarks (like a river or the city limits). The map of the organization's geographical boundaries must depict the same boundaries as those indicated in the letter. Submit the actual geographical boundaries of your organization along with a map that shows the actual boundaries of the organization highlighted.

All of the above noted documents must be received by the Department no later than Wednesday, March 29, 2006. This documentation should be sent to my attention at PO Box 13941, Austin, Texas 78711-3941 or may be faxed to my attention at 512-475-0764 or emailed to sharon.gamble@tdhca.state.tx.us.

Note that this letter does not address deficiencies that may exist for any Quantifiable Community Participation letter(s) your organization may have submitted; this letter refers only to the request for recording of your organization. I look forward to your prompt response so that we can ensure that your organization is properly recorded with the Department.

Sincerely,

Sharon D. Gamble
Multifamily Housing Specialist
512-475-4610

1600 W. Clements
Odessa, Tx 79763
Phone: 432-332-2300
Fax: 432-332-2222

Key West Neighborhood Association

Fax

To: Ms. Sharon D. Gamble **From:** A. Faye Biggers
Fax: 512-475-0764 **Date:** March 27, 2006
Phone: 512-475-4610 **Pages:** 3
Re: Boundary Description **CC:**

Urgent For Review Please Comment Please Reply Please Recycle

•Comments:

see attached

Key West Neighborhood Association

1600 W. Clements

Odessa, Tx 79763

9432)332-2300

Fax (432)332-2222

March 27, 2006

Ms. Sharon D. Gamble
Multifamily Housing Specialist
Texas Department of Housing and Community Affairs
221 E. 11th St.
Austin, Tx 78701-2410

Re: Boundary Description

I am writing in reply to your letter dated March 20, 2006, in which you request the actual boundaries of our organization. Our boundaries are as follows;

from Clements Street up North to the fence line that separates Key West Senior Village and RedMan Industries, and County Road West to the East to Bankhead Avenue.

Please accept this description and the enclosed map with the highlighted boundaries for proper recording with the Department.

Sincerely,



A. Faye Biggers
President

Attachments:

Map with highlighted boundaries

TRANSMISSION VERIFICATION REPORT

TIME : 03/29/2006 15:38
NAME : KEYWEST
FAX : 4323322222
TEL : 4323322300

DATE, TIME	03/29 15:36
FAX NO./NAME	3639121
DURATION	00:01:37
PAGE(S)	07
RESULT	OK
MODE	STANDARD ECM

CONSTITUTION

Local Constitution of the Key West Neighborhood Association.

ARTICLE I

NAME AND PURPOSE

SECTION A: The name of this organization shall be the Key West Neighborhood Association.

SECTION B: The purpose of this organization shall be:

1. To operate the citizenry of the Key West Neighborhood Association area into an organization for mutual upkeep of the area in which they live.
2. To cooperate with governmental agencies for maximum efficiency of services.
3. To survey the general needs of the area and devise methods of achieving desired improvements.
4. To protect property values by maintaining our residential section for residential purposes; to enhance the beauty of public areas; to support property restrictions and enforcement of city ordinances and state laws pertaining to a proper and healthy environment.
5. To inform the residents of the area about future development plans, zoning plans, and the relations with governmental agencies having jurisdiction and taxing authority over the area.

ARTICLE II

ORGANIZATION

SECTION A: The Key West Neighborhood Association, an unincorporated association of Odessa, Ector County, Texas is a Neighborhood Assoc. civic organization of the citizens who reside in the city of Odessa, Texas.

SECTION B: Its function shall be directed by a Board of Directors.

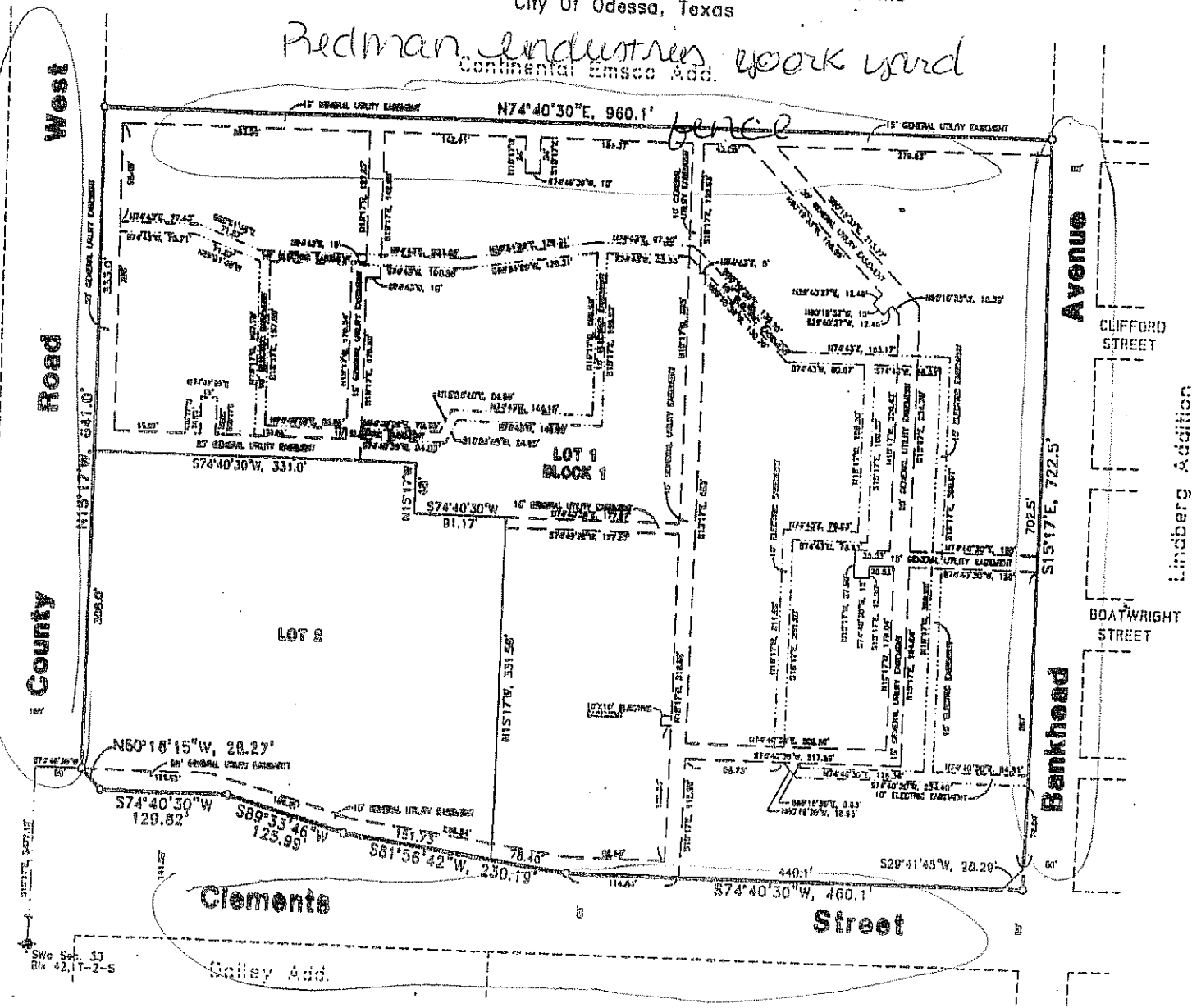
KEY WEST ADDITION

TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS
 Being a Subdivision of 15.218 Acres of Land in Section 33,
 Block 42, T-2-S, T&P Ry. Co. Survey, Ector County Texas,
 and All of Lot 1, Block 1, E. L. Farmer Addition to the
 City Of Odessa, Texas

00-26P H
 2002
YAL

Redman Industries work yard
 Continental Emsco Add.

Williams Tractage Sites
 2nd Filing



Scale: 1" = 100'

SWC Sec. 33
 Blk 42, 11-2-5

ARTICLE III

MEMBERSHIP

SECTION A: Any resident of the defined area who subscribes to the general purpose of the organization is eligible for active membership.

SECTION B: Instead of dues, whenever expenses occur or funds are needed divide the total evenly among household (not among individual members) of the organization and assign Budget Committee to collect this. No members shall be obligated to pay this assessment without his/her personal consent.

SECTION C: The Defined Area of the Neighborhood association and Board of Directors shall be **Lot 1 & 2, Block 1 Key West Addition to the City of Odess, Ector County, Texas**__.

ARTICLE IV

OFFICERS

SECTION A: Enumeration of Officers and Directors. The officers of the organization shall be, but not limited to, President, Vice President, Treasurer, and Secretary, who shall also be the Association's elected Board Members and shall constitute the Board of Directors of which the President shall be the presiding officer. They shall do the customary work of such officers and shall be unpaid.

SECTION B: Election of Officers And Term of Office. The President, Vice President, Treasurer and Secretary shall be elected at the annual meeting and shall take office immediately and shall serve until the next annual meeting. No officer shall serve more than three consecutive terms in the same office.

SECTION C: Procedure For Electing Officers And Board Members. Prior to the expiration of the term of office for elected officers and board members, and before the annual meeting of the organization, a nominating committee consisting of three (3) members shall select not more two individuals for each of the positions to be filled. The nominating committee shall present the name of the individuals selected for the various positions before the organization, majority vote is required for election. In the event that no individual receives a majority vote, his name will be withdrawn and nominations shall be made by members of the organization.

SECTION D:

Initial Board of Directors and Officers: The initial Board of Directors and officers shall be the following who will hold office until their successors are elected in accordance hereto:

President: A. Faye Biggers
Vice-President: Jay Hooks
Secretary: Maria Tenario
Treasurer: JoAnn Gillum

SECTION E:

Additional Officers. The Board of Directors may from time to time establish additional officers. Such officers shall have such title, duties, and powers as the Board of Directors shall provide and shall serve as directed by the Board of Directors.

ARTICLE V

DUTIES OF OFFICERS

SECTION A:

PRESIDENT:

1. Preside over the conducted meetings according to accepted procedures.
2. Call special meetings.
3. Keep members aware of subject within time limits.
4. Appoint committees and serve as ex-official members of the committees.
5. Represent the organization and speak on occasions.
6. Coordinate organization effort by keeping in close touch with all officers and members.
7. Follow-up organizational activities and check on progress being made.
8. Uphold the constitution, and policies of the organization.
9. Suggest ways and means to the board of Directors that are essential to accomplish long range and immediate goals.

SECTION B:

VICE PRESIDENT:

1. Assist the President.
2. Have charge of committee work in general.
3. Preside at meetings in absence of President.
4. Be prepared to assume duties and responsibilities of President.
5. Direct the administrative function of the organization.

SECTION C:

SECRETARY:

1. Prepare and read the minutes of meetings.

2. Have available for the President the list of business for each meeting.
3. Attend to official correspondence.
4. Send out and post notices.
5. Count and record rising vote when taken.
6. Prepare organization and committee reports.
7. Call meeting to order in the absence of a presiding officer.
8. Read incoming correspondence at meetings.
9. Have on hand at all meetings the following:
 - a. Official Secretary's Book and minutes of previous meetings.
 - b. List of committee reports.
 - c. Copies of program of work.
 - d. Copies of constitution and policies of organization.
10. Keep up-to-date card on residents.

SECTION D:

TREASURER:

1. Receive and act as custodian of organizational funds.
2. Assists in preparing an annual budget of estimated receipts and expenditures.
3. Keep financial records of the organization.
4. Pay out organization funds as authorized.
5. Cooperate with the Secretary in keeping an accurate membership roll (card on residents).
6. Prepare financial statements and reports.
7. Deposit all organization money in a Bank assigned by the Board of Directors not later than Twenty-four (24) hours after receipt.

ARTICLE VI

BOARD OF DIRECTORS

SECTION A: POWERS: The Board of directors shall have full charge of any assets of the organization and shall have general control and direction of the policies and activities of the organization.

SECTION B: COMMITTEES: The Board of Directors shall approve of the appointment of such committees from time to time deemed necessary to carry out the aims of the organization.

SECTION C: No person shall speak for the organization unless authorized by the Board of Directors.

ARTICLE VII

REMOVAL

SECTION A: An officer or a member of the Board of Directors may be removed from office by a majority of the total membership or the Board of Directors.

ARTICLE VIII

RESIGNATION

SECTION A: Any member of the organization, Board of Directors of any officer may resign by a written notice to the Secretary, or by statement at the meeting of the board of Directors, or of the organization, and such resignation shall be effective at the time specified.

ARTICLE IX

VACANCIES

SECTION A: Vacancies among the officers or on the Board of Directors may be filled by the Board pending the annual meeting. The Board of Directors may continue to act not with standing vacancies on the Board provided, that there shall be a simple majority of Board members present to constitute a quorum. The President shall abstain from voting except when breaking a tied vote.

ARTICLE X

QUORUM

SECTION A: For special meetings of the Board of Directors, a simple majority of the members of the Board shall constitute a quorum.

SECTION B: For special meeting of the organization a simple majority of the membership shall constitute a quorum.

SECTION C: For regular meeting of the Board of Directors, or the organization, a simple majority shall constitute a quorum.

ARTICLE XI

FINANCIAL ADMINISTRATION

SECTION A; Fiscal Year: The fiscal year of the organization shall end each year on the last day of December 31.

ARTICLE XII

MEETING

SECTION A: Annual Meeting: There shall be an annual meeting of the organization in each calendar year at a time and place determined by the Board of Directors.

SECTION B: Special Meetings: Special meetings of the organization may be called by the Board of Directors, or by written request to the Secretary signed by a simple majority of the organization membership. A three day notice shall state the time, place, and purpose of the meeting.

SECTION C: The Board of Directors: Shall meet immediately following the annual meeting to set the time and place for its organizational meeting. Regular meetings of the Board of Directors shall be held at such time and place as it determines.

SECTION D: A special meeting of the Board of Directors may be called by the President or by written request to the Secretary by two (2) members thereof. Three (3) days notice shall be given to the board members which may be waived by unanimous consent of the Board of Directors. Such notice shall state the time, place, and purpose of the meeting.

ARTICLE XIII

PARLIAMENTARY AUTHORITY

SECTION A: Robert's "Rules of Order Revised" shall govern insofar as applicable and consistent with this constitution.

ARTICLE XIV

DISPOSITION OF ALL ASSETS

SECTION A: Upon the dissolution of the organization or the winding up of its affairs, the assets of the organization shall be distributed exclusively to charitable, religious, scientific, literary, or educational organization which would then qualify under the provisions of Section 501 (c) (3) of the Internal Revenue Code and

its regulations as they now exist or as they may hereafter be amended.

ARTICLE XV

AMENDMENTS

SECTION A: This constitution may be amended by a two-thirds (2/3) vote of the voting members present and voting at the annual meeting or a special meeting called for this purpose, provided the amendments shall have been submitted to the membership in writing at least (2) weeks in advance of the meeting.

(SIGNATURE PAGE FOLLOWS)

Initial Board of Directors:

A. Faye Biggers
A. Faye Biggers, President

Jay Hooks
Jay Hooks, Vice-President

Maria Tenario
Maria Tenario, Secretary

JoAnn Gillum
JoAnn Gillum, Treasurer

Key West Neighborhood Association
Member List

A. Faye Biggers
711 S. County Road West
#1002
Odessa, Tx 79763
President

Jay Hooks
711 S. County Road West
#2002
Odessa, Tx 79763
Vice President

Maria Tenario
711 S. County Rd West
#703
Odessa, Tx 79763
Secretary

JoAnn Gillum
711 S. County Road West
#704
Odessa, Tx 79763
Treasurer

Delfino Alvarez
711 S. Co. Road West
#1801
Odessa, Tx 79763

Pearlie Williams
711 S. Co. Road West
#702
Odessa, Tx 79763

Gilda Bell
711 S. Co. Road West
#2803
Odessa, Tx 79763

Merced Zubiate
711 S. Co. Road West
#2601
Odessa, Tx 79763

Marcelina Brito
711 S. Co. Road West
#501
Odessa, Tx 79763

Mary Ann Chandler
711 S. Co. Road West
#2502
Odessa, Tx 79763

Ramona Carrasco
711 S. Co. Road West
#1301
Odessa, Tx 79763

Nancy Moore
711 S. Co. Road West
#1702
Odessa, Tx 79763

Estella Villa
711 S. Co. Road West
#1601
Odessa, Tx 79763

Joy B. Steelman
711 S. County Road West
#804
Odessa, Tx 79763

Johnny Cerda
711 S. Co. Road West
#1404
Odessa, Tx 79763

Lydia Torres
711 S. County Rd West
#1703
Odessa, Tx 79763

Catherine Parkes
711 S. County Road West
#104
Odessa, Tx 79763

Key West Island Association

The first meeting of Key West Association took on March 22, 2006 at 1:00 o'clock

The agenda was to voted on the proposed addition of Key West Village Phase II.

Number of members present 10

Jay Hooks
Doris Hooks
maria orila
Johnny Jascarda Jr
Mary Ann Chlander
Faye Biggers
Jann Duller
maria Lenois
Nancy Moore
Catherine Parkes

Sec. Maria Lenois

March 23, 2006

Key West Neighborhood Association member list **FOR** Key
West Phase II:

Jay Hooks

Doris Hooks

Maria Aida #402

Johnny Joe Cardaf.

Spy An Cardaf

Jaye Bizzera

Maria Lencio

Glenn Sillam

Catherine Parkes

March 23, 2006

Key West Neighborhood Association member list **AGAINST**
Key West Phase II:

Nancy Moore

2

**DISASTER RECOVERY DIVISION
BOARD ACTION REQUEST
July 30, 2009**

Action Item

Presentation and Discussion of the Disaster Recovery Division's Status Report and Discussion of CDBG Disaster Recovery Program Award Recommendations with Project Description

Hurricane Ike Housing Assistance Programs

09-0001	City of Houston
09-0002	East Texas Council of Governments
09-0003	Harris County
09-0004	South East Texas Regional Planning Commission
09-0005	Montgomery County
09-0008	City of Galveston
09-0014	Galveston County

Requested Action

Review report and discuss previous conditional Hurricane Ike award recommendations.

Background

On May 21, 2009, the Governing Board of the Texas Department of Housing and Community Affairs (TDHCA) approved a conditional award to the City of Houston and on July 16, 2009, the Governing Board approved conditional awards to an additional six applicants from the Hurricane Ike affected region. During the July 16, 2009 Governing Board meeting, public comment was received requesting additional information related to how the applicants are proposing to resolve the identified needs with the activities described in the application, including funding limits per activity and how the funds would be targeted. Information presented below is in response to that public comment.

The Federal Emergency Management Agency (FEMA) reported 276,770 units as damaged or destroyed as a result of hurricanes Dolly and Ike as of April 2009. This total represents owner-occupied and rental units that were occupied by households at every income level. To respond to the devastation caused by these hurricanes, the U.S. Department of Housing and Urban Development (HUD) allocated approximately \$1.3 billion in November 2008 to Texas to address the effects of the hurricanes including housing, economic development, and infrastructure needs. The councils of governments (COGs) for the impacted counties were assigned the responsibility of determining how funds would be allocated through a Method of Distribution (MOD) process. Based on the MOD approved in the six COGs with reported housing damage, \$562,613,463 was requested for housing activities. To date, TDHCA has approved requests totaling \$505,793,878 that is anticipated to assist over 17,000 households with remaining unmet needs. The number of owner-occupied and rental units reported as damaged or destroyed by FEMA in these regions totals 195,959 units.

Highlights in this report include:

- Total allocation and description of activities to be accomplished.
- Amount of funding requested for housing activities and projected number of households to be served.
- Description of the how the applicants are proposing to resolve identified needs with the activities.

SUMMARY OF PROPOSED HOUSING ACTIVITIES THROUGH JULY 17, 2009 *

Activity	Amount Requested	% of Total	LMI Households	Total Households	% LMI	National Objective	FEMA Data
Owner-Occupied	\$277,716,130	55%	3,008	5,074	59%	LMI, S/B, UN	-
Single/Multifamily Rental	\$129,941,547	26%	11,680	11,792	99%	LMI	-
Downpayment Assistance	\$7,175,000	1%	175	240	73%	LMI	-
Acquisition/buyout	\$1,500,000	.3%	6	10	60%	LMI	-
Demolition	\$8,445,778	2%	43	243	18%	LMI, S/B	-
Elevation	\$12,868,026	3%	114	228	50%	LMI	-
Other Disaster Related Activities	\$5,341,968	1%	77	150	51%	LMI	-
Administrative / Project Delivery	\$62,805,429	12%	-	-	-	-	-
Total	\$505,793,878	100%	15,103	17,737	85%	-	195,959

**The information presented in this table summarizes the applications received from seven Subrecipients that previously received conditional approval from the TDHCA Governing Board.*

City of Houston

Activity	Amount	% of Total	LMI Households	Total Households	% LMI	National Objective	FEMA Data
Owner-Occupied	\$14,323,434	16%	488	488	100%	LMI	-
Single/Multifamily Rental	\$62,170,303	71%	10,000	10,000	100%	LMI	-
Downpayment Assistance	\$6,400,000	7%	44	105	42%	LMI, S/B, UN	-
Administrative / Project Delivery	\$4,362,828	5%	-	-	-	-	-
Total	\$87,256,565	100%	10,532	10,593	99%	-	83,943

Project Description

The City determined that facilitating rehabilitation efforts for owner-occupied housing, providing incentives toward the purchase of new and existing single family homes in the areas designated as having the greatest need of restoration, and the restoration of affordable rental housing stock will be instrumental to hurricane recovery efforts.

Owner-Occupied

Under the City's owner-occupied program, the City will accept applications from citizens who own and occupy their homes, meet the low to moderate income criteria, and are located within the city limits of Houston. Services will be targeted to persons in areas targeted for revitalization and surrounding communities that have been affected by Hurricane Ike.

The City is anticipating the provision of assistance to approximately 324 homes at an estimated average cost of \$15,000 per home and requested a rehabilitation budget of \$4,861,717. If determined by the City that the property is beyond repair, reconstruction assistance will be offered including demolition of the existing structure and replacement with a functionally equivalent newly constructed home. The proposed number of homes budgeted for reconstruction is approximately 57 homes at an estimated average cost of \$85,000 per home with a reconstruction budget of \$4,861,717. The City will also coordinate efforts with Rebuild Houston to assist in repairing properties that have been impacted by Hurricane Ike. The proposed allocated amount for rehabilitation is \$3,000,000. Finally, the City proposes to use \$1,600,000 to provide up to \$15,000 in home repairs for 107 homes in areas affected by Hurricane Ike in concert with the downpayment assistance program.

The City's goal is to assess the best allocation of the funds available to impact the greatest number of citizens affected by Hurricane Ike by utilizing cost effective and high quality construction standards and engaging City approved contractors.

Downpayment Assistance

The City's Downpayment Assistance programs will expend funds to provide opportunities for homeownership by expanding existing downpayment programs. Services will be targeted to persons buying homes in areas targeted for revitalization and surrounding communities that have been affected by Hurricane Ike. In accordance with established HUD regulations, the City proposes to use \$3,200,000 to provide 87 low to moderate income homebuyers (80% or below of adjusted median income (AMI)) with \$37,500 in down payment assistance to purchase new or existing homes through the Good Neighbor Next Door Program. The City proposes to allocate \$3,100,000 in downpayment assistance through the Workforce Housing Program to provide 105 Houstonians earning 80%-110% of AMI with \$30,000 in down payment assistance to purchase new homes in the city limits of Houston.

The City has a diverse population and the client base reflects this diversity. While the City tracks applicant demographic data such as age, race, gender, this data is not a factor in qualifying applicants for services. Instead, the criteria for determining eligibility will remain income (80%-110% of AMI), the homebuyer's ability to secure a mortgage, location of the property, and sales price (under \$150,000).

Rental

The Renter Occupied Rehabilitation project will begin to address the substantial rehabilitation and reconstruction needs of approximately 10,000 multi-family housing units located within the jurisdictional limits of the City. The City has over 700,000 apartment units and 55% of Houston residents are renters. Complexes in areas that suffered damage as a direct result of Hurricane Ike will be eligible to receive assistance from these funds.

All projects are subject to affordability restrictions which limit resident incomes and rents paid based on income levels established annually by HUD. The City proposes that 25% of assisted units will be rented to occupants earning 50% of AMI; and that the remaining 75% of assisted units may be rented to occupants earning up to 120% of AMI if such a waiver is granted by HUD to assist these Hurricane Ike impacted families.

The City will directly administer housing activities; the City is not proposing to procure subcontractors for administrative functions.

East Texas Council of Governments (ETCOG)

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective	FEMA Data
Owner-Occupied	\$395,025	95%	80	80	100%	LMI	-
Administrative / Project Delivery	\$20,092	5%	-	-	-	-	-
Total	\$415,117	100%	80	80	100%	-	771

Project Description

ETCOG proposes to address the effects of Hurricane Ike by offering rehabilitation assistance. Of the nine affected counties in ETCOG, five counties were found to have significant housing damage in addition to infrastructure damage. Cherokee, Gregg, Harrison, Rusk and Smith counties all received housing damage from Hurricane Ike.

Owner-Occupied

To meet the needs of the affected citizens, ETCOG is proposing to provide owner-occupied home repair assistance in an amount not to exceed \$5,000 per home. Applicants will be ranked according to household income, family size, age of applicant, and disability status of household. These criteria are commonly used in determining eligibility for various housing programs and will be used to identify clients in greatest need with limited resources. Demographic information will be collected on each household including age of all household members, ethnicity and race.

ETCOG will directly administer housing activities; ETCOG is not proposing to procure subcontractors for administrative functions.

Harris County

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective	FEMA Data
Owner-Occupied	\$34,104,936	61%	179	350	51%	LMI, UN	-
Single/Multifamily Rental	\$2,813,862	5%	42	80	53%	LMI	-
Downpayment Assistance	\$150,000	0.3%	6	10	60%	LMI	-
Acquisition/buyout	\$1,500,000	3%	6	10	60%	LMI	-
Other Disaster Related Activities	\$4,000,000	7%	77	150	51%	LMI	-
Administrative / Project Delivery	\$13,708,430	24%*	-	-	-	-	-
Total	\$56,277,228	100%	310	600	52%	-	29,768

**TDHCA limited this line item to 15% and is in discussions with Harris County related to how this amount can be reduced*

Project Description

Harris County proposes to assist homeowners with recovery following Hurricane Ike by operating a countywide housing program (in all areas of Harris County with the exception of the City of Houston) for single and multi-family housing units, owner and renter occupied housing affected by Hurricane Ike through rehabilitation, reconstruction, construction, down payment assistance/homeownership assistance, hazard mitigation, and incentive programs. The County will also operate a Rental Housing Recovery Program.

Owner-Occupied, Downpayment Assistance, and Acquisition Buyout

The Homeowner Assistance Program will target low to moderate income, elderly, and disabled homeowners in Harris County outside the City of Houston whose homes were affected by Hurricane Ike. The program goal is to serve a total of 520 homeowners with rehabilitation, reconstruction, or new construction activities; down payment assistance; buyout assistance; hazard mitigation; and incentive programs. The owner-occupied program budget is proposed at \$34,104,936 and will provide up to \$120,000 for repair, reconstruction, or new construction assistance to 350 households; the downpayment program budget is proposed at \$150,000 with a maximum assistance level of \$15,000 to provide assistance to 10 households; \$1,500,000 is budgeted for acquisition/buyout activities with a maximum limit of \$150,000 to assist 10 households; and \$4,000,000 is proposed for an incentive program serving 150 households. Although TDHCA requested a waiver from HUD that would allow for the funding of an incentive program, the waiver has not yet been approved. In the event that the waiver is not approved, Harris County will reprogram these funds into the owner-occupied, downpayment assistance, and buyout activities.

Rental

The Rental Housing Recovery Program will be administered by County Staff. Through a Request for Proposal process, the County will seek rental housing owners with units affected by Hurricane Ike in need of emergency repair, rehabilitation, reconstruction, new construction, and/or hazard mitigation assistance. The County will target and place a high priority on developments that predominately serve low to moderate income persons, seniors, and the disabled. The program goal is to assist 80 rental housing units at a maximum assistance level of \$40,000 per rehabilitated unit.

The County is proposing to procure a subcontractor to assist in developing mechanisms necessary for implementation of the proposed programs. The subcontractor will set up Housing Assistance Centers within the County, particularly in the eastern part of Harris County (County Precinct Two), the area of the storm surge. The County and Program subcontractor will also operate a website for online applications for housing services.

South East Texas Regional Planning Commission (SETRPC)

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective	FEMA Data
Owner-Occupied	\$51,250,000	54%	702	1697	41%	LMI, S/B, UN	-
Single/Multifamily Rental	\$25,300,000	27%	680	680	100%	LMI	-
Demolition	\$7,500,000	8%	0	138	0%	UN	-
Elevation	\$1,450,000	2%	0	50	0%	UN	-
Administrative / Project Delivery	\$9,500,000	10%	-	-	-	-	-
Total	\$95,000,000	100%	1,382	2,565	54%	-	36,906

Project Description

SETRPC proposes to meet the need of the affected population by funding housing activities including rehabilitation, demolition, reconstruction, single and multi-family rental rehabilitation and reconstruction, and elevation throughout Hardin, Jefferson, and Orange Counties in partnerships with the cities of Beaumont and Port Arthur. The housing activities are split into different categories and percentages in order to accurately represent Federal Emergency Management Agency damage assessment reports. For the most part, individual households with occupants at or below low to moderate income criteria will be in the greatest need of assistance. SETRPC will target households in homes that pose a health risk, are uninsured/underinsured, elderly, disabled, and that have special needs.

Owner-Occupied, Demolition Only, and Elevation Activities

SETRPC is anticipating the provision of assistance of up to 1,697 households with repair, rehabilitation, reconstruction, and new construction assistance. The total amount of funds budgeted for these activities totals \$51,250,000 and will be used to repair properties damaged by Hurricane Ike. SETRPC has also designated \$7,500,000 for demolition activities in slum and blighted areas and \$1,450,000 budgeted to elevate properties to meet FEMA flood zone requirements.

Rental

The Renter Occupied Rehabilitation project will begin to address the substantial rehabilitation and reconstruction needs of approximately 680 single family and multi-family rental housing units with a budget of \$25,300,000. Under the single family rental component, SETRPC will require that the housing has a rental history of at least two years. In all instances, the provision of assistance must assure that the units meet minimum habitability and construction standards.

SETRPC is proposing to procure a subcontractor to assist in developing mechanisms necessary for implementation of the proposed programs.

Montgomery County

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective	FEMA Data
Owner-Occupied	\$5,772,553	84%	34	56	61%	LMI	-
Demolition	\$100,000	1%	0	20	0%	UN	-
Administrative / Project Delivery	\$1,036,684	15%	-	-	-	-	-
Total	\$6,909,237	100%	34	76	45%	-	190

Project Description

Montgomery County proposes to resolve the identified needs offering by mitigation and remediation assistance. Montgomery County has prioritized assistance to low income elderly homeowners, disabled persons, and households with children under the age of six.

Owner-Occupied and Demolition Only Activities

The remediation and mitigation assistance proposed by Montgomery County will consist of removing severely damaged housing units and replacing them with modular units on slab. The assistance is budgeted at \$5,772,553 and will assist 56 households at a maximum assistance level of approximately \$100,000. Mitigation will consist of removing severely damaged housing units and replacing them with modular units on slab. Remediation will be conducted for housing in which emergency repair can be done to return the housing unit to whole, livable status. Badly damaged housing which has been abandoned will be demolished at an average cost of \$5,000. The total budgeted for demolition activities is \$100,000.

Montgomery County will directly administer housing activities; the County is not proposing to use subcontractors.

City of Galveston

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective	FEMA Data
Owner-Occupied	\$107,168,032	67%	910	1205	76%	LMI, UN	-
Single/Multifamily Rental	\$32,045,365	20%	849	849	100%	LMI	-
Downpayment Assistance	\$625,000	0.4%	125	125	100%	LMI	-
Other Disaster Related Activities	\$1,341,968	1%	0	0	0%	-	-
Administrative / Project Delivery	\$19,251,868	12%	-	-	-	-	-
Total	\$160,432,233	100%	1,884	2,179	86%	-	17,122

Project Description

The City has determined its first housing priority to be the repair and rehabilitation of homes that were damaged by Hurricane Ike. If homes are not repaired or rehabilitated, many displaced residents will be unable return home. With this in mind, the City’s housing recovery programs are designed to provide maximum flexibility to meet the City’s emerging housing needs. The City will provide an owner-occupied rehabilitation and reconstruction program and a renter-occupied rehabilitation program to assist residents with housing needs. The City has prioritized assistance to low and moderate income households with priority to elderly, disabled, and uninsured or underinsured households.

Owner-Occupied

The City’s owner-occupied program will assist uninsured or underinsured storm damaged homeowners with minor, moderate, and major housing rehabilitation and elevation as needed. The City will also provide demolition and reconstruction assistance for storm damaged single family owner-occupied housing units that would not be feasible for rehabilitation. Maximum for rehabilitation will be \$75,000 per unit, maximum for reconstruction will be \$125,000 per unit, and maximum for elevation will be \$35,000 per unit. The amount of funds budgeted for these activities totals \$107,168,032 and will assist approximately 1,205 households.

Rental

There are two components in the City’s proposed rental program. Funds budgeted at \$3,268,032 are designed to provide rehabilitation assistance to storm damaged single-unit and 2-4 unit rental properties with maximum for single-units at \$35,000 per unit and for 2-4 units at \$15,000 per unit. Owners must agree to maintain a certain number of units at affordable rents. The program includes a requirement that the landlord live on the Island, be an individual owner, and the rental property must be on site of landlord’s primary residence. Landlords that qualify as LMI are not required to provide match; other landlords will provide a 50% match per unit.

In the second component of the program, the Galveston Housing Authority (GHA) is proposing to rebuild four developments after demolishing the existing structures with a budget of \$25,000,000. Oleander Homes and Palm Terrace developments are already demolished. Demolition contracts for Cedar Terrace and Magnolia Homes developments will be awarded shortly. Rebuilding the 569 units lost in Hurricane Ike will allow GHA to offer housing to its displaced families in Galveston, where there is a limited supply of affordable housing units.

Downpayment Assistance

The homebuyer assistance program will complement the acquisition and rehabilitation or new construction project in providing downpayment and closing costs for low to moderate income residents to purchase housing units. Downpayment/closing cost assistance will be up to \$5,000 per household, the activity budget totals \$625,000, and it is anticipated that 125 households will be served.

Planning Activities

The City proposed two planning activities designed to assist in the assessment of the City's existing housing stock, develop a housing strategy to meet the community's short and long term housing needs, create a neighborhood master plan, and develop infill housing standards to save and regenerate the City's neighborhoods. A code enforcement activity is designed to provide compliance officers to inspect properties that were damaged or impacted by the storm and assist in the compliance of the City's codes and ordinances. These activities are budgeted at \$1,341,968.

The City of Galveston is proposing to procure a subcontractor to assist in developing mechanisms necessary for implementation of the proposed programs.

Galveston County

Activity	Total Amount	% of Total	LMI Households	Total Households	% LMI	National Objective	FEMA Data
Owner-Occupied	\$64,702,150	65%	615	1198	51%	LMI	-
Single/Multifamily Rental	\$7,612,017	8%	109	183	60%	LMI	-
Demolition	\$845,778	0.8%	43	85	51%	LMI, S/B	-
Elevation	\$11,418,026	11%	114	228	50%	LMI	-
Administrative / Project Delivery	\$14,925,527	15%	-	-	-	-	-
Total	\$99,503,498	100%	881	1,694	52%	-	18,745

Project Description

Galveston County's 12 incorporated communities, plus unincorporated areas, sustained varying degrees of damage. Assessments show a need for housing programs that address a wide variety of needs. The County's programs attempts to address those needs. Funds have been targeted according to identified needs for owners as well as renters. The County is proposing to seek applications from a minimum of 4,500 homeowners for the housing assistance categories described above. It is anticipated that only out one of three of these applicants will actually qualify for assistance.

Owner-Occupied, Demolition Only, and Elevation Activities

The proposed budget for owner-occupied activities totals \$64,702,150 and will assist 1,198 households with repair, rehabilitation, reconstruction, or replacement of hurricane damaged housing units. The maximum amount of assistance for minor repairs will be \$25,000, for rehabilitation will be \$85,000, and for reconstruction or replacement will be \$125,000. The County will also offer elevation at a maximum award of \$50,000 with a budget of \$11,418,026 and slum-and-bligh demolition activities budgeted at \$845,778 with a maximum of \$10,000 per lot.

Rental

The proposed work to be performed for rental activities includes repairs with a maximum award of \$25,000, rehabilitation with a maximum award of \$85,000, and reconstruction or replacement with a maximum award of \$125,000.

The County is proposing to procure a subcontractor to assist in developing mechanisms necessary for implementation of the proposed programs.